



POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

October 15, 2024 6:00 p.m.

112 Township Drive | Tannersville, PA 18372

Dial-In Option: 646 558 8656

Meeting ID: 892 102 5946

Passcode: 18372

Zoom Link:

<https://us06web.zoom.us/j/8921025946?pwd=Q1VtaFVkbVEpRWtUvdIFrSHJ1cE1Tdz09>

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

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

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

CORRESPONDENCE

OLD BUSINESS

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

SEWAGE PLANNING MODULES:

Waivers of Land Development:

MTG Accounting LLC- Interior subdivision
Sanofi Pasteur – B53 Exterior Freezer Replacement

NEW PLANS

FINAL PLANS UNDER CONSIDERATION

- Terrery Dentistry – 140 Rose Street LDP# 1433 – Motion for Acceptance & Approval (**Possible Action Item**)

PRELIMINARY PLANS UNDER CONSIDERATION

- 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 February 11, 2025. **Deadline for P.C. consideration is 1/13/25.**
- Brookstead Apartments – (LDP# 1423) – Plans were administratively accepted at the 5/13/24 P.C. meeting. Approval deadline of December 9, 2024. **Deadline for P.C. consideration is 11/12/24**
- Tannersville Point Apartments (LDP# 1358) – Plans were administratively accepted at the 6/10/24 P.C. meeting. Approval deadline of December 31, 2024 (**Deadline for P.C. consideration is 12/9/24**)
- Simpson Minor Subdivision (LDP #1426) – Plans were administratively accepted at the 7/8/24 P.C. meeting with approval deadline of Jan 6, 2025. **Deadline for P.C. consideration is Dec. 9, 2024.**
- Brookdale Spa (LDP #1425) – Plans were administratively accepted at the 9/9 24 P.C. meeting with approval deadline of December 8, 2024. **Deadline for P.C. consideration is Nov. 12, 2024**
- 1124 Sky View Drive Mono-pine Tower (LDP# 1424) – Plans were administratively accepted at the 4/8/24 P.C. meeting with approval deadline of Jan. 3, 2025. **Deadline for P.C. consideration is 12/9/24.**

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

- 611 Land Development LLC (LDP #1401) – Dual Brand Hotel – Hotel by Marriot -Plans administratively accepted at the 4/8/24 P.C. meeting. Approval deadline of January 18, 2025. **Deadline for P.C. consideration is 12/9/24**
- 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, 2024. **Deadline for P.C. consideration is 12/9/24.**
- 135 Warner Road – JBAR Pocono LLC (LDP# 1414) – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of March 9, 2025. **Deadline for P.C. consideration is 2/10/25.**

SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS

PRIORITY LIST

- Zoning Ordinance, Zoning Map & SALDO Amendments
 - Review process will continue with Nanci Sarcinello, Sarcinello Planning & GIS Services on the 4th Monday of each month.

UNFINISHED BUSINESS –

NEW BUSINESS

PUBLIC COMMENT & ADJOURNMENT

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes September 9, 2024

The regular meeting of the Pocono Township Planning Commission was held on Monday, September 9, 2024 and was opened at 6:00 p.m. by Jeremy Sawicki.

ROLL CALL

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

Planning Commission Alternates: Bruce Kilby, present., Vacant Seat

IN ATTENDANCE

Amy Montgomery, Twp. Engineer; Lisa Pereira, Township Solicitor; Krisann MacDougall, Township Asst. Secretary. Jerrod Belvin, Township Manager

PUBLIC COMMENT

CORRESPONDENCE

A letter was received from the daughter of Marie Guidry resigning Marie from the Planning Commission that she has been a member of since 2013.

OLD BUSINESS

C. Peechatka made a motion, seconded by D. Purcell, to approve the minutes of the August 12, 2024 meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

Floor was opened for nominations for Vice Chair

C. Learn made a motion, seconded by C. Peechatka to nominate Christina Kauffman, as Vice Chair. All in favor. Motion carried.

SKETCH PLANS

SEWAGE PLANNING MODULES

C. Peechatka made a motion, seconded by C. Learn to recommend the sewage planning modules, component 4A on Kalahari Resort/KR SPE. All in favor. Motion carried.

NEW PLANS

- Brookdale Spa (LDP #1425) – Nate Oiler with RKR Hess presented the Plans for the Spa to the P.C. D. Purcell made a motion, seconded by C. Peechatka to accept the plan for review. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION

Iroquois Ridge (LDP #1431) – Plans were administratively accepted at the 7/8/24 P.C. meeting with approval deadline of Oct. 6, 2024. **Deadline for P.C. consideration is Sep. 9, 2024.**

C. Peechatka made a motion, seconded by C. Learn, to recommend approval of a waiver for Section 390-18b2c. All in favor. Motion carried.

D. Purcell made a motion, seconded by C. Peechatka, to recommend approval of the Iroquois Ridge Lot line adjustment as per T&M's letter dated 9/5/24. Discussion took place. All in favor. Motion carried.

Simpson Minor Subdivision (LDP #1426) – Plans were administratively accepted at the 7/8/24 P.C. meeting with approval deadline of Oct. 6, 2024. **Deadline for P.C. consideration is Sep. 9, 2024.** J. Sawicki made a motion, seconded by C. Peechatka, 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 13, 2024. **Deadline for P.C. consideration is 10/15/24.** C. Learn made a motion, seconded by D. Purcell, to table the plan. All in favor. Motion carried.

Brookstead Apartments – (LDP# 1423) – Plans were administratively accepted at the 5/13/24 P.C. meeting. Approval deadline of December 9, 2024. **Deadline for P.C. consideration is 11/11/24.** D. Purcell made a motion, seconded by C. Learn, to table the plan. All in favor. Motion carried.

D. Purcell made a motion, seconded by C. Peechatka, to table the following plans. All in favor. Motion carried.

- Tannersville Point Apartments (LDP# 1358) – Plans were administratively accepted at the 6/10/24 P.C. meeting. Approval deadline of December 31, 2024 (**Deadline for P.C. consideration is 12/9/24**)
- 611 Land Development LLC (LDP #1401) – Dual Brand Hotel – Hotel by Marriot -Plans administratively accepted at the 4/8/24 P.C. meeting. Approval deadline of Nov. 14, 2024. **Deadline for P.C. consideration is 10/15/24**
- 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, 2024. **Deadline for P.C. consideration is 12/9/24.**
- 135 Warner Road – JBAR Pocono LLC (LDP# 1414) – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of March 12, 2025. **Deadline for P.C. consideration is 2/10/25.**

SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS - None

PRIORITY LIST

- Zoning Ordinance, Zoning Map & SALDO Amendments
 - The review process will continue with Nanci Sarcinello, Sarcinello Planning & GIS Services on the 4th Monday of each month.

UNFINISHED BUSINESS

ZONING HEARING BOARD SCHEDULE

NEW BUSINESS – Welcome to Kyle VanFleet as a full-time member of the Planning Commission.

PUBLIC COMMENT – E. Gndt requested information on the status of the Cell Tower.

ADJOURNMENT

C. Peechatka made a motion, seconded by C. Learn, to adjourn the meeting at 6:25 p.m. All in favor. Motion carried.



YOUR GOALS. OUR MISSION.

September 16, 2024

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: MTG INVESTMENT PROPERTY – 3199 ROUTE 611
LAND DEVELOPMENT WAIVER REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
T&M PROJECT NO. POCO-R0910**

Dear Planning Commission Members:

Pursuant to the Township's request, we have reviewed a Waiver of Land Development Application for the above referenced project. The submitted information consists of the following items.

- Pocono Township Waiver of Land Development Application.
- Written Description of Proposal.
- Deed dated January 11, 2024.
- Interior floor spaces sketches.
- Professional Services Agreement and Escrow.
- Application Fee

BACKGROUND INFORMATION

The subject parcel (Parcel ID No. 12.112544) is located at 3199 Route 611 and is owned by the applicant. It consists of an existing office building with an associated parking lot. The Applicant is proposing to subdivide a portion of the existing internal office space with a new wall to create a separate office space. No additional changes are proposed.

Based upon our review of the above information, we find no engineering issues with the application.

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 – Township Manager
Lindsay Scerbo – Township Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
MTG Investment Property – Owner/Applicant
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates

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September 24, 2024

Pocono Township Planning Commission

Re: MTP Investment Property – 3199 Route 611
Land Development Waiver Application
PIN #12637100791658, Tax ID 12.112544

Dear Planning Commission Members:

Pursuant to the Township's request, we have reviewed the Waiver of Land Development Application for the above-referenced project. Based on our review of the information provided, we find no apparent zoning or building code related issues with the application and recommend approval of the waiver request. However, we do offer the following comments:

1. The minimum parking requirements specified in §470-34(A) of the Township Zoning Ordinance will not be affected, as the calculation for off-street parking spaces for professional office uses, excluding medical or dental offices, is 1 space per 200 square feet of total floor area.
2. The property is currently served by public water and sewer. The proposed subdivision of the building will require additional EDUs to be purchased from those service providers.

If you have any questions, please contact the Zoning Office at (570) 629-1922 or via email at zoning@poconopa.gov.

Sincerely,

Lindsay Scerbo
Pocono Township Zoning Administrator
SFM Consulting LLC

Cc: Property file
Shawn McGlynn – Township Zoning Officer
Jerrod Belvin – Township Manager
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
MTG Investment Property – Owner/Applicant
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchinson, P.E. – T&M Associates



YOUR GOALS. OUR MISSION.

October 9, 2024

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: SANOFI BUILDING 53 EXTERIOR FREEZER REPLACEMENT
LAND DEVELOPMENT WAIVER REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
T&M PROJECT NO. POCO-R0940**

Dear Planning Commission Members:

Pursuant to the Township's request, we have reviewed a Waiver of Land Development Application for the above referenced project. The submitted information consists of the following items.

- Letter of Transmittal prepared by Verdantas, dated September 30, 2024.
- Pocono Township Waiver of Land Development Application with Professional Services Escrow Agreement.
- Memo prepared by Verdantas, dated September 27, 2024.
- Property Deed, Tax I.D. Nos. 12/12/2/10-2, 12/12/2/10, 12/11/1/3, 12/11A/1/89, 12/11A/1/90, and 12/11A/1/92-1.
- Exterior Freezer Replacement Plans prepared by Verdantas, dated June 28, 2024, revised September 30, 2024.

BACKGROUND INFORMATION

The subject property has an area of 213.086 acres and is located on the western side of S.R. 0611 just south of Lower Swiftwater Road. It consists of medical laboratories, medical manufacturing, and office buildings with associated parking. Swiftwater Creek traverses the northern portion of the site, and areas of wetlands exist throughout the property.

The Applicant is proposing to replace an existing 460 square foot walk-in cold room with a 1,200 square foot freezer building. The freezer will continue to be utilized to store samples and clinical trial materials. This project does increase the impervious area by approximately 800 square feet, however the submitted Memo indicates a 14,800 square foot modular building known as MB-8 was previously removed and the area is established with meadow and trees. Therefore, no increase in impervious area is proposed. No other changes are proposed.

Based upon our review of the above information, we find no engineering issues with the application.



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 – Township Manager
Lindsay Scerbo – Township Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
Daniel Peletier, Sanofi Pasteur, Inc. – Owner/Applicant
Aaron M. Sisler, P.E., Verdantas – Applicant's Engineer
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates



YOUR GOALS. OUR MISSION.

October 8, 2024

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: TERRERY DENTISTRY, 140 ROSE STREET, LLC
PRELIMINARY/FINAL LAND DEVELOPMENT COMPLETENESS REVIEW & REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1433, T&M PROJECT NO. POCO-R0920**

Dear Planning Commission Members:

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

- Pocono Township Land Development Application
- Cover letter prepared by D&D Engineering & General Construction, LLC, dated October 1, 2024.
- Waiver Request Letter prepared by D&D Engineering & General Construction, LLC, dated September 17, 2024
- Stormwater Summary prepared by D&D Engineering & General Construction, LLC.
- Property Deed, Deed Book 2643, Page 857.
- Preliminary/Final Land Development Plan (8 sheets) prepared by D&D Engineering & General Construction, LLC, dated September 4, 2024.

BACKGROUND INFORMATION

The Applicant, Michael Terrery Dentistry PC, is proposing a land development at property located on the eastern side of the Rose Street cul-de-sac.

The existing property has an area of 1.179 acres, is located within the C, Commercial Zoning District, and is part of the Hillside Business Park located along the eastern side of S.R. 0611. The existing property includes an office building with a 33 space parking lot taking access from Rose Street. The existing office building is served by on-lot well and on-lot sewage disposal. The remainder of the property consists of lawn and woodlands.

The proposed development will convert the existing office building into a dental office to support Terrery Dentistry previously located at Fountain Court. The proposed improvements include:



- Demolition of 120 square feet \pm of the existing building and approximately 993 square feet of sidewalk and parking area.
- Construction of a 770 square foot building addition to be utilized as office space.
- Construction of a 480 square foot garage (2 parking spaces).
- Modification of the existing parking lot with a reduction of parking spaces. The proposed number of surface parking spaces is 29.

The proposed use will continue being served by the existing on-lot well and on-lot sewage disposal system. The limit of disturbance will be 0.13 acres.

A business or professional office is a Principal Permitted Use within the C, Commercial Zoning District.

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.

Given the small scope of work we have also completed our first review of the Preliminary/Final Land Development Plan. 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 Section 470-20.E, "all proposed signs shall conform to the requirements of Article VII of this chapter". *A note to this effect shall be placed on the plan.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Waivers are requested from sections of the Subdivision and Land Development Ordinance as discussed in Comments 3, 4, 5, and 10.

2. In accordance with Section 390-19.F.(6)(c), "the applicant shall be responsible for submission of the plan and all required supporting documentation to the Monroe County Planning Commission, the Monroe County Conservation District, PennDOT, and all other governing agencies". *Submissions to and correspondences with the Monroe County Planning Commission shall be provided to Pocono Township.*
3. In accordance with Section 390-29.F, 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.” *A waiver from Section 390-29.F is being requested.*

4. In accordance with Section 390-29.G, “for all land developments, an existing resources and site analysis shall be prepared to provide the developer and the municipality with a comprehensive analysis of existing conditions, both on the proposed development site and within 500 feet of the site. Conditions beyond the parcel boundaries may be described on the basis of existing published data available from governmental agencies, and from aerial photographs. The Planning Commission shall review the plan to assess its accuracy, conformance with municipal ordinances, and likely impact upon the natural and cultural resources on the property.” The information listed in Subsections (1) through (12) shall be included. *A waiver from Section 390-29.G is being requested.*
5. In accordance with Section 390-29.H, a Resource Impact and Conservation Analysis is required. *A waiver from Section 390-29.H is being requested.*
6. In accordance with Section 390-29.J.(2), the submission shall include “exterior elevations of any proposed buildings including at least the front and side elevations”. *Proposed building elevations shall be submitted for review.*
7. In accordance with Section 390-29.J.(6), the submission shall include “proof of legal interest in the property, a copy of the latest deed of record and a current title search report”. *A title search report shall be completed and submitted, or a waiver will be required.*
8. In accordance with Section 390-29.N, “prior to approval of the land development plan, the applicant shall submit to the Township a land development plan engineering certification stating that the proposed layout of proposed roads, lots, and open lands complies with the Township's ordinances, particularly those sections governing the design of subdivision roads and stormwater management facilities, and that all improvements will be installed in accord with the specific requirements of this chapter or any waivers or modifications granted by the Township. This certification requirement is meant to provide the Township with assurance that the proposed plan is able to be accomplished within the Township's current regulations.” *A note to this effect shall be placed on the plan.*
9. 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, 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.*
10. In accordance with Section 390-43.A.(6)(c)[4], “no clearing or earth disturbance (except for soil analysis for proposed sewage disposal systems) shall be permitted on a site before the completion of subdivision and land development agreements. The determination of sight distance clearances along roadways shall be made graphically and not by clearing on site prior to final plan approval.” *A waiver from Section 390-43.A.(6)(c)[4] is being requested.*



11. 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 required PNDI search shall be submitted, or a waiver will be required.*
12. In accordance with Section 390-55.D.(1)(a), street trees are required along all existing streets abutting or within the proposed subdivision or land development. Per Section 390-55.D.(3)(d), “trees shall be planted at a ratio of at least one tree per 50 linear feet of frontage or fraction thereof. Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced.” *Four (4) street trees are required along Rose Street (168-feet ±). One (1) deciduous and two (2) evergreen trees exist within 15-feet of the street right-of-way (Section 390-55.D.(3)(a)), and woodlands exist at the southern corner of the property.*

In accordance with Section 390-55.D.(2), “the street tree requirement may be waived by the Township where existing vegetation is considered sufficient to provide effective screening and to maintain scenic views of open space, natural features, or other valued features”. *The required street trees shall be provided, or a waiver will be required.*

13. In accordance with Section 390-55.F.(3), property line buffers are required for all nonresidential development. The following buffers are required per Table 390-55-1.
 - a. Ten (10) foot wide low intensity buffers are required along the western and eastern property lines shared with Parcel Nos. 12.94231 and 12.94229, respectively (commercial).
 - b. A 20-foot wide high intensity buffer is required along the northern property line shared with Parcel No. 12.6A.2.16 (residential).
 - c. A 20-foot wide medium intensity buffer is required between the parking lot and the Rose Street Right-of-Way.

The required buffers shall be provided. Alternatively, and 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.”

STORMWATER MANGEMENT ORDINANCE COMMENTS

14. In accordance with Section 365-4.E.(6), the proposed redevelopment is a regulated activity. “Any redevelopment that does not increase the runoff must still comply with § 365-10, Water quality and stream-bank erosion, and § 365-11, Groundwater recharge, infiltration and bioretention.” *No stormwater management is proposed, and a waiver is required.*

The decrease in impervious area by demolishing the existing sidewalk and portions of the parking



area and the addition to the existing building and of the proposed garage creates a negligible increase in impervious area (0.003 acres).

MISCELLANEOUS COMMENTS

15. On Sheet 6, refer to E&S Maintenance & Inspection Note "Refer to the individual maintenance and inspection note for each BMP within the detailed specification on Sheets 9-11". Sheets 9-11 are not provided in this plan set and the note shall be revised.
16. On Sheet 8, the nomenclature of the ADA van accessible plaque referenced in the ADA Sign Detail shall be revised for consistency with the Pennsylvania Department of Transportation's Handbook of Approved Signs (Publication 236).
17. Sidewalk and handicap ramp details shall be provided on the plan. The concrete shall be Type S per the Pennsylvania Department of Transportation Publication 408.

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

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

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

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

Sincerely,

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

JST/meh

cc: Jerrod Belvin – Township Manager
Lindsay Scerbo – Township Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
140 Rose Street, LLC – Owner/Applicant
Deanna L. Schmoyer, P.E. – D&D Engineering & General Construction, LLC, Applicant's Engineer
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates

POCONO TOWNSHIP

WAIVER OF LAND DEVELOPMENT APPLICATION

Certain improvements to existing non-residential structures may be eligible for a Waiver of the requirements of Chapter 390 Subdivision and Land Development. To be eligible for consideration of a Waiver of Land Development, a proposed division of space or leasehold, building addition or site alteration shall not result in any of the following:

- a. A requirement for additional parking;
- b. Development within flood-prone or wetland areas;
- c. Activities that would require the submission of a stormwater management site plan per Chapter 365;
- d. Installation of new access drives providing vehicular access to/or from a public right-of-way;
- e. An increase in water consumption of sewage discharge exceeding 247 gallons per day;
- f. Changes to utility services including new service laterals to increase capacity or provide fire protection;
- g. An expansion involving additional occupied space.

Additionally, neither the Owner, the Applicant, nor the property shall have any open violations of any type.

The undersigned hereby applies for review by the Pocono Township Planning Commission and review and approval of the Board of Commissioners of Pocono Township for a Waiver of Land Development for the plans submitted herewith and described below:

1. Tax Parcel: 12.94230 County Deed Book No.: 2643
Volume No.: 2643 Page No.: 857
Zoning District: C Area to be Developed or Subdivided, Gross: 1.179 AC Net: 1.179 AC (EX. LOT)
2. Name of Property Owner(s) of Record: 140 ROSE STREET LLC.
(If corporation, provide corporations' name and address and two officers of corporation)
Address: 140 ROSE STREET SCOTRUN PA 18355
Email Address: MSTDMD@PTD.NET Phone No.: (570) 279-1897
3. Name of Applicant, if different than Owner: MICHAEL TERRY DENTISTRY PC
Address: 140 ROSE STREET SCOTRUN PA 18355
Email Address: MSTDMD@PTD.NET Phone No.: (570) 279-1897
4. Applicant's interest, if other than Owner: _____
5. Engineer, Architect, Land Surveyor, or Landscape Architect responsible for plan:
DJD ENGINEERING & GENERAL CONSTRUCTION, LLC.
Address: 548 SKYHAWK TRAIL STROUDSBURG PA 18360
Email Address: DEANNASCHMOYER@YAHOO.COM Phone No.: 570-236-7058

6. Name of Attorney (optional): _____

Address: _____

Email Address: _____ Phone No.: _____

7. Brief project description describing the proposed intent of the project and all proposed improvements:
SEE NARRATIVE / LETTER.

8. Type of water supply
proposed: _____ Public (Municipal) _____ Private (Centralized) X Individual (On Site)

9. Type of sanitary sewage
Disposal proposed: _____ Public (Municipal) _____ Private (Centralized) X Individual (On Site)

10. Have appropriate public utilities been consulted: X Yes _____ No

11. Material accompanying this Land Development Waiver Application:

- | | |
|-------------|---|
| a) <u>X</u> | Plan – 5 copies |
| b) <u>X</u> | Copy of Deed with any Restrictive Covenants– 2 copies |
| c) <u>X</u> | Written Description of Proposal – 5 copies |
| d) <u>X</u> | Application Fee |
| e) <u>X</u> | Professional Services Agreement and Escrow |
| f) _____ | Other |

12. List basis for Request of Waiver of Land Development:

SEE NARRATIVE / LETTER

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true and correct, and complete.

Date: OCTOBER 1, 2029

By: DEANNA SCHNOYER ^{SIGN.}
(FOR APPLICANT)

Printed Name

[Signature]
Signature

For Office Use Only:

Date Received: _____ By: _____

Distribution: _____ Township Engineer
_____ Township Solicitor
_____ Zoning Officer
_____ Sewer Department or SEO
_____ Public Works
_____ Fire Company



Engineering & General Construction, LLC

October 1, 2024

Pocono Township Board of Commissioners
112 Township Drive
Tannersville, PA 18372

Project: Terrery Dentistry Land Development Plan

Dear Board of Supervisors,

On behalf of our applicant, Michael Terrery Dentistry PC, we request a Land Development Plan submission waiver. The waiver is requested due to a hardship associated with the replacement of their existing office that was destroyed by fire. Michael Terrery Dentistry PC purchased the existing building/lot located at 140 Rose Street to replace the existing office. Alterations are required to the existing building to convert it from an existing office space to a Dentist's office, including an approximately 770-sf addition. The office would not be able to open without the use of the additional 770-sf space, since it is required for the overall function of their business.

The waiver form has been attached to this letter, of which we meet all criteria of the waiver except for part g) specifying an expansion involving additional occupied space. But it should be noted that the conversion from the existing use of the building as a professional office to a Dentist's office is a re-allocation of the existing spaces that were previously considered offices and now includes spaces that will not be occupied in the same manner. Examples of this includes conversions of the existing office spaces to "sterile rooms", "x-ray rooms", "lab", which will not have occupants in comparison to the existing office use.

The following is a summary of the project and the supporting information to the Waiver Request. Land Development plans have been submitted along with the Waiver Request for review.

Proposed Improvements:

A proposed 770-sf building addition to the existing building to accommodate the additional requirements that are needed to make the Dentist's office function. Example is additional rooms, such as "Sterile rooms", "x-ray room", "lab", and "reception area" that have been reconfigured in an existing building that was allocated as offices. An approximately 480-sf garage will also be added. The site is an existing developed site with an existing building, existing parking lot, existing utilities (including on-lot sewer and water), and existing stormwater management controls (existing detention pond that controls stormwater from all lots of the original subdivision).

Parking:

There are 33 existing parking spaces on the site, of which 2 are ADA spaces. The proposed improvements include a garage addition which will remove 4 of the existing parking spaces, and add 2 additional parking spaces within the garage, for a total of 31 parking spaces. In accordance with the Pocono Township Ordinance; the required parking for a Dentist's office is 4 parking spaces for each practitioner and 1 parking space for each employee on peak shift. There is only one practitioner for the building with a maximum of 11 employees on peak shift. Therefore, the required parking spaces for the proposed Dentist's office is 15 parking spaces. There have been 31 proposed parking spaces for the change in use, which exceeds the Township Ordinance's parking space requirements. There is also one existing unloading/loading space that will be maintained in accordance with the Township's Ordinance requirements.

Sewer & Water:

The existing building is serviced by an existing on-lot sewer system and an on-lot well. The existing on-lot sewage disposal system consists of a 1,000-gallon septic tank with a sewage bed of 35' in length x 20' in width, for a total area of 700 sf. In accordance with the percolation rate that was listed in the originally approved design of the system (obtained through a right to know with the township) which was 17.6 min/inch; a 700-sf absorption area would equate to treating 467 gpd maximum. The septic tank (1,000 -gal tank) meets the requirements for a 400 gpd maximum flow generation. The original design of the building specified a sewage flow of 200 gpd based on the existing office use, but the system that was designed and constructed was for a sewage flow of 400 gpd.

In accordance with the Pennsylvania Code Chapter 73.17, offices generate 10 gpd of sewage flow for each employee. The renovations to the existing building are to accommodate a Dentist's office. The maximum number of employees working on peak shift would be 12 employees. In accordance with the PA Code, the sewage flow generated for the building would be 120 gpd, which is substantially less than what the system has been designed and constructed for of 400 gpd. Therefore, it has been determined that the sewage system at 140 Rose Street is adequate to meet the proposed sewage flows for the future Dentist's office.

It should be noted that the projected flows of 120 gpd is less than a single-family residential houses' projected flows of 400 gpd. The on-lot well will be more than adequate to meet the required flows for the Dentist's office.

Utilities:

All other existing utilities, including electric is through the existing service connections. The proposed 770-sf building addition and garage will be serviced from or within the existing building.

Stormwater:

In accordance with the approved original subdivision plans, "Final Subdivision Plan – Hillside Business Park", recorded in plat book 78, pages 102 and 103, depicts that all stormwater from the lot was to discharge to the existing detention basin. All stormwater from the lot either enters the swale located to the rear of the existing building or existing inlets located within the parking lot. The swale and inlets all discharge to the stormwater conveyance system located on Rose Street, which eventually discharges to the Detention Basin.

The proposed improvements include an approximately 770-sf building addition and a 480-sf garage, with removal of a portion of the existing building, pavement, and sidewalk. The existing impervious surfaces for the property are approximately 19,038 sf. The proposed surfaces for the property are approximately 19,151 sf impervious. The increase in impervious is less than 0.003 acres.

The increase in impervious is negligible and would not have any impacts on the existing detention basin routing or overall stormwater runoff for the site. Therefore, stormwater management is not required for the proposed improvements since it was previously designed under the Subdivision Design and previous land development for the lot.

Lighting:

The existing lighting that was originally designed as part of the original Land Development plan will be maintained except for relocating one of the light posts.

Landscaping:

A plan was included with the land development submission showing all the existing vegetation and trees on the lot. Additional trees were added as part of the original land development plan for both buffering the adjacent residential properties and within the parking area. The existing trees will be maintained except for one maple tree that will be removed for the proposed garage. A new tree has been proposed to replace the maple tree that will be removed. Additional landscaping (shrubs) will also be provided in front of the building between the building and the sidewalk.

A land development plan submission has been included with the waiver request which shows all the information summarized above

Sincerely,

A handwritten signature in black ink, appearing to read 'DLS', with a long, sweeping horizontal line extending to the right.

Deanna L. Schmoyer, P.E.
Project Manager

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776



PROJECT NO.

DATE 9/4/2024



DESCRIPTION	DATE	NO.

**LANDSCAPING & LIGHTING PLAN
FOR
TERRARY DENTISTRY
POCONO TOWNSHIP, MONROE COUNTY, PA**

DRAWING NO.

5 of 8

LANDSCAPING NOTES:

1. PLANTS SHALL NOT BE PLANTED UNTIL AFTER FINAL GRADING HAS BEEN COMPLETED.
2. ALL PLANTING SHALL BE QUANTIFIED FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE OF THE GRADING CONTRACT. THE QUANTITIES SHALL BE AS DETERMINED BY THE TOWNSHIP AT THE END OF THE GUARANTEED PERIOD.
3. PLANT MATERIAL THAT DIES WITHIN THE EIGHTEEN (18) MONTH TIME PERIOD SHALL BE REPLACED AT THE OWNERS RISK.
4. ALL PLANTING SHALL BE PERFORMED IN CONFORMANCE WITH GOOD NURSERY AND LANDSCAPE PRACTICES. THE TOWNSHIP WILL CONDUCT VISUAL INSPECTIONS OF THE PLANT MATERIALS TO DETERMINE COMPLIANCE WITH THE TOWNSHIP'S CURRENT EDITION OF THE AMERICAN STANDARD OF NURSERY STOCK.
5. PLANT MATERIALS SHALL BE REMOVED FROM THE NURSERY STOCK TO BE PLANTED DURING THE NEXT GROWING SEASON.
6. MAINTAIN THE EXISTING GRADES AND SPECIFICATIONS.
7. MAINTAIN THE EXISTING GRADES AS INDICATED ON THE PLANS.
8. ALL TREES SHOWN ON THE PLANS SHALL BE PERPETUALLY MAINTAINED BY THE CONTRACTOR.
9. PLANT MATERIALS SHALL BE REPLACED BY THE PROPERTY OWNER, ON A ONE-TO-ONE BASIS, IF THE CONTRACTOR IS NOT SATISFIED WITH THE QUALITY OF THE PLANT MATERIALS. CONSIDERING GROWING SEASONS, WITHIN A MAXIMUM OF 180 DAYS.
10. VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICES BY THE CONTRACTOR PRIOR TO ANY PLANTING.
11. OTHERWISE INDICATED
12. PLANT MATERIALS SHALL BE REPLACED BY THE PROPERTY OWNER, ON A ONE-TO-ONE BASIS, IF THE CONTRACTOR IS NOT SATISFIED WITH THE QUALITY OF THE PLANT MATERIALS. CONSIDERING GROWING SEASONS, WITHIN A MAXIMUM OF 180 DAYS.
13. ALL PLANTING AREAS SHALL RECEIVE A 4" INCH LAYER OF SHEPHERDED GROWDMIX

TREE PLANTING LIST

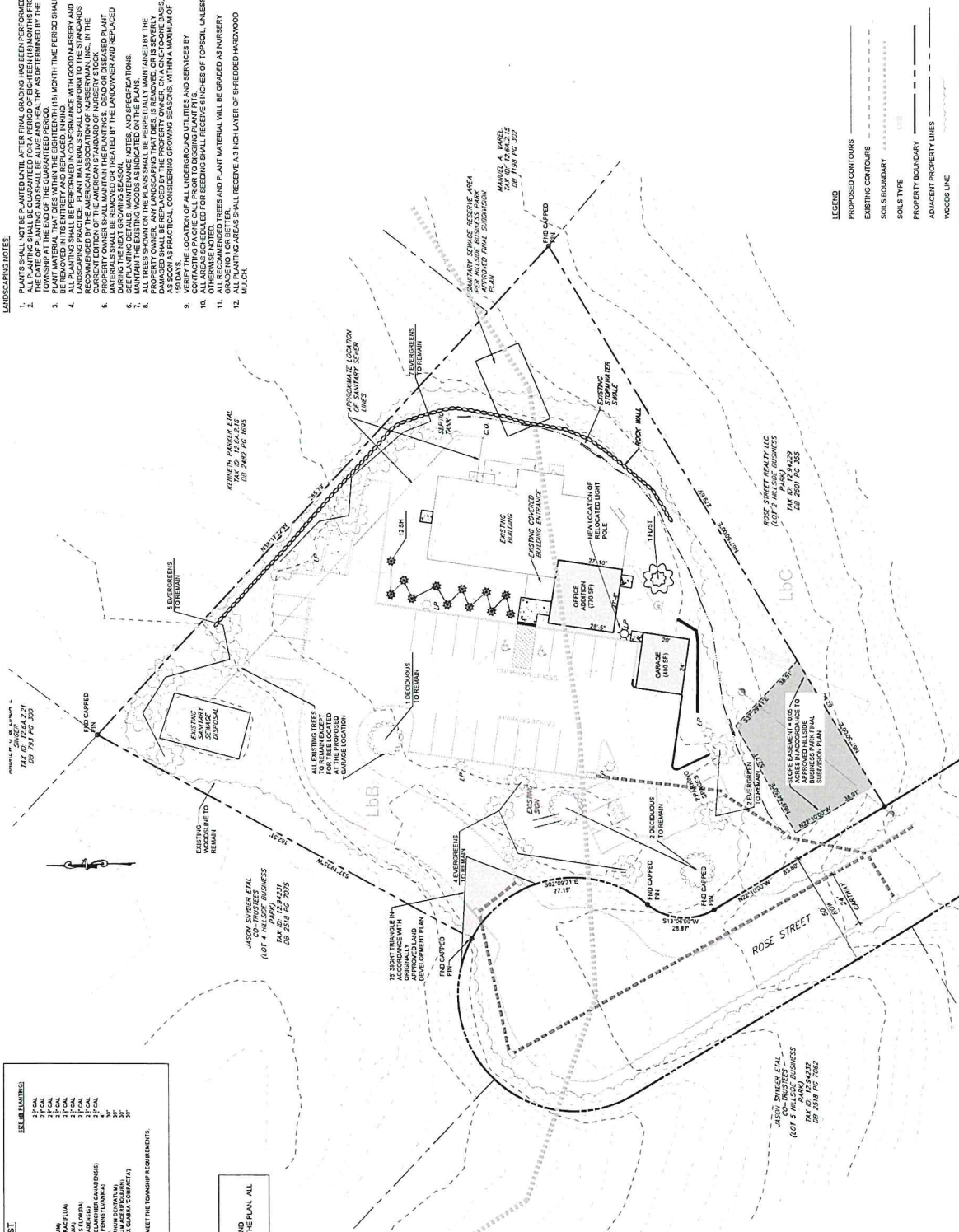
ST	PLANT TYPE	PLANT NAME	SEED TREATMENT
ST	SHADE TREE	RED MAJAL (ACER RUBRUM)	25 CAL
		RED MAJAL (ACER RUBRUM)	25 CAL
		RED MAJAL (ACER RUBRUM)	25 CAL
		SUGAR MAPLE (ACER SACCCHARINUM)	25 CAL
		RED GALE (GALICUS NERUM)	25 CAL
		WHITE ASH (FRAXINUS AMERICANA)	25 CAL
		FLOWERING DOGWOOD (CORNUS FLORIDA)	25 CAL
FL	(FLOWERING TREE)	SALICORNIA (FLORENTIA) (SALICORNIA FLORIDA)	25 CAL
		SALICORNIA (FLORENTIA) (SALICORNIA FLORIDA)	25 CAL
		NORTHERN BAYBERRY (VACCINIUM PENNILLANUM)	25 CAL
		AMERICAN YEW (TAXUS AMERICANA)	25 CAL
SH	SHRUBS	COMPACT NINEBARK (VIBURNUM SP.)	30"
		COMPACT NINEBARK (VIBURNUM SP.)	30"
		COMPACT NINEBARK (VIBURNUM SP.)	30"

NOTES

NOTES:

NOTE:

ALL LIGHTING TO REMAIN FROM ORIGINALLY APPROVED LAND DEVELOPMENT, ONE LIGHT POST TO BE RELOCATED PER THE PLAN. ALL LIGHTING FIXTURES TO BE UPDATED TO LED



LEGEND

PROPOSED CONTOURS	_____
EXISTING CONTOURS	-----
SOILS BOUNDARY	=====
SOILS TYPE	(see)
PROPERTY BOUNDARY	=====
ADJACENT PROPERTY LINES	-----
WOODS LINE	=====
RIGHT-OF-WAY	-----
EDGE OF EXISTING CURB	=====
PROPOSED EDGE OF NEW CURB	=====



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALLING
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

**E&SPC DETAILS
FOR
TERRARY DENTISTRY
O TOWNSHIP, MONROE COUNTY, PA**

NOTE: IF CONSTRUCTION OCCURS OUTSIDE OF THE GROWING SEASON AS SPECIFIED, TEMPORARILY STABILIZE AREA WITH MULCH AT 3 TONS/ACRE AND THEN PERMANENTLY STABILIZE AREA IN SPRING PER FINAL SEEDING SPECIFICATIONS BELOW.

SEED FORMULA PRODUCT FORMULA F

1. APPLY FORMALIN SEED @ 10 LBS PER 1000 SQ. YD.
 2. PERFORM SEEDING BETWEEN MARCH 15 AND OCTOBER 15 (RECOMMENDED, APPLY HAY OR STRAW MULCH @ 3.0 TONS PER ACRE)
 3. FORMULATE TOPSOIL (AHL-7) PRIOR TO COMMENCING SEEDING ACTIVITIES.
- (NOTE: LIMESTONE AND FERTILIZER MUST BE APPLIED PRIOR TO FINAL SEEDING MEASURES.)

RIOR TO PERMANENTLY SEEDING VEGETATED AREAS PLACE A MINIMUM OF FOUR INCHES OF TOPSOIL TO MEET THE PROPOSED
NEW GRADE ELEVATION

- 20% PERENNIAL INTEGRALS
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990% PERENNIAL INTEGRALS
1000% PERENNIAL INTEGRALS

30% CREEPING RED FESCUE OR CHEVINGS FESCUE
LOW AESTHETIC BYCROSS (LOW BROW WITH OTHER)

- APPLY 100-200 POUNDS ACRE, URETHANE @ 500 LBS. PER 1000 SQ. YD.
APPLY 1/2-2 1/2 ANALYSIS FERTILIZER @ 10 LBS. PER 1000 SQ. YD.
APPLY SLOWLY TO THE SOIL SURFACE. DO NOT USE UREA-FORM FERTILIZER @ 50 LBS. PER 1000 SQ. YD.
APPLY SLOWLY TO THE SOIL SURFACE. PERFORM SECOND FERTILIZATION 15 DAYS AFTER FIRST FERTILIZATION.
APPLY MAY OR STRAW MIXED AT 1 TON PER ACRE.
ANCHOR MAY BE STRAW MUCH USING A SPUNTED NON-APHALTIC EMULSION.
PERFORM SECOND FERTILIZATION ON 15 JUNE AND 15 OCTOBER 15.

THE INDIVIDUALS RESPONSIBLE FOR THE EARTH DISTURBANCE ACTIVITIES MUST ENSURE METHODS ARE IN PLACE TO CONTROL SITE MATERIAL. ALL SITE MATERIAL ACCUMULATED WILL BE REMOVED FROM THE SITE AND MUST BE PLACED IN AN APPROPRIATE LOCATION. THE WASTE MATERIAL WHICH INCLUDES BUT IS NOT LIMITED TO DAMAGED CONSTRUCTION MATERIAL, EXISTING BUILDINGS, AND OTHER MATERIALS MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER ACCORDING TO THE (F.A.C.C. 271.1 ET SEQ.) AND 297.1 ET SEQ. THE DISPOSAL SITE MUST HAVE A SEPARATE EROSION CONTROL PLAN AND MUST BE APPROVED BY THE ENGINEER AND THE MOHRE COUNTY CONSERVATION DISTRICT. ALL EXCESS SOIL FROM THE SITE MUST REMAIN ON THE

ANTICIPATED CONSTRUCTION WASTES INCLUDE BUILDING MATERIAL, AND VEGETATION.

[illegible][illegible]

SCHEDULE A PRE-CONSTRUCTION MEETING. THE CONTRACTOR, MONROE COUNTY CONSERVATION DISTRICT, THE DEVELOPER AND ANY OTHER PERSONS PARTICIPATING IN THE MONROE COUNTY CONSERVATION DISTRICT SEVEN (7) DAYS IN ADVANCE OF ANY LAND DISTURBANCE ACTIVITIES AT 50423-3300.

INSTALL THE INLET PROTECTION AS INDICATED ON THE PLAN DOWNSLOPE OF THE PROPOSED EXCAVATION AREA. INSTALL SET BACK DOWNSLOPE OF DISTURBED AREAS INDICATED ON THE PLAN.

GRADE THE AREA FOR THE BUILDING ADDITION. REMOVE EXISTING SETBACK WALL AND PAUL OFF-SITE AND REPOSE OF IN ACCORDANCE WITH REGULATIONS.

1. INSTALL BUILDING FOUNDATION, CONSTRUCT BUILDING, AND FINISH INTERIOR.
2. SAWCUT EXISTING PAVEMENT FOR REMOVAL OF PAVEMENT SECTION AND CURBING AS INDICATED ON THE PLANS. GRADE AREA FOR INSTALLATION OF GABAGE. INSTALL LOW ROCK RETAINING WALL.
3. CONSTRUCT GABAGE. UTILIZE A CONCRETE WASHOUT FOR THE CONCRETE FLOOR OF THE GABAGE, IF NEEDED.
4. INSTALL STONE SUBGRADE FOR NEW SIDEWALK AND PAVEMENT.
5. INSTALL CONCRETE CURBING.
6. STABILIZE ANY AREAS DETURBED DURING CONSTRUCTION WITH SEEDING.
7. INSTALL PAVEMENT IN AREAS OF PARKING THAT WERE DISTURBED. INSTALL SIDEWALKS.
8. UPON FINAL STABILIZATION OF SITE REMOVE TEMPORARY CONTROLS, SUCH AS THE SILT FENCE, AND INLET PROTECTION. ALL DISTURBED AREAS SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM 50% PLANT GROWTH COVER OR OTHER PERMANENT NON-ERODING COVER WITH A DENSITY SUFFICIENT TO PREVENT EROSION.

RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS



YOUR GOALS. OUR MISSION.

October 1, 2024

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: BROOKSTEAD APARTMENTS PRELIMINARY/FINAL LAND DEVELOPMENT
PLAN REVIEW NO. 2
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1423, T&M PROJECT NO. POCO-R0614**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed our second review of the Preliminary/Final Land Development Plan Application for the Brookstead Apartments. The submitted information consists of the following items.

- Letter of Transmittal prepared by Hanover Engineering, dated August 27, 2024.
- Response letter prepared by Hanover Engineering, dated August 23, 2024.
- Revised Waiver Request Letter prepared by Hanover Engineering, dated August 23, 2024.
- Easement Closure Reports.
- Viewshed Analysis.
- Transportation Impact Assessment prepared by Traffic Planning and Design, Inc., dated June 7, 2024.
- Post Construction Stormwater Management Report prepared by Hanover Engineering, dated April 29, 2024, revised August 23, 2024.
- Preliminary/Final Land Development Plan (30 sheets) prepared by Hanover Engineering, dated April 29, 2024, revised August 23, 2024.

BACKGROUND INFORMATION

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

The existing property has an area of 5.59 acres and is located within the C, Commercial Zoning District. It is bordered by S.R. 0611 to the west, Scotrun Drive to the north, and Robinwood Terrace to the east. The existing property includes the former Pangea restaurant with associated parking and driveway taking



access from S.R. 0611. The 100-year floodplain of Scot Run traverses the southeastern corner of the project site. The remainder of the property consists of wetland areas and woodlands.

The proposed development includes the construction of a four-story 64-unit apartment building with associated parking. Access to the proposed development will be taken from Robinwood Terrace and an emergency access is proposed via S.R. 0611. In accordance with Section 470-20.B.(1) and Schedule A (Attachment 1), multifamily dwellings (apartment houses) are permitted within the C, Commercial Zoning District.

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

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

ZONING ORDINANCE COMMENTS

1. Comment 1 from Review No. 1 satisfied.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Waivers in Comments 10, 13, 26, 30, and 34 were previously requested from sections of the Subdivision and Land Development Ordinance and were recommended for approval by the Township Planning Commission. *Waivers in Comments 23.a and 23.c are newly requested.*

2. In accordance with Section 390-19.F.(6)(c), “the applicant shall be responsible for submission of the plan and all required supporting documentation to the Monroe County Planning Commission, the Monroe County Conservation District, PennDOT, and all other governing agencies”. *Submissions to, correspondences with, and approval from the following outside agencies shall be provided to Pocono Township:*

- a. *Monroe County Planning Commission*

Per Section 390-19.I, “no official action shall be taken by the Board of Commissioners until either the Township has received the comments of the Monroe County Planning Commission or a period of 30 days has expired following transmittal of the preliminary plan to the County Planning Commission”.

- b. *Monroe County Conservation District/Pennsylvania Department of Environmental Protection – Erosion Control Adequacy and NPDES Permit*

- 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. *Pennsylvania Department of Transportation – Highway Occupancy Permit*



Per Section 390-19.K, “if a highway occupancy permit shall be required for access to a Township or state road, approval of the preliminary plan shall be conditional upon the issuance of a highway occupancy permit by the Township and/or PennDOT, as the case may be”.

- e. *Pocono Township Sewer Authority – sanitary sewer service design and capacity*
- f. *Brodhead Creek Regional Authority – water service will-serve and sewage treatment capacity*
- g. *Pocono Township Volunteer Fire Company*

(From Previous Comment 2 from Review No. 1) The Applicant shall provide updates on outside agency submissions and approvals.

- 3. Comments 3 through 7 from Review No. 1 satisfied.
- 4. In accordance with Section 390-29.J.(1)(c), the plan shall include “truck turning movement diagrams for at least a WB-50 truck”. *The fire truck turning diagram shall be provided to the Fire Company for its review. (Previous Comment 8 from Review No. 1) The response letter acknowledges the need for submission to the Fire Company.*
- 5. In accordance with Section 390-29.J.(2), the submission shall include “exterior elevations of any proposed buildings including at least the front and side elevations”. *Proposed building elevations shall be submitted for review. (Previous Comment 9 from Review No. 1) The response letter indicates building elevations will be provided with a subsequent submission.*
- 6. In accordance with Section 390-29.J.(6), the submission shall include “proof of legal interest in the property, a copy of the latest deed of record and a current title search report”. *A title search report shall be completed and submitted. (Previous Comment 10 from Review No. 1) The response letter indicates a title search report will be provided with a subsequent submission.*
- 7. 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 Act³¹ and PA DEP”. In addition, and in accordance with Section 390-29.J.(8)(c), “if service by the Township, a sewer authority or a public utility is proposed, a letter or other written certification from the Township, the authority or the public utility stating that it will provide the necessary sewer service and verifying that its system has adequate capacity to do so”. ***(Previous Comment 11 from Review No. 1) Approvals from Pocono Township and the Pennsylvania Department of Environmental Protection shall be received prior to plan recordation.***
- 8. In accordance with Section 390-29.J.(10), the submission shall include “confirmation that the soil erosion and sedimentation control plan has been accepted for review by the Monroe County Conservation District”. ***(Previous Comment 13 from Review No. 1) All submissions to, correspondence with, and permit from the County Conservation District/PADEP shall be provided.***
- 9. In accordance with Sections 390-29.J.(15) and 390-48.T.(10), where access is to a state road, a



valid state highway occupancy permit shall be obtained prior to plan recording. Confirmation that the highway occupancy permit application has been accepted for review by the Township or PennDOT as applicable. *A PennDOT permit is required to remove the existing driveway and to install the proposed 20-foot geogrid emergency access. (Previous Comment 14 from Review No. 1) All submissions to, correspondence with, and permit from PennDOT shall be provided.*

10. In accordance with Section 390-29.K, the submission shall include “a community impact analysis including the following information shall be required for land developments containing 15 or more dwelling units or residential lots in the aggregate; all nonresidential developments (with the exception of agricultural development) with buildings containing in excess of 20,000 square feet of floor space in the aggregate; or development of any kind impacting 30 acres of land or more in the aggregate”. *A waiver is requested from Section 390-29.K to not be required to submit a community/fiscal impact analysis. (From Previous Comment 15 from Review No. 1) The Township Planning Commission recommended approval of this waiver request at its meeting held on July 8, 2024.*
11. In accordance with Section 390-29.N, “prior to approval of the land development plan, the applicant shall submit to the Township a land development plan engineering certification stating that the proposed layout of proposed roads, lots, and open lands complies with the Township's ordinances, particularly those sections governing the design of subdivision roads and stormwater management facilities, and that all improvements will be installed in accord with the specific requirements of this chapter or any waivers or modifications granted by the Township. This certification requirement is meant to provide the Township with assurance that the proposed plan is able to be accomplished within the Township's current regulations”. *A note to this effect shall be placed on the plan. (Previous Comment 16 from Review No. 1) A note to this effect shall still be placed on the plan.*
12. 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,¹¹¹ have been accepted by the Board of Commissioners”. *All agreements shall be executed, and financial security posted prior to plan recordation. A construction cost estimate shall be submitted for review. (Previous Comment 17 from Review No. 1) The response letter indicates a cost estimate will be provided with a subsequent submission.*
13. In accordance with Section 390-43.A.(6)(e)[2][a], “no more than 35% of the original ground cover within any designated steep slope area on the property may be disturbed by grading, filling or other means. At least 65% of the original ground cover must remain undisturbed during the establishment, alteration or maintenance the property.” *The Resource Impact Table proposes 43.7% of the existing steep slopes be disturbed. A waiver is requested to permit the greater disturbance in steep slopes. (From Previous Comment 18 from Review No. 1) The Township Planning Commission recommended approval of this waiver request at its meeting held on July 8, 2024.*
14. Previous Comments 19 and 21 through 23 from Review No. 1 satisfied.
15. In accordance with Sections 390-48.T.(11) and 390-48.T.(13)(c), all access driveways shall be



paved in their entirety. The specifications for such pavings shall be approved by the Township as applicable for the specific use proposed in accordance with § 390-59D. Per Section 390-59.D.(5), “the applicant shall provide computations documenting expected axle loads for parking areas to support the pavement section selected”. *The proposed parking section pavement consists of 1.5-inch wearing course, 2.5-inch binder course, and 4-inches 2A modified stone. This pavement section lies between the required light load and moderate load sections provided in this Section. The applicant shall provide a calculation in support of the selected pavement section. (Previous Comment 24 from Review No. 1) The response letter indicates the base course depth has been revised to meet the requirements for a Moderate Load (3-inches). The Typical Paving Sections for Parking Lots and Driveways on Sheet DET-1 propose a 2.5-inch base course and a 3.5-inch base course, respectively. The Sections shall be revised.*

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.” *The developer shall discuss the need for sidewalks along the existing roadways with the Township. It is noted that sidewalk is proposed along the southwesterly property line near an existing bus stop on S.R. 0611, and along the 20-foot wide emergency access at its intersection with S.R. 0611. Additional sidewalk shall be provided to provide access to the bus stop. (From Previous Comment 25 from Review No. 1) The response letter indicates a 10-foot length of grass at 2% is provided between the proposed sidewalk and bus stop. We do not find this as a safe and accessible alternative to a concrete sidewalk. Concrete sidewalk meeting the requirements of the ADA shall still be provided.*

In addition, the Applicant shall discuss the need for sidewalk along the existing streets with the Township.

17. Previous Comment 26 from Review No. 1 satisfied.
18. In accordance with Section 390-51, “all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control”. *The erosion and sedimentation control plan shall be submitted for review. (Previous Comment 27 from Review No. 1) All submissions to, correspondences with, and permits from the County Conservation District and Pennsylvania Department of Environmental Protection shall be provided to the Township.*
19. In accordance with Section 390-52.A.(1), “all subdivisions and land developments shall be served by an adequate water supply and sewage disposal system; and the developer shall provide evidence documenting said adequacy”. *(Previous Comment 28 from Review No. 1) Approvals from the Brodhead Creek Water Authority, Pocono Township, and the Pennsylvania Department of Environmental Protection shall be received in support of the water and sanitary sewer services.*
20. Previous Comment 29 from Review No. 1 satisfied.
21. 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 size of the proposed water line to the fire hydrant shall be noted on the plan. In addition, the Fire Hydrant Detail on Sheet DET-3 specifies a 6-inch waterline and shall be revised for compliance with this Section. (Previous Comment 30 from Review No. 1) The response letter indicates an 8-inch lateral to the fire hydrant is now proposed and shown on the fire hydrant detail on Sheet DET-3. The Typical Hydrant Installation Detail provided on Sheet DET-3 is different from that provided with the previous submission and no longer specifies the lateral diameter. The detail shall be revised to clearly specify the lateral diameter.*

22. Previous Comments 31 through 34 from Review No. 1 satisfied.
23. In accordance with Sections 390-55.D.(1)(a) and (c), street trees shall be required along all existing streets abutting or within the proposed subdivision or land development and along access driveways that serve five or more residential dwelling units. In accordance with Section 390-55.D.(3)(d), “trees shall be planted at a ratio of at least one tree per 50 linear feet of frontage or fraction thereof. Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced.”

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

In accordance with Section 390-55.D.(2), “the street tree requirement may be waived by the Township where existing vegetation is considered sufficient to provide effective screening and to maintain scenic views of open space, natural features, or other valued features”. *Existing woodlands exist along Robinwood Terrace. Should the developer consider utilizing these existing trees to meet the street tree requirement, evidence shall be provided showing that the existing trees will meet the intent of the street tree requirement, and a waiver will be required. (From Previous Comment 35.a from Review No. 1) A waiver is now requested to allow three (3) proposed street trees and to utilize the existing woodlands to satisfy the remaining number of required street trees.*

The request shall be revised to reference Section 390-55.D.(1)(a).

- b. *Seven (7) street trees are required along the proposed access drive (195-feet total both sides). No street trees are proposed along the access driveway and the plan shall be revised accordingly. (Previous Comment 35.b from Review No. 1) Two (2) street trees and 5 evergreen trees are proposed along the access drive. Five (5) additional street trees are still required.*
- c. A waiver is now requested from Section 390-55.D.(3)(a) to allow five (5) of the 7 required street trees along S.R. 0611 be located further than 15-feet from the Right-of-Way line. *(New Comment)*
24. In accordance with Section 390-55.F.(3)(a)[2], property line and road right-of-way buffers are required for all multifamily development.
- a. A 15-foot wide medium intensity buffer is required along the eastern and southern property



lines shared with Parcel ID No. 12.6A.2.87 (706.26-feet total), and shall consist of 15 canopy trees, 15 ornamental trees, and 15 evergreen trees. *(Previous Comment 36.a from Review No. 1) No trees are proposed. A 15-foot wide buffer of existing trees is proposed to remain along 591-feet of the existing property lines, and an area along the southern property line is part of the existing sanitary sewer easement where trees cannot be placed. A riparian forest buffer is proposed to be restored along portions of the eastern and southern property lines.*

- b. A 30-foot wide high intensity buffer is required along the S.R. 0611 Right-of-Way (340.81-feet) and shall consist of 17 evergreen trees, 7 ornamental trees, and 7 canopy trees. *(Previous Comment 36.b from Review No. 1) Seven (7) evergreen trees, 7 ornamental trees, and 7 canopy trees are proposed, therefore 10 evergreen trees are still required. It is noted that a riparian forest buffer is proposed to be restored along a portion of the S.R. 0611 Right-of-Way.*
- c. A 15-foot wide medium intensity buffer is required along the western property line shared with Parcel ID No. 12.6A.2.3 (451.22-feet total), and shall consist of 9 canopy trees, 9 ornamental trees, and 9 evergreen trees. *(Previous Comment 36.c from Review No. 1) Ten (10) canopy trees, 6 ornamental trees, and 7 evergreen trees are proposed, therefore 3 ornamental trees and 2 evergreen trees are still required. Woodlands also exist along 87-feet of this property line.*
- d. A 30-foot wide high intensity buffer is required along the Robinwood Terrace Right-of-Way (391-feet), and shall consist of 20 evergreen trees, 8 ornamental trees, and 8 canopy trees. *(Previous Comment 36.d from Review No. 1) Four (4) evergreen trees, 2 ornamental trees, and 6 canopy trees are proposed, therefore 16 evergreen trees, 6 ornamental trees, and 2 canopy trees are still required. Existing trees are proposed to remain along approximately 255-feet of the street frontage.*

Per Section 390-55.F.(3)(g), “existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township.” *(From Previous Comment 36 from Review No. 1) The developer shall discuss the use of the existing woodlands as the required buffer with the Township.*

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

Per Section 390-55.F.(4)(g), “existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required screen”. *(Previous Comment 37 from Review No. 1) Existing trees are proposed to remain along a*



portion of the southeastern property line. The developer shall discuss the use of the existing woodlands as the required site element screen with the Township. In addition, the parking lot along the southeastern property is located between 55-feet± and 100-feet from the property line and a site element screen is required.

26. In accordance with Sections 390-55.G.(2)(c), (d), (e), and (f), “canopy trees, sometimes called “shade trees,” shall reach a minimum height or spread of 30 feet at maturity as determined by the AAN Standards and shall be deciduous. New trees shall have a minimum caliper of 2.5 inches at planting. “Ornamental trees or large shrubs shall reach a typical minimum height of 15 feet at maturity, based on AAN Standards. Trees and shrubs may be deciduous or evergreen and shall have a distinctive ornamental character such as showy flowers, fruit, habit, foliage, or bark. New ornamental trees shall have a minimum height of six feet or one-and-a-half-inch caliper. New large shrubs shall have a minimum height of 2.5 feet to three feet at the time of planting”. “Small shrubs may be evergreen or deciduous and shall have a minimum height at maturity of four feet based on AAN Standards. New shrubs shall have a minimum height of 18 inches at the time of planting.” “Evergreen trees shall reach a typical minimum height of 20 feet at maturity based on AAN Standards for that species and shall remain evergreen throughout the year. New evergreens shall have a minimum height at planting of six feet to seven feet.” *A waiver is requested from Section 390-55.G to allow for trees and shrubs planted in the riparian buffer to be smaller than the requirements of this section. (From Previous Comment 38 from Review No. 1) The Township Planning Commission recommended approval of this waiver request at its meeting held on July 8, 2024.*
27. Previous Comment 39 from Review No. 1 satisfied.
28. In accordance with Section 390-55.I.(2)(h), the landscape plan shall include “a schedule showing all landscape requirements and plants proposed for each category”. *The required site element screens shall also be listed on the Landscape Details (Sheet LL-2). (Previous Comment 40 from Review No. 1) This comment remains until the Township determines whether the existing woodlands are acceptable to use as the required site element screen.*
29. In accordance with Section 390-55.I.(2)(k), “a detailed cost estimate shall be submitted, showing the value of all proposed landscaping, including all labor and materials”. *The construction cost estimate shall include landscaping. (Previous Comment 41 from Review No. 1) The cost estimate will include landscaping and will be provided with a subsequent submission.*
30. In accordance with Section 390-57.C, “the wetland buffers required by Chapter 470, Zoning, and Chapter 365, Stormwater Management, shall be provided and shall be shown on the plan”. *A waiver is requested from this Section. Refer to Comment 38. (From Previous Comment 42 from Review No. 1) The Township Planning Commission recommended approval of this waiver request at its meeting held on July 8, 2024.*
31. In accordance with Section 390-57.E, “where the [wetland] study shows the existence of wetland areas, the delineated boundary shall be properly fenced to prevent encroachment. Snow fence or other acceptable material shall be used (the use of silt fence is not acceptable). The fence shall be properly installed, at a minimum distance of 20 feet outside the delineated boundary, prior to any construction or issuance of building permits. No land shall be disturbed within any required buffer area except in accord with Township requirements. The fence must be properly maintained until



all occupancy permits have been issued and/or for the extent of all construction.” *The existing wetlands shall be delineated with a fence prior to construction. (Previous Comment 43 from Review No. 1) The installation of the orange construction fence shall be included in the construction sequence. The Erosion and Sedimentation Control Plans shall be submitted for review.*

32. In accordance with Section 390-58.C.(1), “the proposal for common open space, installation of recreation facilities and/or fees shall be offered for review by the Planning Commission and the Pocono Township Park and Recreation Committee”. *(Previous Comment 44 from Review No. 1) The developer shall address its proposal for common open space and recreation facilities, or its offer of a fee in-lieu-of.*
33. Previous Comment 45 from Review No. 1.
34. In accordance with Section 390-59.B, parking spaces shall be 10-feet wide and 18-feet long. *The proposed parking spaces are 9-feet wide. A waiver is requested. The request references Section 390-55.B and shall be revised to correctly reference Section 390-59.B. (From Previous Comment 46 from Review No. 1) The Township Planning Commission recommended approval of a waiver request from Section 390-55.B at its meeting held on July 8, 2024. The recommendation of approval should be revised to reference Section 390-57.B.*

In addition, the Revised Waiver Request letter shall also be revised to reference the correct section.

35. In accordance with Section 390-60, a “traffic impact study shall be submitted to the Township, as part of a preliminary plan and final plan for any subdivision or land development application expected to generate more than 250 new trips per day; for residential subdivisions or land developments containing 15 or more dwelling units or residential lots in the aggregate; or all nonresidential developments (with the exception of agricultural development) with buildings containing in excess of 20,000 square feet of floor space in the aggregate; development of any kind impacting 30 acres of land or more in the aggregate”. *The required traffic impact study shall be submitted for review. (Previous Comment 48 from Review No. 1) A Transportation Impact Assessment (TIA) has been submitted, and indicates that the proposed development, at full build-out, will generate 24 new trips during the AM Peak Hour and 25 new trips during the PM Peak Hour.*

The following improvements are proposed:

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

The following tables list the Levels of Service at each intersection in the existing condition and during the 2026 Opening Year in both the Weekday AM and PM Peak Hours. The Level of Services ranges from A, being the best condition, and F, being the worst condition.



S.R. 0611 and Scotrun Drive

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

Scotrun Drive and Robinwood Terrace

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

Robinwood Terrace and Proposed Site Driveway

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

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

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

- a. The Saturday Peak Hour Levels of Service shall be provided for each intersection.*
- b. In accordance with Section 390-60.C.(4), "the traffic impact study shall include, but not necessarily be limited to, an analysis of expected traffic generation to, from and upon surrounding roads within a radius of two miles from the proposed development site, particularly showing a.m. and p.m. peak hours of existing traffic flow during a normal business day, in comparison with what is anticipated after the proposed development is fully completed, and, if applicable, upon the completion of each stage. Estimated peak hour trip generation shall be based on procedures set forth in the most recent editions of the ITE Trip Generation Manual. Existing traffic flows shall be based on actual counts." The Swiftwater Hotel is located within 2 miles of the Brookstead Apartments project site. The Applicant shall confirm whether the Swiftwater Hotel is included in the TIA.*



STORMWATER MANAGEMENT ORDINANCE COMMENTS

Waivers in Comments 36, 38, and 42 were previously requested from sections of the Stormwater Management Ordinance and were recommended for approval by the Township Planning Commission.

36. In accordance with Section 365-8.L, “roof drains and sump pumps shall discharge to infiltration or vegetative BMPs wherever feasible. Roof drains should not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment.” *A waiver is requested to permit roof drains to connect to the proposed storm sewer pipe. (From Previous Comment 49 from Review No. 1) The Township Planning Commission recommended approval of this waiver request at its meeting held on July 8, 2024.*
37. In accordance with Sections 365-8.M, 365-10.E, and 365-11.A.(2)(d), pretreatment shall be provided prior to discharge to surface or groundwater. *Water quality devices shall be provided to treat stormwater prior to entering the proposed underground basins and infiltration trench. (Previous Comment 50 from Review No. 1) The response letter indicates water quality devices are not required. This comment remains until the Monroe County Conservation District is satisfied with the proposed design meeting the water quality requirements and the NPDES permit is issued.*
38. In accordance with Section 365-10.I.(6)(b)[1], permitted activities/development within the wetland buffer include “stormwater conveyance required by the municipality or other body or agency having jurisdiction; buffer maintenance and restoration; the correction of hazardous conditions; stream crossings permitted by DEP and passive unpaved stable trails shall be permitted within the wetland buffer. No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted within the wetland buffer.” *The proposed building, retaining wall, and grading are proposed within the wetland buffer. A waiver is requested to allow the proposed disturbance of the wetland buffer. (From Previous Comment 51 from Review No. 1) The Township Planning Commission recommended approval of a waiver request from Section 365-10.I.(6)(b) at its meeting held on July 8, 2024. The recommendation of approval should be revised to include Subsection [1].*
- In addition, the Revised Waiver Request letter shall also be revised to reference the correct section.*
39. Previous Comment 52 from Review No. 1 satisfied.
40. In accordance with Section 365-10.I.(8)(c), “the area of the [stream] buffer altered by activities permitted in accordance with § 365-10I(8)(b) shall be minimized to the greatest extent practicable, as determined by the municipality. In no case shall more than 20% of the cumulative stream buffer on the subject parcel be altered by the activities permitted in accordance with § 365-10I(8)(b). This 20% disturbance shall include both the disturbance created by the applicant and any subsequent owner of the parcel or a portion of the parcel developed by the applicant (i.e., lot owner). *Storm sewer is proposed within the stream buffer as shown on the plan. The Resource Impact Table on Sheet PRI-1 shall be revised to also present the disturbed area in percent. (From Previous Comment 53 from Review No. 1) The Resource Impact Table on Sheet PRI-1 shall be revised to also include the stream buffer.*



41. Previous Comments 54 and 55 from Review No. 1 satisfied.
42. In accordance with Section 365-13.B, “all calculations consistent with this chapter using the Soil Cover Complex Method shall use the appropriate design rainfall depths for the various return period storms according to the region in which they are located as presented in Table B-1 in Appendix A^{III} of this chapter. If a hydrologic computer model such as PSRM or HEC-1 is used for stormwater runoff calculations, then the duration of rainfall shall be 24 hours. The NRCS “S” curve shown in Figure B-1, Appendix A of this chapter, shall be used for the rainfall distribution.” *A waiver is requested to utilize the NOAA Atlas data for rainfall depths. (From Previous Comment 56 from Review No. 1) The Township Planning Commission recommended approval of this waiver request at its meeting held on July 8, 2024.*
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.
 - a. *A time of concentration calculation in support of the time of concentration path shown for Pre Offsite POI-2. (Previous Comment 57.a from Review No. 1) The time of concentration path has been removed from the plan. The path shall be shown and a calculation in support of the 6 minute time of concentration utilized in the peak flow calculation shall be provided.*
 - b. *In the time of concentration calculation for POST UGB-1 (Hyd. No. 1) and when compared to the plan, the slope of the sheet flow is high. (From Previous Comment 57.b from Review No. 1) Segment A of the sheet flow travels across Scotrun Drive which has a slope of approximately 5%. The time of concentration calculation utilizes a slope of 15% along Segment A and shall be revised.*
 - c. *The time of concentration path and calculation shall be extended to the high point of the Post UGB-4 drainage area. (Previous Comment 57.c from Review No. 1) The time of concentration path has been extended in plan view, however the calculation has not been updated. The time of concentration calculation shall still be revised.*
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 land uses associated with each CN value shall be provided to confirm the correct CN values have been utilized.*
 - a. *A CN value calculation shall be provided in support of Hyd. No. 1 for Post UGB-1, Hyd. No. 2 for Post UGB-2, and Hyd. No. 4 for Post UGB-4. (From Previous Comment 58.b from Review No. 1) It appears the CN value utilized for Post UGB-1 is low. In addition, the area and CN value utilized for Post UGB-4 are not consistent with the values provided in the CN calculation chart. The hydrographs shall be revised.*
45. Previous Comment 59 from Review No. 1 satisfied.
46. In accordance with Sections 365-15.A and 365-19.B.(2), for all regulated earth disturbance activities, erosion and sediment control BMPs shall be designed, implemented, operated, and



maintained during the regulated earth disturbance activities (e.g., during construction) to meet the purposes and requirements of this chapter and to meet all requirements under Title 25 of the Pennsylvania Code and the Clean Streams Law. Various BMPs and their design standards are listed in the Erosion and Sediment Pollution Control Program Manual (E&S Manual), No. 363-2134-008, as amended and updated. *The erosion and sedimentation control plan shall be submitted for review. (Previous Comment 60 from Review No. 1) All submissions to, correspondences with, and permits from the County Conservation District and Pennsylvania Department of Environmental Protection shall be provided to the Township.*

- 47. Previous Comment 61 from Review No. 1 satisfied.
- 48. In accordance with Section 365-19.B.(20), the plan shall include “the location of all erosion and sediment control facilities”. *The erosion and sedimentation control plan shall be submitted for review. (Previous Comment 62 from Review No. 1) The response letter indicates the erosion and sedimentation control plan will be provided with a subsequent submission.*
- 49. Previous Comments 63 and 64 from Review No. 1 satisfied.

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

- 50. Previous Comments 65, 66, and 69 from Review No. 1 satisfied.
- 51. Previous Comments 66 and 70 through 73 from Review No. 1 satisfied.
- 52. The invert elevation at FES B5-3 is low when compared to the existing and proposed grading and shall be revised. *(New Comment)*
- 53. Inlet B4-22A shall be shown in the Main Driveway Profile on Sheet DWP-1. *(New Comment)*
- 54. References to SC-740 chambers are shown in the profiles on Sheets DWP-1, DWP-2, DWP-3, SWP-1, SWP-2, and SWP-3. The profiles shall be revised accordingly. *(New Comment)*
- 55. The Chamber Type and 100-Year Storm Elevations for UGB-1, UGB-2, and UGB-3 listed in the BMP 6.4.3 Underground Basin Detail on Sheet PCSM-5 shall be revised for consistency with the stormwater chamber type and the calculated 100-year water surface elevation. *(New Comment)*
- 56. The drainage area to inlet B5-1 shall be labeled on Sheet D-2. *(New Comment)*
- 57. On Sheets D-2, D-3, and D-4, a woods line is shown across the drainage area to UGB-4 and Inlet B4-29 and across the proposed driveway. This does not appear correct, and the plan shall be revised accordingly. *(New Comment)*

MISCELLANEOUS COMMENTS

- 58. Prior to Final Plan recording, Record Note 13 on the Cover Sheet (Sheet CS-1) shall be completed with the date of the Stormwater Management Agreement. *(Previous Comment 74 from Review No. 1) This shall be addressed prior to plan recording.*
- 59. Previous Comment 75 from Review No. 1 satisfied.



60. Record Note 20 on the Cover Sheet (Sheet CS-1) shall be revised to include the 50-year post to the 10-year pre. ***(Previous Comment 76 from Review No. 1) Record Note 20 shall be revised to reference the B-1 Stormwater Management District with the applicable peak rate reductions.***
61. Previous Comments 77 through 79 from Review No. 1 satisfied.
62. A school bus stop is proposed within the project site. The proposed location shall be discussed with the school district. ***(Previous Comment 80 from Review No. 1) The response letter acknowledged this comment.***
63. Previous Comments 81 through 92 from Review No. 1 satisfied.

PLAN REVISION COMMENTS

64. The Parking Calculations on Sheet CS-1 note the number of provided parking spaces is 128, however our counts have determined 130 parking spaces are proposed. The number of parking spaces shall be confirmed, and the Parking Calculations shall be revised accordingly. ***(New Comment)***
65. The list of Waiver Requests on Sheet CS-1 shall include dates of approval once received. ***(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 regarding the above comments, please call me.

Sincerely,

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

JST/meh

cc: Jerrod Belvin, Manager – Pocono Township
Lindsay Scerbo – Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
Anthony Maula, Brookstead, LLC – Applicant
Salvatore J. Caiazza, P.E., Hanover Engineering – Applicant's Engineer



Kristina Heaney, District Manager – Monroe County Conservation District
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates

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YOUR GOALS. OUR MISSION.

October 1, 2024

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

**SUBJECT: TANNERSVILLE POINT APARTMENTS LAND DEVELOPMENT
SANITARY SEWER SYSTEM REVIEW NO. 2
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1358, T&M PROJECT NO. POCS-R0007**

Dear Mr. Briegel:

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

- Sanitary Sewer Comment Response letter from Keystone Consulting Engineers dated August 23, 2024;
- Sewage Planning Module Package Resubmission;
- Penn DOT HOP Plans, (9 sheets) prepared by Keystone Consulting Engineers dated July 24, 2023 (missing Sheets 2 & 3);
- Preliminary/Final Warner Road Sanitary Sewer Pump Station (7 sheets) dated May 11, 2023 (missing Sheets 5-7);
- Major Subdivision Plan (Preliminary/Final), Land Development Plan (Preliminary/Final), Tannersville Point Apartments set prepared by Keystone Consulting Engineers, 59 sheets, dated May 24, 2024, last revised September 5, 2024.

BACKGROUND INFORMATION

The Applicant, Tannersville Point, LLC is proposing a proposed 280-unit apartment complex including associated required improvements. The site is located along Warner Road, immediately Northeast of Interstate 80. The site is located in the central sewage service area. However, Township sewage facilities have not been extended to the parcel.

The development proposes to connect to central water supplied by BCRA and central sanitary sewer served by Pocono Township. The site is located in the Pump Station 5 service area. The proposed development will connect to the sewer system through the construction of new proposed Pump Station Number 6, which will be dedicated to Pocono Township. Based on our review of the documents provided, the development will require 281 EDUs, or 69,407 gpd, one for each apartment plus one for the club house. The tapping fee for this capacity will be \$1,053,750. The system does have capacity to serve this development.

Based on our review of the submitted information and our previous review letter dated July 9, 2024, we offer the following.



SEWAGE PLANNING COMMENTS

1. All uses must have sewage allocation. The proposed sewage utilization for the club house must be determined and added to the proposed sewage allocation. ***(Previous Comment) The project narrative must be revised to state the flows, being 1 EDU per apartment plus 1 EDU for the club house totaling 69,407 gpd.***
2. Previous Comment satisfied.
3. A water supply letter must be included with the Package. ***(Previous Comment)***
4. A letter from BCRA for WWTP Sewage Capacity must be provided. ***(Previous Comment)***
5. A letter from Pocono Township must be provided certifying available capacity. This letter can only be provided after capacity is reserved for the required sewage flows. ***(Previous Comment)***
6. The sewage planning letter checklist must be completed by the Applicant. Once the checklist is complete and the Board of Commissioners pass a Resolution approving the sewage planning, the checklist must be signed by the Township. ***(Previous Comment)***
7. The completion checklist must be completed and signed by the Township once the package is in order. ***(Previous Comment)***
8. The Transmittal Letter must be signed by the Township once the package is in order. ***(Previous Comment)***
9. The Resolution for Plan Revision must be passed and signed by the Board of Commissioners. ***(Previous Comment)***
10. Previous Comment satisfied.
11. Previous Comment satisfied.
12. Component 3, Section G.1. must be completed and signed by Pocono Township. Additionally, the number of connections shall be 6, and the total number of EDUs shall be adjusted to reflect the needs of the club house. ***(Previous Comment) The number of EDUs has been revised as requested. The section will need to be signed by the Township.***
13. Component 3, Section G.2.a., the latitude and longitude of the BCRA WWTP must be added. ***(Previous Comment) The location still must be added to this Section.***
14. Component 3, Section G2.b., BCRA shall sign the section for WWTP capacity. ***(Previous Comment)***
15. Previous Comment satisfied.
16. Previous Comment satisfied.



17. Previous Comment satisfied.
18. Component 3, Sections J.3.b. & c. shall be signed by Pocono Township. *(Previous Comment)*
19. Component 3, Section J.4. shall be completed by BCRA. *(Previous Comment)*
20. Component 3, Section P.2. is checked “YES”; therefore, Public Notice is required by the Applicant and must be include in the package. *(Previous Comment) The public notice must be added to the SPM Package once complete.*
21. Previous Comment satisfied.
22. Component 4A must be signed by the Township Planning Commission. *(Previous Comment) Note that the applicant must coordinate with the Planning Commission to be placed on the agenda as a SPM review to have the form signed.*
23. Component 4B must be signed by the County Planning Commission. *(Previous Comment)*

SEWER SYSTEM PROCEDURES MANUAL & RULES AND REGULATIONS COMMENTS

24. The project appears to have a swimming pool. Pools have backwash systems that discharge to sanitary systems. Section 3.1 of the Rules and Regulations, states “No Person shall discharge, or shall cause or allow to be discharged, into the Sewer System any storm sewer, surface water, artesian well water, spring water, ground water, roof runoff, subsurface drainage, building foundation drainage, cellar drainage, untreated swimming pool drainage, condensate, de-ionized water, noncontact cooling water or drainage from roof leader connections.” The total volume of pool backwash and the discharge rate must be identified and a treatment system of the backwash, such as a settling tank, must be provided. *(Previous Comment) The response letter states the information regarding the swimming pool will be provided with the revised Sewage Planning Package, however; the response did not address pretreatment. In this case, pretreatment could be handled by the use of a baffled settling tank prior to discharge to the sanitary sewer system. Additional information must be provided by the design engineer.*
25. Section 4.01 Connection Process – The Applicant shall provide a connection permit application, as appropriate for this project and consistent with the Township Rules and Regulations. *(Previous Comment) The response letter states that the application will be provided under separate cover.*
26. A Reservation of Capacity must be submitted for approval. *(Previous Comment) The response letter states that the reservation of capacity will be submitted under separate cover. It is noted that the Township will not be able to approve the Sewage Planning Module until after the reservation of capacity is complete.*
27. The required PennDOT HOP shall be provided prior to plan approval for the sewer main. *(Previous Comment)*
28. The required Part II Water Quality Permit for the pump station shall be provided prior to plan approval. *(Previous Comment)*



TECHNICAL COMMENTS

29. PennDOT HOP Plans:

- a. Sheets 2 & 3 of the HOP plan set shall be provided. ***(Previous Comment) The sheets are still missing from the resubmitted plan set.***
- b. Previous Comment satisfied.
- c. Previous Comment satisfied.
- d. Previous Comment satisfied.
- e. Previous Comment satisfied.
- f. Previous Comment satisfied.
- g. Previous Comment satisfied.
- h. A construction detail shall be provided for the connection to the Township's gravity sewer manhole. The connection should be coordinated with the Wawa project to ensure no conflicts with any new utilities and/or new pavement occurs. ***(Previous Comment) The provided detail shall be updated to state "Protecto 401 Ceramic lining shall be provided for all DIP piping proposed in the manhole."***
- i. Previous Comment satisfied.

30. Warner Road Sanitary Sewer Pump Station Plans:

- a. Sheets 5-7 shall be provided.
- b. The plan set shall be revised to identify this pump station as Pump Station No. 6.
- c. The pump station control, architectural, and electrical system designs shall be added to the plans.
- d. The layout of the paved area appears larger than needed for the project and should be reassessed. Certain areas may remain a grass if not typically required for routine access.
- e. The grading behind the building appears to be in error and should be revised.
- f. Grading spot elevations and existing topography shall be added to the plans for review.
- g. The required sanitary sewer easement shall be added to the plans.
- h. The water service curb stop and lateral shall be relocated to cross the ROW line between the driveway and the existing utility pole, not under the proposed driveway.
- i. The proposed fence shall be revised to be an 8' high security fence.
- j. Construction details shall be provided within the plan set for review.
- k. A security gate of no less than 14' in width shall be added to the plans.
- l. The feature that appears to be a gate near the control building shall be labeled in the plan view.
- m. The forcemain appears to show fittings for bends in the main. The main is to be constructed with HDPE; therefore, the design engineer should consider long radius bends in place of ductile iron fittings.
- n. The pump station shall be provided with a 4" bypass connections by the means of a normally closed plug valve, check valve, and male cam lock connection with cap.
- o. The pump station wet well shall be provided with a 4" vent with an active carbon filter.
- p. The location of the proposed float tree shall be added to sheet 4 and shall be provided at 90 degrees to the influent line, offset from center.
- q. The 1.5" PVC drain line between the wet well and the valve pit shall be removed and a 12"x12"x6" deep sump shall be provided off set to the access door.
- r. Ladder access to the valve pit shall be provided.
- s. Pipe stands shall be provided at the flange on the 90-degree elbow leading to pumps 1 and 3.



- t. The Pump Schedule is empty. The pump information shall be added to the plans.
- u. The wet well concrete fillets shall be dimensioned on the wet well details.
- v. Transducer operational set points shall be added to the plans.
- w. Pump Station hydraulic calculations shall be provided.
- x. The wet well plan view shall be updated to show the proposed pumps with rails to confirm adequate clears for the pumps.
- y. The central cross piping calls for a 6"x6"x6"x4", but it appears that this should be all 4" piping. The design engineer shall review and revise accordingly.
- z. The valve vault plan view shall be updated to show a 4" check valve in the vault, leading to a 4" direct bury plug valve outside the vault, then to a 4" male cam lock with cap connecting to the proposed blind flange.
- aa. The type of pipe seal for the vaults shall be provided.

(Previous Comment) The response letter states that the comments will be addressed under separate cover.

31. Land Development Plans:

- a. Previous Comment satisfied.
- b. Previous Comment satisfied.
- c. Previous Comment satisfied.
- d. Previous Comment satisfied.
- e. Sheet 3, Overall Lot Line Adjustment plan shall be revised to include the required sanitary sewer easement for the pump station and the gravity line from the pump station to Warner Road. The remainder of the gravity lines shall remain privately owned by the owner of the parcel. ***(Previous Comment) The response letter states that a blanket easement will be provided. The pump station and the sewer main will be dedicated to Pocono Township. An easement specific to those proposed facilities must be provided by legal description and shown on the plans.***
- f. Sheets 8-10, and 21-25 shall be revised to include the sanitary sewer easement. ***(Previous Comment) The response letter states that a blanket easement will be provided. The pump station and the sewer main will be dedicated to Pocono Township. An easement specific to those proposed facilities must be provided by legal description and shown on the plans.***
- g. Previous Comment satisfied.
- h. Previous Comment satisfied.
- i. Previous Comment satisfied.
- j. Previous Comment satisfied.
- k. Previous Comment satisfied.
- l. Previous Comment satisfied.
- m. Sewer Lateral Inspection Tees shall be provided at all lateral locations crossing sanitary sewer easement lines. ***(Previous Comment) The Test Tees must be provided.***
- n. Previous Comment satisfied.
- o. Previous Comment satisfied.
- p. Previous Comment satisfied.
- q. Previous Comment satisfied.
- r. Detailed review of the sanitary sewer profiles will be provided as part of the Land Development Plan Review. ***(Previous Comment)***
- s. Previous Comment satisfied.
- t. The sanitary profile sheets shall be revised to provide plan and profile view on the same sheet.



(Previous Comment) The plan view has been provided; however, the stationing must be added to the plan view for reference.

- u. Previous Comment satisfied.
- v. Previous Comment satisfied.
- w. The sewer lateral detail shall be revised to indicate a 6" sewer lateral for the buildings.
(Previous Comment) The various details for the sewer laterals still indicate either 4" or 6". The plans need to be revised to depict only the use of 6" laterals for this project.
- x. The Standard Manhole detail frame and cover detail shall be revised to state that the words "Pocono Township" only on manholes within the proposed sanitary sewer easement. ***(Previous Comment)***
- y. **On Profile Sewer PS6-4 to PS6-16 areas of proposed sewer are in areas of excessive fill. A note shall be added to the profile sheet that any area under the sanitary line and manholes shall be inspected by the Township Engineer and shall be compacted to 98 % density certified by a qualified third geotechnical engineer. (New Comment)**

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

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

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

Sincerely,

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

MEG/arm

cc: Jerrod Belvin – Pocono Township Manager
Lindsay Scerbo – Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
Tannersville Point, LLC – Applicant
Alan Fornwalt, P.E. – Keystone Consulting Engineers, Inc.
David Horton, P.E. – BCRA
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates



September 4, 2024

Planning Commission
Pocono Township
112 Township Drive
Tannersville, PA 18372

Re: **Tannersville Point Apartments**
Lot Line Adjustment (Consolidation) and Land Development
Waiver Request Letter
12.7.1.28-2 & 12.7.1.28-3 Warner Road, Tannersville, PA

Dear Board Members:

On behalf of Tannersville Point LLC, the following waivers are requested for consideration on the above referenced project:

1. **SALDO 290-35.K: [Preliminary/Final Plan Submission Procedure]** A separate submission is required for a preliminary plan from the final plan submission.

Waiver: Due to final plan submission requirements being included in the preliminary/final plan submission set, a waiver from processing a separate preliminary plan is requested.

2. **SALDO 390-48.T.(13)(b): [Driveway Width]** Access drive entrances into all nonresidential and nonagricultural use properties shall be no less than 24 feet in width, shall not exceed 36 feet in width at the road line, unless provided with a median divider, and shall be clearly defined by curbing. The curbs of these driveway entrances shall be rounded with a minimum radius of 20 feet from where they intersect a road.

Waiver: A driveway with a width of 40.25 feet is proposed at the right-of-way line in lieu of the required 36 feet maximum. This is the resultant geometry differs from the required radii and driveway width required by PennDOT and design vehicle.

3. **Section 390-48.T.(14): [Concrete Aprons]** Concrete aprons shall be provided for all access drives with concrete sidewalks. Concrete aprons shall be a minimum of six inches of Class AA concrete (a twenty-eight day minimum compressive strength of 3,500 PSI and six-percent air entrainment by volume) and shall be structurally reinforced with six-inch-by-six-inch gauge welded wire fabric on four inches of 2A aggregate.

Waiver: Asphalt paving is proposed with the driveway in place of a concrete apron for durability and consistency within the driveway. Painted crosswalks are provided for pedestrian crosswalk visibility, where applicable.

4. **Section 390-50.D.(4): [Stormwater Basin Depth]** The maximum water depth, measured from the invert of the lowest outlet orifice to the peak one-hundred-year water surface elevation, shall not exceed five feet.

Waiver: The stormwater control (rate and volume) facility is designed as a modular concrete vault underground and has a depth of 9.32 feet, as defined. However, this facility will be underground and inaccessible to the residents of the community and public.

5. **Section 220-8.C.: [Limit of Slopes]** Edges of newly created slopes shall be a minimum of five feet from property lines, ultimate/future right-of-way lines of streets and easements to permit the normal rounding of the edge without encroachment on the abutting property, right-of-way, or easement.

Waiver: The graded slopes along the frontage of the property and where the stormwater discharge pipe tie into the neighboring parcel are graded up to the right-of-way/property line and beyond for adequate grading tie-ins.

6. **Section 365-8.L.: [Connection of Roof Leaders]** Rains 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.

Waiver: Roof drains are connected directly to the underground stormwater collection system to avoid surface flow over paved sidewalks, driveways and parking areas to avoid icing during the cold weather months.

7. **Section 365-13.B.: [Stormwater Calculations]** 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⁽¹⁾ of this Chapter. If a hydrologic computer model such as PRSM 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.

Waiver: The Stormwater Management Report utilizes rainfall values from NOAA Atlas 14, Volume 2, Version 3, location Tannersville, PA for consistency.

8. **Section 390-50.CC: [Pipe Size]** Pipes shall be installed at such depth and in such manner as dictated by the site; and no pipe shall be installed that is less than 15 inches in diameter with a minimum 0.5% slope for cross drainage.

Waiver: All pipe sizes utilized are a minimum of 15 inches in diameter except for roof leaders which are 12 inches in diameter. There is no need for the roof leader pipes to be larger than 12 inches for the flow and are adequately sized to clean as necessary.

9. **Sections 390-25.B.(4) and 390-29.E.(4): [Plan Size]** The sheet size shall be no larger than 24 inches by 36 inches, unless permitted by the Planning Commission.

Waiver: To permit a plan size of 30"x42" in lieu of the maximum permitted size of 24"x36". This request is needed due to the size and layout of the property and proposed improvements. It is a large plan set even with the larger plan size of 30"x42" and the match lines and splits with this plan size are legible and cohesive. Smaller plan size creates additional match lines which make the plan very hard to follow. Overall plan sheets with a scale of 1"=60' are provided along with plans with scale of 1"=40' along with a key map in the upper right hand corner to increase legibility. The subdivision (lot consolidation) plan does not have separate plans less than 1"=50' scale plans as the plan is legible.

10. **Sections 390-25.G.(1)(c), 390-25.G.(19), and 390-29.J.(1)(c): [Design Vehicle]** A turning movement diagram for a WB-50 truck shall be provided.

Waiver: The maximum design vehicle for this project is the Township Ladder Fire Truck and an SU-30 Box Truck for deliveries. The development is an apartment complex and larger vehicles are not needed nor are desired.

11. **Section 390-50.D.(3): [Stormwater Basin Geometry]** Whenever possible, the side slopes and basin shape shall conform to the natural topography. When such design is impracticable, the construction of the basin shall utilize slopes as flat as possible to blend the structure into the terrain.

Waiver: The basin is an underground modular concrete structure which is completely out of sight and has no need to blend with the terrain. The area on top of the structure will be completely usable for passive recreation.

12. **Section 390-48.AA: [Frontage Sidewalks]** Sidewalks across frontage of the parcel; Crosswalks. 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.

Waiver: A sidewalk is provided along the roadway on frontage of the parcel. However, it is not practical to have a sidewalk extend along the frontage to the limit of the parcel near the bridge which carries Warner Road over I-80. The topography and guiderail along PennDOT's roadway (Warner Road) is not conducive to a sidewalk or a tie-in point to the roadway.

If you should have any questions or require additional information, please do not hesitate to contact me.

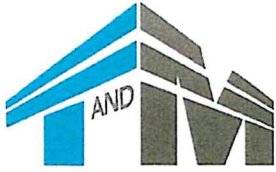
Sincerely,

KEYSTONE CONSULTING ENGINEERS, INC.



Alan R. Fornwalt, P.E.

pc: John Maione, Sr. – Tannersville Point LLC
Jay Cooperman – Tannersville Point LLC



YOUR GOALS. OUR MISSION.

June 26, 2024

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: SIMPSON MINOR SUBDIVISION 519-520 POST HILL ROAD
FINAL MINOR SUBDIVISION PLAN COMPLETENESS & REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1426, T&M PROJECT NO. POCO-R0750**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed a completeness review of the above referenced project. The submitted information consists of the following items.

- Pocono Township Land Development Application.
- Property Deed, Tax Parcel No. 12.6.1.7.
- Closure Summary, Lots 1 and 2.
- Minor Subdivision Plan entitled "Subdivision of Lands of Donald Simpson", prepared by Barry Isett & Associates, Inc., dated May 16, 2024.

BACKGROUND INFORMATION

The Applicant is proposing a minor subdivision of a property located at 519-520 Post Hill Road, between Laurel Lane and Post Hill Court. The property is located within the R-1, Residential Zoning District.

Existing Parcel 12.6.1.7, consists of 19.05 acres and is bisected by Post Hill Road. The existing lot contains multiple dwellings, one (1) on the east side of Post Hill Road and two (2) on the west.

The submitted plan proposes to subdivide the parcel along Post Hill Road, creating Lot 1 to the east with 1.75 acres and an existing house. The remainder of the parcel to the west of Post Hill Road would be Lot 2 with an area of 17.30 acres and two (2) existing dwellings. No construction is proposed.

Based upon our review, we recommend the Planning Commission accept the Minor Subdivision Plan for review.

Due to the minimal project scope, we have also completed our first review of the Minor Subdivision Plan. We offer the following comments and/or recommendations for your consideration.



ZONING ORDINANCE COMMENTS

1. Per Section 470-8, Lot Area is defined as “the computed area contained within the lot lines, excluding space within all road rights-of-way and within all permanent drainage easements, but including the areas of all other easements, as required by Chapter 390, Subdivision and Land Development”. *The plan shall be revised to provide the proposed gross and net areas of Lots 1 and 2 including and excluding the right-of way of Post Hill Road, respectively.*
2. In accordance with Section 470-17.C.(1) and Attachment 2, the required minimum lot area in the R-1, Residential Zoning District is 2 acres. *The plan proposes 1.75 acres for Lot 1. This creates a non-conforming lot which requires a variance from the Zoning Hearing Board.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

3. In accordance with Section 390-18.E, “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”. *A submission to the Monroe County Planning Commission shall be made with proof of submission provided to the Township.*
4. In accordance with Section 390-27.A.(3), “the survey shall not have an error of closure greater than one in 10,000 feet and shall include a boundary closure report”. *Boundary closure reports for the net areas of proposed Lots 1 and 2 shall be provided.*
5. In accordance with Section 390-27.B.(4), the plan shall contain the “Name, address, license number, original seal and original signature of the qualified professional (See definition in Article II.) responsible for the preparation of the minor subdivision plan.” *The seal and signature of the listed surveyor must be added to the plan.*
6. In accordance with Section 390-27.B.(4), “Reference monuments and/or lot markers shall be shown on the plan and shall be placed as required by § 390-49 of this chapter.” *See Comments 17 and 18.*
7. In accordance with Section 390-27.B.(15), the plan shall include the “building setback lines”. *The building setback lines are shown, however they shall also be labeled and dimensioned on the plan.*
8. In accordance with Section 390-27.B.(16), the plan shall include “the name and number and pavement width and right-of-way lines of all existing public roads and the name, location and pavement width and right-of-way lines of all other roads within or abutting the property”. *The pavement and right-of-way widths along Post Hill Road shall be dimensioned on the plan.*
9. In accordance with Section 390-27.B.(26), the plan shall include any existing or proposed areas of wells and subsurface sewage disposal fields. *The existing wells and sewage disposal systems on each proposed lot shall be shown and labeled on the plan.*



10. In accordance with Section 390-27.B.(26), the plan shall include “A location map at a scale of one inch equals 800 feet for the purpose of locating the property being subdivided.” *A location map shall be added to the plan sheet.*
11. In accordance with Section 390-27.B.(28), “signature blocks for recommendation by the Planning Commission and for the approval of the Board of Commissioners shall be provided including a space for the date of recommendation/approval.” *The required signature blocks will be provided to the surveyor.*
12. In accordance with Section 390-27.B.(29), “signature blocks for the Township Engineer and Monroe County Planning Commission shall be provided.” *The required signature blocks will be provided to the surveyor.*
13. In accordance with Section 390-27.B.(29), the plan shall include a “Certificate of ownership and acknowledgment of the plan, in the form provided by the Township, which shall be accurately completed, signed by the owner of the property, dated and notarized.” *The required certificate language will be provided to the surveyor.*
14. In accordance with Section 390-27.B.(32), 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 required certificate language will be provided to the surveyor.*
15. Per Section 390-27.B.(33), the applicable “items and notes shall be on all final plans when applicable, in the form of protective and/or restrictive covenants”. *The surveyor shall add the applicable items and notes from this section to the plan.*
16. Table 390-48-1. Identifies the required right-of-way width of Local Roads to be 50 feet. *The required 50-foot right-of-way for Post Hill Road shall be added to the plan in addition to the existing 33-foot right-of-way which is currently depicted. It is noted that no right-of-way has been offered for dedication; however, it must be shown on the plan.*
17. In accordance with Section 390-48.H.(2), “Where a subdivision or land development abuts or contains an existing municipal road of inadequate right-of-way width, the building setback shall be shown on the plans measured from a line which would satisfy the right-of-way requirements for the classification of the abutting road.” *Building setback lines for Lots 1 and 2 shall be revised to reflect the required 50-foot right-of-way of Post Hill Road.*
18. Per 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.” *Two (2) monuments are required to be set along the outbound of proposed Lot 2.*
19. Per Section 390-49.B.(4), “Markers shall be set at each existing and proposed lot corner. If it is impossible or impractical to set a survey marker precisely on the corner, then survey markers may be established on the line of the lot and offset a distance from the actual corner. Such distance shall be so noted on the final plan.” *Markers are required to be set at the new lot corners at Post Hill Road.*



MISCELLANEOUS COMMENTS

20. The Township Land Development Plan (LDP) No. 1426 shall be placed in the lower right-hand corner of all plan sheets and provided on all subsequently submitted documents.

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 Minor Subdivision Plan.

In order to facilitate an efficient re-review of revised plans, the Surveyor 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 – Township Manager
Lindsay Scerbo – Township Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
John Zorn – Barry Isett & Associates, Applicant's Surveyor
Donald Simpson – Owner/Applicant
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates

**COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONROE
POCONO TOWNSHIP
ZONING HEARING BOARD**

<i>In the matter of:</i>	:	No. 8 of 2024
	:	
DONALD SIMPSON,	:	
	:	
	:	
Applicant	:	
<i>Property:</i>	:	
	:	
519 Post Hill Road, Henryville,	:	
Pocono Township, Monroe County, PA	:	
Parcel ID #: 12.6.1.7	:	
Map #: 12-6373-02-79-1318	:	
Zoning District: Low Density Residential	:	
(R-1)	:	REQUEST FOR VARIANCE

**Official Notification of the Decision of the
Zoning Hearing Board**

MEMORANDUM OF FINDINGS IN UNCONTESTED MATTER

Because this application was uncontested, the Pocono Township Zoning Hearing Board (“Board”) will issue only a memorandum of its findings in lieu of a written decision in accordance with § 908(9) of the Pennsylvania Municipalities Planning Code (“MPC”). *See* 53 P.S. § 10908(9). The complete record of this proceeding, including the stenographic notes of testimony and all exhibits, is incorporated by reference.

A quorum of the Board consisting of Gary Gallerie, Dee Ackerman, and Blaine Fardella convened on September 27, 2024 at 5:00 p.m. at the Pocono Township Municipal Building at a duly advertised public hearing to consider the application of Donald Simpson (“Applicant”) for a variance from § 470-17(C)(2) and Attachment 2 (R-1 District Lot, Yard and Height Requirements)

of the Pocono Township Zoning Ordinance. Those Sections require lots improved with a single family dwelling in the Low Density Residential (R-1) district to have a minimum lot area of 2 acres. Applicant wants to subdivide his 19.050 acre lot into 2 lots using Post Hill Road as the boundary between the new lots. This proposed subdivision would result in one lot being 1.627 acres (exclusive of the right-of-way), which is smaller than the 2-acre minimum size.

Applicant and his wife, Sheri Simpson, own the subject property, which is located at 519 Post Hill Road, in Henryville, Pocono Township, Pennsylvania ("Property"). The Property is located in the R-1 zoning district.

The Property is currently improved with dwellings on both the 16.989 acre portion to the west of Post Hill Road and on the 1.627 acre portion to the east. Except for lot size requirement at issue here, both of the proposed lots are otherwise in compliance with Pocono Township regulations.

Variances are available if the provisions of a zoning ordinance inflict unnecessary hardship on a landowner. *See* 53 P.S. § 10910.2(a). In granting a variance, a zoning hearing board recognizes that the property in question violates the ordinance, but the violation is permitted because of some special unique hardship. *See Haverford Twp. v. Spica*, 328 A.2d 878 (Pa. Commw. Ct. 1984). When granting a variance, a zoning hearing board may attach any reasonable conditions and safeguards that it deems necessary to implement the purposes of the MPC and the zoning ordinance.

The MPC requires the following findings to be made, where relevant, to grant a variance:

- (1) That there are unique physical characteristics or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary

hardship is due to those conditions and not the circumstances or conditions generally created by the ordinance.

- (2) That because of the property's unique physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provision of the zoning ordinance, and that the authorizations of a variance is therefore necessary to enable the reasonable use of the property.
- (3) That the unnecessary hardship has not been created by the person seeking the variance.
- (4) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, not substantially or permanently impair the appropriate use or development of adjacent property, and not be detrimental to the public welfare.
- (5) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

53 P.S. § 10910(a).

The Pocono Township Zoning Ordinance requires substantially identical findings to justify a variance. *See* Township of Pocono Code of Ordinances, § 470-116.E.1(a)-(e).

The “unnecessary hardship” that is the basis of the variance sought must be one unique to the particular property, as distinguished from one arising from the impact of the zoning regulations on the entire district. *In re Michener’s Appeal*, 115 A.2d 367 (Pa. 1955). The unique nature must stem from the physical circumstances or conditions of the property. 53 P.S. § 10910.2(a)(1).

In considering a request for a variance, the Board is mindful that there are two types of variances. There are “dimensional” variances where the applicant seeks relief from lot size, open area, yard, or similar measurable requirements, and “use” variances where the applicant seeks permission to use the property in a manner that is prohibited by the zoning ordinance. Because

use variances encroach on the legislative powers of the municipal governing body, they are granted much less frequently than dimensional variances. *See O'Neill v. Zoning Bd. of Adjustment*, 254 A.2d 12 (Pa. 1969).

Dimensional variances are governed by a more lenient standard first articulated by the Pennsylvania Supreme Court in *Hertzberg v. Zoning Hearing Board of Adjustment of the City of Pittsburgh*, 721 A.2d. 43, 47-48 (Pa. 1998)(declaring that “the quantum of proof required to establish unnecessary hardship is indeed lesser when a dimensional variance, as opposed to a use variance, is sought”). In *Hertzberg*, the Supreme Court expanded the factors that a zoning hearing board may consider to justify the grant of a dimensional variance to include:

the economic detriment to the applicant if the variance was denied, the financial hardship created by any work necessary to bring the building into strict compliance with the zoning requirements and characteristics of the surrounding neighborhood.

Id. at 50.

More recently, the Pennsylvania Supreme Court revisited the *Hertzberg* standard to clarify the type and amount of evidence necessary to prove the existence of an unnecessary hardship. In *Marshall v. City of Philadelphia*, 97 A.3d 323, 330 (Pa. 2014), the Supreme Court noted that it “has repeatedly made clear that in establishing hardship, an applicant for a variance is not required to show that the property at issue is valueless without the variance or that the property cannot be used for any permitted purpose.” Instead, multiple factors are to be taken into account when assessing whether unnecessary hardship has been established. *Id.* Those factors include: (1) the physical features of the property are such that it cannot be used for a permitted purpose; (2) the property can be conformed for a permitted use only at a prohibitive

expense; or (3) the property has no value for any purposes permitted by the zoning ordinance.
Id.

The Board finds that the Property has unique physical characteristics—most significantly, the fact that it is bisected by Post Hill Road—that create an unnecessary hardship. The Applicant did not create this condition: Post Hill Road was constructed decades before Applicant purchased the property and the road’s construction created the “orphan” lot on the eastern side. In addition, Applicant did not previously subdivide the eastern portion of the lot to create the undersized “lot.” In fact, Applicant testified that, although the eastern portion of the lot was at one time much larger, it was subdivided by his predecessors in title decades before 2003 when Pocono Township first adopted its Zoning Ordinance. Because Applicant’s subdivision merely seeks to formalize the existing conditions—with the lot lines following the boundaries of Post Hill Road—the Board finds that there is no adverse impact on the neighborhood.

Under the more lenient standards appropriate for dimensional variances, the Board finds that Applicant’s variance request should be granted. If granted, the variance would not impair the appropriate use or development of adjacent property, nor would it be detrimental to the public welfare. The variance requested by Applicant is the minimum variance that will afford relief and will represent the least modification possible of the lot size requirement at issue here.

Based on these findings, the Board issues the following Order:

ORDER

Applicant's request for a variance from § 470-17(C)(1) and Attachment 2 (R-1 District Lot, Yard and Height Requirements) of the Pocono Township Zoning Ordinance is hereby **GRANTED**. Applicant may proceed with a subdivision in which his proposed Lot 1 is 1.746 acres (gross) and 1.627 acres (net) in accordance with the Minor Subdivision – Preliminary/Final Plan that Applicant submitted as part of his Application. This Board's Order grants the requested variance only; Applicant must obtain final subdivision approval from the Board of Commissioners.

VOTE

Name	Present	Aye	Nay
Gary Gallerie	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dee Ackerman	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Blaine Fardella	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FOR THE ZONING HEARING BOARD:

By: 
Todd W. Weitzmann, Solicitor

Date of written notification: September 27, 2024

NOTICE OF APPEAL RIGHTS

This constitutes the final written decision of the Zoning Hearing Board. Any aggrieved party may appeal this decision in writing filed with the Court of Common Pleas of Monroe County no later than 30 days from the date of this written notification. The Zoning Hearing Board reserves the right to supplement this decision as necessary after review of the transcript of the proceedings.

CERTIFICATE OF SERVICE

I certify that I served the attached Decision of the Pocono Township Zoning Hearing Board upon the following and in the manner indicated:

Applicant: Donald Simpson
116 Learn Lane
Henryville, PA 18332
<poconodon@gmail.com>

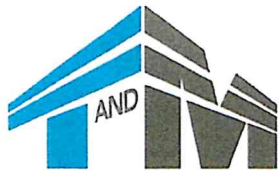
Zoning Officer: Pocono Township Municipal Building
112 Township Drive
Tannersville, PA 18372
By email to: <zoning@poconopa.gov>

Pocono Township Solicitor: Leo V. DeVito, Jr., Esquire
Broughal & DeVito, L.L.P.
38 West Market Street
Bethlehem, PA 18018-5796
By email to: <leodevito@broughal-devito.com>

Dated: September 27, 2024



TODD W. WEITZMANN, ESQ.
Weitzmann, Weitzmann & Huffman, LLC
700 Monroe Street
Stroudsburg, PA 18360
(570) 421-8550
Solicitor for the Pocono Township
Zoning Hearing Board



YOUR GOALS. OUR MISSION.

October 9, 2024

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: BROOKDALE SPA – 2436 BACK MOUNTAIN DRIVE
PRELIMINARY/FINAL LAND DEVELOPMENT REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1425, T&M PROJECT NO. POCO-R0680**

Dear Planning Commission Members:

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

- Pocono Township Land Development Application.
- Professional Services Escrow Agreement.
- Waiver Requests.
- Brookdale Spa Four Step Design Process Narrative dated August 30, 2024.
- Community and Fiscal Impact Analysis for the Brookdale Spa prepared by RKR Hess, dated August 2024.
- Special Warranty Deed dated October 29, 2020.
- Overall Boundary Closure.
- Overall Gross Boundary Closure prepared by RKR Hess, dated August 29, 2024.
- Wetland Report for Brookdale Spa prepared by Rooted Environmental Consulting, dated May 24, 2024.
- Phase II Environmental Site Assessment prepared by LaBella Associates, dated May 8, 2018.
- WB-62 Turning Movement Plan prepared by RKR Hess, 1 sheet, dated August 30, 2024.
- Parking Lot Lighting Plan prepared by entegra, 1 sheet, dated August 19, 2024.
- Brookdale Spa Plans and Elevations prepared by Ramona Albert Design, 3 sheets, undated.
- Employee Housing Plan and Elevation prepared by Schoonover & Vanderhoof Architects, LLC, 2 sheets, dated August 25, 2024.
- Maintenance Building Plan prepared by Gary Jr., 1 sheet, dated June 21, 2024.
- PNDI Receipt dated January 3, 2024.
- Supplemental Stormwater Infiltration Report for Brookdale Subdivision – Lot 2, prepared by Geo-Technology Associates, Inc., dated August 15, 2024.
- Geotechnical Engineering Report for Brookdale Subdivision – Lot 2, prepared by Geo-Technology Associates, Inc., dated August 29, 2024.
- Sewer Pump Station Design prepared by RKR Hess, dated August 2024.
- Traffic Analysis Spa Report prepared by Benchmark Civil Engineering Services, Inc., dated August 2024.
- Erosion & Sediment Control (E&S) Module 1 prepared by RKR Hess, dated August 30, 2024.



- Post Construction Stormwater Management (PCSM) & Conveyance Calculations Module 2 prepared by RKR Hess, dated August 30, 2024.
- Sewer Pump Station Design prepared by RKR Hess, dated August 2024.
- MCPC Checklist and Receipt dated August 30, 2024.
- Brookdale Spa Land Development Plan set prepared by RKR Hess, 41 sheets, dated August 30, 2024.

BACKGROUND INFORMATION

The Applicant, Brookdale Enterprises, LLC, has submitted a plan proposing the Brookdale Spa Land Development on the southern side of Back Mountain Road, west of the intersection of Dyson and Brookdale Roads. The existing property, Lot 2 of the Brookdale Subdivision, is located within the RD, Recreation Zoning District and consists of a single parcel (Tax ID No. 12/11/1/32-4). The property has an area of 31.59 acres and consists of mostly woodland areas with steep slopes, the Scot Run watercourse, and wetlands.

The site is proposed to be developed with a Nordic style Spa which consists of outdoor thermal and hydrothermal amenities as well as a 2-story 35,000 s.f. building with traditional spa services, restaurant, reception area, retail spaces, and locker rooms. The plans also propose a 2-story 50-bed employee housing building and a maintenance building. The previously submitted narrative states that the spa can accommodate 400 to 525 people and will have up to 55 staff members. Spa services are booked for 4-hour sessions. The plans propose 340 parking spaces, including 9 handicap spaces, 3 bus parking spaces, and 4 off-street loading spaces. Access to the development will be via a driveway taking access from Back Mountain Road. An existing driveway access at the west end of the property is proposed to remain, but not be improved. The plan also depicts above ground and underground stormwater management facilities.

The project is proposed to be served by on-lot water and central sewage disposal. The proposed sewer system consists of a gravity collection system which conveys flows to an onsite pump station. This pump station, with a 5 Hp grinder pump, will discharge through a 4" HDPE force main to the existing Brookdale Resort Wastewater Treatment Facility. The project narrative indicates a total flow from domestic sources of 18,550 gpd.

In accordance with Section 470-19.B.(1)(b) and the 470 Attachment 1 Zoning Use Schedule Commercial indoor and outdoor recreational and entertainment uses, including restaurants, are permitted in the RD District.

The project site is located within Districts A and B-1 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).

The Land Development Plan was accepted for review by the Pocono Township Planning Commission at its meeting held on September 9, 2024.

The following comments are planning related and reflect the requirements of the Zoning Ordinance and Subdivision and Land Development Ordinance. A technical review including comments related to the Township Stormwater Management Ordinance will be provided under separate cover.

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



ZONING ORDINANCE COMMENTS

1. Per Section 470-19.C(2)(d), the yard requirement for wells is 15 feet. *The dimension of the proposed and future wells from the property line shall be labeled on the plan to demonstrate compliance.*
2. Per Section 470-77.B., Restaurants, “No part of the subject property shall be located within 200 feet of any residential district.” *The subject tract does abut a residential (R-1) zoning district; however, the closest portion of the proposed main building is approximately 384 feet from the residential district. We recommend the Applicant request an official determination on this matter from the Zoning Officer.*
3. In accordance with Section 470-121, no building, structure, or sign shall be erected, constructed, moved, demolished, added to, or structurally altered, nor shall any use of any land, building structure, or sign be changed or expanded, without a zoning permit therefor issued by the Zoning Officer. No such permit shall be issued except in conformity with the provisions of this chapter; and:
 - a. The applicant supplying satisfactory evidence, where applicable, that the property and the proposed use thereof in compliance of the Sewage Facilities Act of the Commonwealth of Pennsylvania and regulations promulgated pursuant thereto by the Pennsylvania Department of Environmental Protection.” *All approvals required by the Pennsylvania Department of Environmental Protection shall be provided to the Township.*
 - b. The applicant supplying, where applicable, stormwater management plans approved by the Pocono Township Board of Commissioners in accordance with the applicable Pocono Township stormwater management ordinances, and an erosion and sedimentation control plan approved by the applicable governmental body or agency charged with that responsibility, with respect to any proposed construction, excavation, or other earthmoving activity. *All associated stormwater management plans, erosion control plans and approvals shall be provided.*
4. All proposed signs shall conform to the requirements of Article VII of the Zoning Ordinance and must receive approval by the Township Zoning Officer prior to erection. *All proposed signage must be submitted to and approved by the Township Zoning Officer.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

5. Per Section 390-17.B., “An application for final plan approval can be submitted only when the following conditions have been met: (1) The subdivision has previously been granted an unconditional preliminary plan approval in accord with § 390-16 of this chapter or all conditions established by the Township for the preliminary plan approval have been fulfilled by the applicant, excluding any outside agency approval or permits.” *The application indicates this is a Final Plan submission; however, a waiver would be required to permit a Preliminary/Final Land Development application and approval. We recommend the applicant request a waiver for the Preliminary/Final Land Development application.*
6. 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.” *A closure report has been submitted for the gross area; however, a closure shall be submitted for the net area of the parcel as well.*



7. In accordance with Section 390-29.I.(2), the improvements plans shall include “existing and proposed lot lines, lot areas, full lot grading, driveway locations and elevations, and any existing easements and rights-of-way.” *The portions of the property lines between the existing and ultimate rights-of-way must be dimensioned on the plan sheets.*
8. In accordance with Section 390-29.I.(4), the improvements plan shall include “information indicating available and safe sight stopping distances for all driveways, access drives, roads, etc., which must be in compliance with the most current version Pennsylvania Department of Transportation specifications.” *The required information shall be shown on the plans.*
9. In accordance with Section 390-29.I.(32)(d), the following note is required on the land development plans: “Well and sewage disposal systems shall be constructed in accordance with recommended standards of the Pennsylvania Department of Environmental Protection.” *The note shall be added to the plan.*
10. In accordance with Section 390-29.I.(32)(f), the following note is required on the land development plans: “The Planning Commission and the Commissioners have not passed upon the feasibility of any individual lot or location within a lot being able to sustain any type of well or sewage disposal system.” *The required note shall be added to the plans.*
11. In accordance with Section 390-29.J.(7), Supporting documents and information, “Water supply information. In the case of individual on-lot wells, information documenting water table depth and potential for affecting the groundwater supply. In the case of community systems:
 - (a) A statement from a professional engineer of the type and adequacy of any community water supply system proposed to serve the project.
 - (d) Privately owned central system. A statement setting forth the proposed ownership of the system and responsibility for operation and maintenance.
 - (e) A copy of any application for any permit, license or certificate required by DEP or the Pennsylvania Public Utility Commission for the construction and operation of any proposed central water supply system. Land development plan approval shall be conditioned on the issuance of said permits by PA DEP and/or PA PUC.”

The required information shall be provided.

12. 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), “All required state or federal environmental and other permits.” *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
 - b. Monroe County Conservation District/Pennsylvania Department of Environmental Protection – NPDES Permit
 - c. Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module, Water Supply Permit



- d. PADEP/USACE – Ch. 105 Small Projects Joint Permit
- e. Pocono Township Fire Department

13. In accordance with Section 390-29.J.(10), the Applicant shall provide “Confirmation that the soil erosion and sedimentation control plan has been accepted for review by the Monroe County Conservation District. (See also §390-51.)” *Submissions to, correspondence with, and permit from the Monroe County Conservation District shall be provided.*
14. In accordance with Section 390-30, “As-built plans shall include the information required by this §390-30 and additional information may be required on a case-by-case basis.” *As-built plans shall be submitted when construction is complete as outlined in this Section. A note requiring an as-built plan per Section 390-30 of the Subdivision and Land Development Ordinance shall be provided on the plan.*
15. 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.

16. In accordance with Section 390-38.A and Section 390-38.B, the developer shall provide to the satisfaction of the Board of Commissioners, and prior to final plan approval, evidence of the provision, including a plan, for the succession of ownership and responsibility for the operation and maintenance of development improvements.” *The required documentation and agreement(s) shall be provided to the Township.*
17. In accordance with Section 390-38.C.(3), “Any improvements which will remain private. In the case where roads, drainage facilities, a central sewage treatment system or central water supply, or any other improvements are to remain private, the developer shall provide for the establishment of an escrow fund in accord with §390-35A to guarantee the operation and maintenance of the improvements. Said fund shall be established on a permanent basis with administrative provisions approved by the Board of Commissioners. The amount of said fund shall be 15% of the construction cost of the system as verified by the Township Engineer. The maintenance and operation of the improvements and the administration of any required maintenance fund account shall be clearly established as the joint responsibility of the owner(s) of each structure or dwelling unit served by such system. Such responsibility and the mechanism to accomplish same shall be established by deed covenants and restrictions which shall be subject to the approval of the Board of Commissioners.” *An operation and maintenance agreement and guarantee shall be required for the stormwater management facilities, sewage system, and water supply.*



18. In accordance with Section 390-46.A., “Protection of vegetation from mechanical injury. Where earthwork, grading, or construction activities will take place in or adjacent to woodlands, old fields or other significant vegetation or site features, the Township may require that the limit of disturbance be delineated, and vegetation protected through installation of temporary fencing or other approved measures. Such fencing shall be installed prior to commencing of, and shall be maintained throughout, the period of construction activity.” *The Erosion & Sediment Control Plans shall be revised to show tree protection fence along the limit of disturbance lines and/or along the dripline of the trees to be preserved and included within the Construction Sequence.*
19. In accordance with Section 390-46.C., “Protection of vegetation from excavations. When digging trenches for utility lines or similar uses, disturbances to the root zones of all woody vegetation shall be minimized. If trenches must be excavated in the root zone, all disturbed roots shall be cut as cleanly as possible. The trench shall be backfilled as quickly as possible.” *This shall be noted on the Erosion & Sediment Control Plans.*
20. Per Section 390-46.D.(1), “Except as approved on the preliminary plan, no topsoil shall be removed from the site and shall be retained on the site as necessary for proper site stabilization.” *A note to this effect must be added to the plans.*
21. In accordance with Section 390-48.H.(1), “wherever there exists a dedicated or platted portion of a road or alley along a boundary of the tract being subdivided or developed the remainder of said road or alley shall be platted to the width required by this chapter based on the classification of the road within the proposed development.” *As noted in the Sketch Plan review, Back Mountain Road is a Collector Road. Minimum design standards are a 60' right-of-way, 20' travel way, and 28' cartway with shoulders. The plans appear to show a 60' proposed ultimate right-of-way, a 19' existing travel way, and a 20.6' existing cartway. Therefore, the plans shall be revised to reflect the required travel way and cartway along the property frontage to meet the ordinance requirements.*
22. Per Section 390-48.S., Clear sight triangles. “At all road intersections and all land development driveways/accesses, a triangular area shall be graded and/or other sight obstructions removed in such a manner as not to obscure vision between a height of two to 10 feet above the center-line grades of the intersecting roads.” *Clear sight triangles shall be shown on the plan and restrictions noted.*
23. In accordance with Section 390-48.T.(2), “Sight distance requirements for all driveways and access drives intersecting a state, Township or private road shall be in accordance with the Pennsylvania Code, Title 57, Transportation, Chapter 441 "Access to and Occupancy of Highway by Driveways and Local Roads," last edition. All sight distance obstructions, including, but not limited to, embankments and vegetation, shall be removed by the applicant to provide the required sight distance.” *While the Site Plan does show a "Sight Distance" label, it does not identify whether it is required or provided. Both the required and provided sight distances shall be added to the plans and labeled accordingly.*
24. In accordance with Section 390-48.T.(9), “Driveways and access drives shall intersect roads as nearly as possible at 90°, but in no case less than 75° or greater than 105°.” *The angle of the intersection of the access drive with Back Mountain Road shall be indicated on the plans.*
25. In accordance with Section 390-48.T.(13)(a), “The access drive within the legal right-of-way of the public road, or for a distance of at least 20 feet from the edge of the cartway, whichever is greater, shall



not have a grade in excess of 4%. The grade of any access drive shall not exceed 10%.” *A profile shall be added to the plans must demonstrate compliance with this requirement.*

26. Per Section 390-48.T.(13)(b), “Access drive entrances into all nonresidential and nonagricultural use properties shall be no less than 24 feet in width, shall not exceed 36 feet in width at the road line, unless provided with a median divider, and shall be clearly defined by curbing. The curbs of these driveway entrances shall be rounded with a minimum radius of 20 feet from where they intersect a road.” *Radii dimensions must be added to the driveway entrance at Back Mountain Road as required by the ordinance. Additionally, the “road line” is defined as being at the right-of-way line; therefore, the proposed driveway is 50 feet wide at that point and does not meet the ordinance requirement. A waiver request has been submitted. The justification states that the width is required to accommodate the turning movements for a WB-62 truck.*
27. Per Section 390-48.T.(14), “Concrete aprons shall be provided for all access drives with concrete sidewalks.” *A concrete apron must be provided for the driveway at Back Mountain Road.*
28. Per Section 390-48.W.(1), “Cuts and fills. 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.” *It is noted the proposed embankments along the access drive and throughout the site are shown to be 2:1. A waiver has been requested to permit the 2:1 slopes. The justification states that erosion control matting will be provided and the stability of the slopes will be documented in a geotechnical report. The submitted geotechnical report indicates that slopes greater than 3H:1V will require additional engineering evaluation; therefore, the “additional engineering evaluation” supporting the waiver request must be provided.*
29. Per Section 390-48.AA., “Sidewalks; crosswalks. 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 are required to be provided along Back Mountain Road.*
30. Per 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. *The Plans must be revised to reflect the required monuments at each change of direction along the outbound of the property.*
31. In accordance with Section 390-49.B.(4), “Markers shall be set at each existing and proposed lot corner. If it is impossible or impractical to set a survey marker precisely on the corner, then survey markers may be established on the line of the lot and offset a distance from the actual corner. Such distance shall be so noted on the final plan.” *The plan shall be revised to provide the required markers at each proposed corner of the property.*
32. 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 basins show interior side slope grades of 3:1 (33%) and exterior side slopes of 2:1 (50%). A waiver has been requested to permit the*



2:1 slopes. The justification states that erosion control matting will be provided and the stability of the slopes will be documented in a geotechnical report. The submitted geotechnical report indicates that slopes greater than 3H:1V will require additional engineering evaluation; therefore, the additional engineering evaluation" supporting the waiver request must be provided.

33. Per Section 390-50.D.(12)(c), "The anti-seep collars shall extend a minimum of two feet beyond the outside of the principal pipe barrel." *The design currently shows the projection to be 1.5 feet. This must be revised to the required minimum of 2 feet.*
34. Per Section 390-50.D.(12)(d), "The maximum spacing between collars shall be 14 times the minimum project of the collar measured perpendicular to the pipe." *The collar spacing for the 36" pipe out of Basin 4 exceeds the 14 times dimension and must be revised accordingly.*
35. Per Section 390-50.D.(12)(e), "A minimum of two anti-seep collars shall be installed on each outlet pipe." *The 36" pipe out of Basin 4 only has 1 collar proposed and must be revised to show the two collars required.*
36. Per Section 390-50.D.(13)(a), "All outlet pipes through the basin berm shall be reinforced concrete pipe with watertight joints." *The plan shall identify the requirement for watertight joints.*
37. In accordance with Section 390-50.D.(15), "All detention/retention basin embankments shall be placed in a maximum of eight-inch lifts compacted to a minimum of 95% of modified proctor density, as established by ASTM D-1557. Prior to proceeding to the next lift, the compaction shall be checked by the Township Engineer or a certified soils engineer. Compaction tests shall be run on the leading and trailing edge of the berm along with the top of berm." *A note regarding the compaction testing requirement shall be added to the plans outlining these requirements.*
38. In accordance with Sections 390-51.A. and B., "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", and, "Preliminary plan approval shall be conditioned on all required approvals and permits from the Monroe County Conservation District and/or PA DEP." *The proposed site disturbance is greater than one (1) acre, therefore an NPDES Permit is required. A copy of the NPDES Permit and letter of determination of erosion and sediment control adequacy shall be provided to the Township, as well as any correspondence between the Applicant and Monroe County Conservation District and PADEP.*
39. Per Section 390-52.A.(2), "All suppliers of non-municipally owned, centralized water and/or sewer services shall be organized in such a fashion as may be required by the Pennsylvania Public Utility Commission and the Developer shall provide for operation, maintenance, and continuity of services in a manner which is acceptable to the Township." *The O&M requirements and ownership/maintenance plan for the water and sewage facilities must be provided to the Township, including any certificate of public convenience from the PUC.*
40. Per Section 390-52.B., "Well setbacks. All wells shall comply with the setback requirements of the Township in any Well Ordinance[1] or in Chapter 470, Zoning. Proposed well locations shall be shown on the plan to confirm compliance." *The plans show a proposed well and a future well. The required well setbacks must be shown on the Plans.*



41. Per Section 390-52.E.(1), "Project supply. If an approved public water supply is not accessible and water is to be furnished on a project basis, the applicant shall, upon submission of the subdivision or land development plan, submit written evidence that he has complied with all Township and state regulations, and that the proposed system to be installed meets the requirements of the PA PUC, PA DEP, and any other applicable regulations." *The required documentation must be provided for the on-lot water supply.*
42. Per Section 390-52.E.(3)(a), "Wells shall be sited, drilled and tested under the direct supervisor of a registered professional engineer and/or a professional hydrogeologist." *Drilling logs, testing, and installation oversight of the well drilling and testing must be provided.*
43. Per Section 390-52.E.(3)(b), "Wells shall be located away from potential source of pollution on a reserved area of not less than 2,500 square feet in size." *The reserved areas for the proposed and future wells must be defined on the plans.*
44. Per Section 390-52.E.(3)(c), "The capacity of the well(s), as certified by a professional engineer, shall be sufficient to produce at least 110 gallons per capita per day and/or 400 gallons per day for each residential dwelling unit to be served. Adequate capacity of any well(s) to service industrial or commercial establishments shall be documented by the applicant to the satisfaction of the Township and the Township Engineer." *The design engineer is required to provide documentation that the wells can provide adequate capacity for the proposed commercial development.*
45. Per Section 390-52.E.(3)(d), "Wells shall be pump tested utilizing a controlled step-draw down test to establish the specific capacity of each well and to establish a long-term pumping rate. The well shall be pumped at the above determined long-term pumping rate for a sufficient period of time for stabilization to occur and the recovery noted. In no case shall a pumping rate greater than the recharge rate be allowed." *The required pump testing results must be provided.*
46. Per Section 390-52.E.(3)(f), "Documentation of the effect of the projected area-wide drawdown of the water table may be required by the Township if the anticipated pumping of groundwater warrants such documentation." *It is unclear what other existing wells may exist on the neighboring properties that could be affected by the proposed wells. The design engineer shall identify other wells and the effect of the new well(s) within the potential drawdown area.*
47. Per Section 390-52.E.(4)(d), "The design and installation of any central (public or community) water supply system shall be subject to the approval of the Township, the PA DEP and other regulatory bodies having jurisdiction. Any such system shall be further subject to satisfactory provisions for the maintenance thereof. Standards and materials for the construction of any central water supply system shall meet or exceed those requirements described in the "Public Water Supply Manual of the Pennsylvania Department of Environmental Protection" and shall be subject to the approval of the Township." *The design engineer shall provide an operational and maintenance plan prepared by a PA Licensed Water Supply Operator.*
48. Per Section 390-52.E.(4)(e), "In all subdivisions and land developments served by a central water system, the following water pressure and gallonage requirements shall apply: [2.] Commercial or industrial use 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.” *The required study of the distribution system must be submitted for review.*

49. Per Section 390-52.E.(4)(f)[1], “Fire hydrants suitable for the coupling of equipment serving the Township shall be installed as specified by the Insurance Services Office of Pennsylvania and shall comply with applicable fire company standards. Location of hydrants shall be approved by the Township.” *Proposed fire hydrants must be shown on the plans and approved by the Fire Company.*
50. Per Section 390-52.E.(4)(f)[6], Commercial or industrial use.
 - [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.

Documentation that the required fire flows can be met must be provided to the Township.

51. Per Section 390-52.E.(4)(g)[3], “If wells are to be utilized as a part of the proposed water supply system, the number of wells, the pumping capacity of each well, the number of hours per day that each well pump operates, the depth of each well, depth of water table in each well, diameter of well casing, draw-down rated capacity of each well, the maximum sustained yield from the well test together with a copy of the well test data all shall be supplied with the proposed study.” *The required well test information shall be submitted to demonstrate compliance.*
52. Per Section 390-52.E.(4)(g)[7], “For any new commercial or industrial use, a minimum pressure of 30 pounds per square inch shall be provided which shall meet all potable water supply requirements for the intended use in addition to providing fire-flow water requirements for a minimum duration of two hours of not less than 500 gallons per minute at residual pressures of 30 pounds per square inch. Fire hydrants for either residential, commercial, or industrial development shall be spaced every 600 feet within the proposed development.” *Documentation that the required fire flows can be met must be provided to the Township.*
53. Per Section 390-52.E.(4)(g)[8], “The water supply study shall demonstrate that all potable water required for the subject subdivisions and/or land developments shall meet the water quality standards as established by the United States Environmental Protection Agency, originally listed as the National Interim Primary Drinking Water Regulations, EPA Document No. 570/9-76-003, and as further amended in the Federal Register, Wednesday, December 24, 1975, through Wednesday, August 27, 1980, and including the National Secondary Drinking Water Regulations as listed in the Federal Register, Thursday, July 19, 1979. In addition, any known carcinogens which have been identified as of the date of this chapter, and which might be identified after the date of this chapter, shall be identified in any and all testing procedures of the proposed public water supply and water supplies exceeding the established carcinogenic levels shall not be utilized for domestic purposes.” *New source water quality testing shall be provided for all wells.*



54. Per Sections 390-52.E.(4.)(i)[1] and [4], “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.” and “Water mains shall be configured to form a loop system to enhance the continual supply of fresh water.” *The required loop must be added to the water system.*
55. Per Section 390-52.E.(4.)(i)[20][a], “Water mains shall be a minimum diameter of eight inches except at the end of a permanent cul-de-sac, unless another size is required for fire flow or other criteria. A six-inch main may be used when it serves not more than 20 dwelling units and only one fire hydrant.” *The plans depict two separate 8” water lines for fire and domestic use. We recommend the size of the domestic line be reconsidered. Providing potable water at a flow rate which is able to flush the 8” line is likely not possible from a system this small. Provided there is adequate distribution capacity of a smaller diameter water mains, as justified by appropriate analysis, a waiver from this provision would be required.*
56. Per Section 390-52.E.(4.)(i)[22], “Pipe bedding and backfill shall be installed in accordance with the pipe manufacturer's recommendations.” *The plans propose PennDOT 2A stone, which is a bedding typical of DIP or RCP Pipe, not PVC. The bedding shall be AASHTO 57 or similar clean crushed stone. Type 2A as shown is acceptable for the backfill.*
57. Per Section 390-52.E.(4)(k), “If the proposed subdivision or land development will utilize groundwater as the source of potable water, a hydrogeology study shall accompany the preliminary plan.” *The required study shall be provided.*
58. Per Section 390-52.E.(5), “Flow rates. 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 model of the distribution system shall be provided to demonstrate that the required flows can be provided.*
59. Per Section 390-52.E.(6), “Water resources impact study. A water resources impact study shall be required for all residential developments involving 12 or more lots and any nonresidential development proposing to withdraw 4,000 or more gallons of water per day over a thirty-day period.” *The required hydrogeologic study and calculations shall be provided in a format to meet this requirement since the anticipated water usage is over 4,000 gpd.*
60. In accordance with Section 390-52.G.(1)(b)[2], “Minimum cover over the top of the sewer shall be 4 1/2 feet unless special construction precautions such as cast-iron pipe or concrete encasement are specified and approved.” *The following locations along the proposed sanitary sewer appear to have less than 4 1/2 feet of cover and must be revised accordingly: STA 16+27 and STA 14+35.*
61. In accordance with Section 390-52.G.(1)(b)[8], “Sewers shall be located a minimum of 10 feet horizontally from any obstruction such as a building. Sewers must be a minimum of 10 feet from a water main or 18 inches (measured from top of sewer to bottom of water main) under the same. When a sanitary sewer line crosses above or under any other pipeline with separation of less than 18 inches, the sanitary line will be provided with concrete encasement that extends 10 feet on either side of the pipe being crossed.” *Concrete encasement locations must be shown on the plans and profiles where the minimum separation distances are not achieved.*



62. In accordance with Section 390-52.G.(1)(b)[9], “Material. All gravity sewer mains shall be [a] Ductile iron pipe and shall conform to ASTM A764 or [b] Polyvinyl chloride (PVC) SDR 35 pipe for up to 14 feet depth; SDR 26 for up to 18 feet depth; SDR21 for up to 20 feet depth, and shall conform to ASTM D3034.” *We recommend the applicant request a waiver to utilize HDPE pipe for the force main.*
63. In accordance with Section 390-52.G.(1)(c)[3], “Manholes shall have a drop of 0.2 foot between the inlet and outlet.” *The plans shall be revised to provide the minimum 0.2-foot drop through the sanitary manholes.*
64. In accordance with Section 390-52.G.(1)(c)[6], “In all manholes, the pipes entering and leaving the structure shall be oriented so that the flow angle is not more than 90°.” *The proposed pipe angles at sanitary MHs 10 and 17 shall be labeled on the plans to demonstrate conformance with this requirement.*
65. In accordance with Section 390-55.B.(1), “Preservation of existing vegetation. Each mature tree, tree mass, or woodland on the site shall be designated “TO REMAIN” or “TO BE REMOVED” and shall be shown on the plan” in accordance with the criteria in this section. Additionally, Section 390-55.B.(1)(a) states “All subdivisions and land developments shall be laid out in such a manner as to minimize the removal of healthy trees and shrubs on the site. Mature trees (six inches or greater dbh) shall be preserved insofar as possible; and special consideration shall be given to major specimen trees (12 inches or greater dbh). The plan shall show the location of major specimen trees in areas of the site proposed for development, and the edge of existing woodlands.” *The plan shall be revised to identify any specimen trees and to clearly show the disposition of existing vegetation on the site. This information should be provided on an existing features/demolition plan.*
66. Pursuant to Section 390-55.B.(2), “Protection of existing vegetation. Existing vegetation designated “TO REMAIN” in accord with Subsection B(1)(c), above, shall be identified in the field prior to any clearing and shall be physically protected throughout the construction process. A temporary physical barrier, such as a snow fence, shall be erected a minimum of one foot outside the dripline on all sides of individual trees, tree masses, or woodlands prior to major clearing or construction. The barrier shall be placed to prevent disturbance to, or compaction of, soil inside the barrier and shall remain until construction is complete. The barrier shall be shown on the landscape plan.” *Tree protection fencing shall be shown along the “proposed” treeline. A detail of the fencing shall also be added to the plans.*
67. Per Section 390-55.B.(6), “Clear sight triangles. All landscaping shall comply with the sight distance requirements of this chapter, including intersections of public streets and access drives of commercial, industrial, and multifamily developments.” *The clear sight triangles shall be shown on the landscaping plan.*
68. In accordance with Section 390-55.C.(2)(a), “One planting island shall be provided for every 10 parking stalls.” *For a parking area of 340 spaces, thirty-four (34) planting islands are required. The plan shall include a Compliance Chart tabulating the requirements compared to what is provided on the plans.*
69. Per Section 390-55.C.(2)(e), “Planting islands shall be a minimum of nine feet by 18 feet in dimension, underlain by soil (not base course material); mounded at no more than a 3:1 slope, nor less than a 5:1 slope; and shall be protected by curbing or bollards. Each planting island shall contain a minimum of



one shade tree plus shrubs and/or ground cover sufficient to cover the entire area.” *The plan shall dimension the widths of the proposed parking islands. Additionally, the specified “rock mulch/rock ground cover” is not listed in Appendix A as an acceptable ground cover. The applicant should discuss this with the Township.*

70. Per Section 390-55.C.(2)(f), “All planting strips shall be a minimum of eight feet wide. Strips shall run the length of the parking row, underlain by soil (not base course material), shall be designed to encourage the infiltration of stormwater insofar as possible, and shall be protected by curbs, wheel stops, or bollards. Planting strips shall contain plantings of street-type shade trees at maximum intervals of tree per 30 feet, plus shrubs and/or ground cover, as approved by the Township, to cover the entire area.” *The width of the planting strip between the parking aisles at the front of the building shall be dimensioned.*
71. Per Section 390-55.C.(2)(g), “The placement of light standards shall be coordinated with the landscape plan to avoid a conflict with the effectiveness of light fixtures.” *Several light standards shown on the Landscape plans conflict with the proposed landscaping. The plans shall be coordinated and revised as necessary to avoid conflict.*
72. Per Section 390-55.C.(2)(h), for parking lots with 10 or more stalls, “Plants shall comply with the requirements of §390-55G of this chapter. The use of plants selected from the List of Acceptable Plants in §390-55H is required.” *A proposed shrub, Bog Rosemary, is not on the list of acceptable plants. A waiver has been requested to utilize the Bog Rosemary due to its resistance to deer browsing.*
73. Per Section 390-55.D.(1)(a), “Street trees shall be required along all existing streets abutting or within the proposed subdivision or land development.” *Street trees are required along Back Mountain Road.*
74. Per Section 390-55.D.(3)(d), “Trees shall be planted at a ratio of at least one tree per 50 linear feet of frontage or fraction thereof. Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced.” *Street tree requirements shall be calculated based on the actual frontage of the property with no exclusions for access drives. The calculations and the required number of trees shall be provided on the Landscaping Plan.*
75. Per Section 390-55.E.(3), “Basin grades. Minimum grades inside stormwater basins shall be 1% unless infiltration is an integral part of the design; and maximum side slopes of the basin shall be 33% (3:1 slope).” *The proposed basins show interior side slope grades of 3:1 (33%), exterior side slopes of 2:1 (50%), and flat bottoms. A waiver request has been submitted to permit steeper side slopes with erosion control matting and a flat bottom to provide for infiltration and evapotranspiration. In part, the justification states that erosion control matting will be provided and the stability of the slopes will be documented in a geotechnical report. The submitted geotechnical report indicates that slopes greater than 3H:1V will require additional engineering evaluation. The “additional engineering evaluation” supporting the waiver request must be provided.*
76. In accordance with Section 390-55.F.(3)(c) and Table 390-55-1, “The width and quantity and type of plants required shall be determined by the intensity of the proposed land use and the adjacent land use, vacant land, or zoning district, according to Table 390-55-1.” *Buffer calculations must be provided on the Landscaping Plan. The calculations/tabulation shall include the property line lengths, the intensity of the buffer, and the required and provided number of plants for each buffer area.*



77. In accordance with Section 390-55.F.(3)(f)[4], “A variety of tree species is required”. *The plan shall demonstrate compliance with the required maximum percentage of any one species.*
78. In accordance with Section 390-55.F.(4)(c), “The type of site element screen required shall be determined by the site element and the adjacent existing land use or zoned use in the case of vacant land, according to Table 390-55-2.” *Site element screens and calculations must be provided on the Landscaping Plan for the detention basins and the sewage pump station.*
79. In accordance with Section 390-55.G.(2), plants shall meet the requirements of this section “Plant specifications”. *Planted material shall meet the minimum size requirements of this section. The landscaping plan shall be revised accordingly as necessary.*
80. 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.*
81. Per Section 390-55.I.(1)(a), “Existing features. The location and character of existing buildings; mature trees standing alone; location and elevation of major specimen trees (12 inches or greater dbh) in any area of the site proposed for development; outer limits of tree masses and other existing vegetation; and the location of floodplain, wetlands, and other natural features that may affect the location of proposed streets, buildings, and landscape plantings.” *The applicant is requesting a waiver from showing this information on the plans.*
82. In accordance with Section 390-55.I.(2)(f), the final landscape plan shall include “Location of all proposed landscaping, including required street trees, stormwater basin landscaping, parking lot landscaping, property line buffers, and site element screen landscaping.” *The Landscape Plan C.L.01 reflects 2 grey bars in the southwest corner of the site with the label “Buffer Required”. The buffer plantings must be shown.*
83. In accordance with Section 390-55.I.(2)(h), the final landscape plan shall include “A schedule showing all landscape requirements and plants proposed for each category.” *The schedule shall be added to the landscape plan and completed for each required landscape category.*
84. 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.*
85. In accordance with Section 390-56.A.(4)(a), “Lighting plans shall be submitted for reviews and approval of any installation of lighting in connection with a land development application for any use identified in Subsection A(2) of this section. Lighting plans shall include the following:

[1] A site plan, complete with all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), vegetation that might interfere with lighting, and adjacent uses that might be adversely impacted by the lighting, containing a layout of all proposed fixtures by location and type.



proposed within the study area. We recommend this Analysis be provided to PennDOT for evaluation with respect to the timing of the traffic signals recently installed at 611/Brookdale Road.

SANITARY SEWER AND PUMP STATION COMMENTS

90. The plan detail for the pump station shows the total depth of the structure to be 10' while the narrative states 9'. The documents must be revised for consistency.
91. Control specifications shall be provided for a run time meter, pump alteration, pump safe relays, and an autodialer for pump station failures.
92. The proposed meter shall be specified and data sheets provided.
93. The plan and control panel shall provide for an audible and visual alarm within line of sight of the pump station.
94. The material type, i.e., DR9 HDPE, shall be added to the plan view and profile of the force mains.
95. The grinder pump specification provides marginal pump capacity to maintain scour velocity. Since grinder pumps are known to lose capacity over time, we would recommend a flow rate of no less than 80 gpm with the proposed 4" force main.
96. The backwash of the pool system is reported to be 5,600 gpd. The peak rate of the backwash must be determined and demonstrated that it does not overwhelm the connected pump station. Further, pool backwash is known to have a much stronger waste than traditional sewage. The organic loading capacity of the WWTP, both in total daily load and concentration, must be analyzed to demonstrate it can handle the proposed combined waste.
97. The size of the sewer laterals for the building connections must be provided. For commercial uses, the size shall be no smaller than 6".
98. The lateral from the main building shall tie directly into the sewer main with a wye, not into MH 10.
99. The size of the stub for the pool backwash system from the MH connecting to MH 11 must be provided. Additionally, this manhole shall be provided with a unique number for identification.
100. The light post immediately upslope of MH 11 appears to be set over the sewer main and must be relocated.
101. The construction details of the proposed grease trap must be provided.
102. The force main crosses under Scot Run, a regulated water course. A Chapter 105 stream encroachment permit is required for this crossing.
103. Per the Domestic Wastewater Facilities Manual, Section 27.2, the pipe material under the stream must be cast or ductile iron, or be concrete encased. The applicant must consult with the PADEP to determine if the proposed variation from the standard is acceptable for the use of HDPE directional boring being proposed.



104. Notation shall be added to the sewer plans that state “Force main boring must be monitored in real time to verify the location of the force main both horizontally and vertically during boring activities.
105. At least one cleanout location should be provided in the midpoint of the force main.
106. Anti Seep collars should be provided on the sanitary sewer line upslope of Manhole 21 and the sewage pump station because of the proximity of the infiltration basin immediately upslope.
107. The proposed 3” HDPE line shown along Dyson Road should have shut off valves proposed on the 3” lateral stubs.
108. A Township Road occupancy permit must be obtained for the road crossings in Brookdale and Dyson Roads.
109. Tees and isolation valves shall be provided along Boulder Drive on both the 4” and 3” lines to allow for potential extension to connect to the Township’s sewage collection system if desired in the future.
110. Lot 2 (this project) and Lot 3 are separate legal parcels. An easement on Lot 3, to benefit Lot 2, must be provided to allow for the installation and future maintenance of the force mains.
111. An easement through the Brookdale Resort property for the connection and future maintenance of the force main to the existing Wastewater Treatment Facility must be provided.
112. Notation shall be added to the Site Plan stating the ownership and maintenance responsibilities of the force main and sewage pump station and the requirement for an operational plan to be prepared which includes the operation and maintenance responsibilities, schedules, and emergency contacts. This shall be provided to the Township prior to issuance of a Certificate of Occupancy.
113. Copies of agreements allowing for the connection to and treatment of sewage through the existing Brookdale Resort Wastewater Treatment Facility for this project must be provided to the Township.
114. Details of the connection to the headworks of the WWTP shall be provided.
115. The hydraulic capacity of the headworks shall be provided demonstrating that the additional peak flows do not cause overload of the WWTP during peak flow conditions from all connected users.
116. The sewer profiles show multiple drop manholes. It is recommended that the design engineer review the plans to eliminate as many drop manholes as possible.
117. All drop manholes shall be specifically labeled in the profile view.
118. Isolation valve construction details for the force mains shall be provided utilizing plug valves.
119. The sewer notes provided on plan sheet C.DU.01 provides references to Township Sewage system standards. This system is not connecting to nor is regulated by Township sewer system rules and regulations. The notes should be revised accordingly.



120. The manhole details shall be revised to provide for bedding under the manholes with PennDOT 2A stone to limit ground water migration under and around manholes.
121. A construction detail for the proposed drop manholes shall be provided showing exterior drop with full concrete encasement.
122. Figure 12c, 4' Dia. Deep Manhole Profile, refers to Notes 5-7 on Figure 12.f. The figure and corresponding notation could not be found in the plan set.

WATER COMMENTS

123. The plans identify a water treatment, storage, and pump system within the maintenance building. Information related to this treatment must be provided to the Township for review.
124. The location of the water storage tank to provide fire protection services must be shown.
125. The fire flow demand must be established.
126. This project will require a Township permit for the well(s) prior to construction per Code Chapter 439. The location and construction of the proposed well(s) must comply with Township ordinances.
127. The project will require a water supply permit under PA Code, Title 25, Chapter 109.
128. The plan appears to indicate that there will be a dedicated fire protection system. Notation shall be added stating the fire protection system, including the fire protection water main, shall be constructed, tested, and operated in compliance with the NFPA.
129. Potable water mains crossing under any storm or sanitary lines shall have concrete encasement. The encasement shall be added to the plans and profiles.
130. The water main trench detail shall be revised to indicate that 5' of cover is required over the fire protection main in compliance with NFPA.

MISCELLANEOUS COMMENTS

131. The Township Land Development Plan (LDP) No. 1425 shall be placed in the lower right-hand corner of all plan sheets and provided on all subsequently submitted documents.
132. Legends shall be added to all plan sheets depicting line and hatching types.
133. Wetlands and wetland marker numbers per the wetlands report shall be added to the Existing Resources/Demolition Plan Sheet C.EX.01.
134. We recommend an overall site plan be added to the set for clarity of the proposed improvements.
135. The Site Plans contain a dark line parallel to and offset 25 feet from the existing title line (centerline of the road). It is unclear as to what this line is and it must be labeled.



136. The proposed grading shown on the Site Plans does not match that shown on the PCSM plans. All proposed grading shall be consistent throughout the plan set.
137. Additional information regarding the existing 15' private access easement (PB 59 PG79) shall be provided to the Township.
138. The parking space access aisles between the handicapped parking spaces shall be marked.
139. Landscape island dimensions shall be added to the Site Plans.
140. The separate Turning Movement Plan shows a WB-62 entering and exiting the site and the loading dock at the main building. A fire truck shall also be run to demonstrate accessibility to the back of the building from the western parking lot as well as any required circulation route for the truck.
141. The plans shall identify the trash collection/dumpster areas. The trash truck circulation shall be verified through a turning movement plan.
142. Bus navigation to and from the bus parking spaces shall be demonstrated on a turning movement plan.
143. It was represented at a Planning Commission meeting that the existing gravel driveway along a portion of the southwestern side of the site will remain to provide emergency access to the rear of the Maintenance and Employee Housing buildings. The Turning Movement Plans shall also demonstrate vehicular accessibility for this gravel driveway.
144. The graphic scale on Sheet C.EX.01 is incorrect. It scales 1.7"=80' on the printed plans.
145. The following discrepancies are noted with respect to the Overall Gross Area closure report and Plan Sheet C.S.01:
 - a. Segment #4: The course and length do not match between the report and the plan.
 - b. Segment #8: The course does not match between the report and the plan.
 - c. Plan Sheet C.S.01 also does not match Plan Sheet C.EX.01 on these courses.
146. The linework for the proposed maintenance building lateral profile on Sheet C.UT.04 is missing from the profile and must be added.

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 and Subdivision Plan.

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



If you should have any questions regarding the above, 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
Brookdale Enterprises, LLC – Applicant
Nate Oiler, P.E. – RKR Hess, a division of UTRS, Inc.
Kristina Heaney – Monroe County Conservation District
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates

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MONROE COUNTY PLANNING COMMISSION

September 5, 2024

Jerrold Belvin, Manager
Pocono Township Municipal Building
112 Township Drive
PO Box 197
Tannersville, PA 18372

Re: Monopine Tower
Land Development Plan
Pocono Township
MCPC Review #149-24

Dear Mr. Belvin:

The above cited plan was reviewed by Eric Koopman, Lead Senior Planner, and Nathan Oiler, P.E., of RKR Hess, a division of UTRS, Inc., on behalf of the Monroe County Planning Commission. You will find their comments enclosed.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on October 8, 2024 at 5:00 p.m. at the Monroe County Planning Commission. 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/ebk

cc: Cassidy Robinson PE

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Stroudsburg, PA 18360



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MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director
FROM: Eric Koopman, Lead Senior Planner
DATE: September 5, 2024
SUBJECT: Monopine Tower
Land Development Plan
Pocono Township
MCPC Review #149-24

This 51.50 acre site is located on the westerly side of Sky View Drive, approximately 700 feet south of its intersection with Crescent Lake Road. The plan proposes to construct a 150' cellular tower and pad site, gravel parking area, access drive, stormwater controls, and various other site improvements. The site is currently developed and contains a single-family residential dwelling and several accessory structures. No additional water supply or sewage disposal systems are proposed for the cellular tower and the site is located in a Low Density Residential (R-1) zoning district in which the proposed use is permitted as a special exception.

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 proposed project requires special exception approval. The plan states that 'conditional use' approval had been granted on December 8, 2023, however no supporting documentation regarding conditional or special exception use approval was included with the submitted materials. The Township should confirm the approval status for this special exception land use.
2. The applicant is requesting numerous waivers from the Township Subdivision and Land Development Ordinance (SALDO). Given the number and scope of such requested waivers, it is recommended that the feasibility of site development and the necessity of such requests be carefully considered before granting any approvals.
3. Cellular towers are subject to numerous additional standards as per §470-52 of the Township Zoning Ordinance. This includes providing various documentation and standards concerning colocation, design, setbacks, and other regulations. No narrative or supporting documentation concerning this section of the ordinance was provided, and the Township should ensure that all additional standards are met by the project.
4. The Tax ID indicated on the MCPC Review Checklist is incorrect. The correct Tax ID is 12.16.1.24.

5. This site contains wetland and floodplain areas. While a 50' wetland buffer is delineated for some of these areas, it is not delineated for all wetlands on the site, including some in close proximity of the proposed tower pad site. The Township should ensure that any construction activities are consistent with stormwater ordinance provisions.
6. The area of disturbance is to be just under one acre. The Township should confirm with the Monroe County Conservation District that a NPDES permit will not be required.
7. No open space is to be provided, nor does the applicant propose a fee-in-lieu of recreation and open space areas. A waiver has been requested from the requirements of §390-58 "Common open space, recreation fees, and fees in lieu". The Township should carefully consider this request before granting any approvals.
8. No lighting or landscaping is proposed for this project. Waivers have been requested concerning landscaping. The Township should carefully consider such a request.
9. The MCPC Checklist indicates that the cell tower is to be 150' in height, while the plan details the tower as being 155' in total. Actual tower height and consistency with maximum height permitted should be confirmed.
10. An eight foot tall perimeter chain-link fence is being proposed. It should be noted that the top of the fencing is to feature barbed wire, and the Township should determine if this is acceptable.
11. The tower appears to utilize camouflage to resemble a tree at the upper portions of the structure. The Township should carefully review details of this camouflage to ensure the design is aesthetically attractive and visually consistent with the surrounding area.
12. It should be noted that additional water supply and sewage disposal systems are not being proposed for this project.
13. It is recommended that the Township collaborate with the Fire Department in order to review the development along with the fire safety measures being proposed.
14. It should be noted that the Pennsylvania Natural Diversity Inventory (PNDI) review was not submitted by the owner/developer. Potential impacts are unknown.
15. The proposed project does not affect any areas of importance identified in the Monroe County Natural Areas Inventory, 1991 and the Updated Inventory, 1999.
16. The proposed project does not affect any of the historic areas identified in the Monroe County Historic Preservation Plan, 1980.

17. According to the Hamilton, Stroud, and Pocono Township, and Stroudsburg Borough Regional Comprehensive Plan Update, 2022, the plan is consistent in terms of addressing the need for improved cellular/broadband coverage.
18. The proposed project is generally consistent with the Monroe County Comprehensive Plan, December 2014, with respect to enhancing infrastructure within the County.
19. The recommendations made by Nathan Oiler of RKR Hess, A Division of UTRS, Inc. in his review, dated August 28, 2024, are 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.

August 28, 2024
Project No. 10230.246

Monroe County Planning Commission
Monroe County Administrative Center
701 Main Street, Suite 405
Stroudsburg, PA 18360

ATTENTION: MS. CHRISTINE MEINHART-FRITZ, DIRECTOR

**SUBJECT: PRELIMINARY LAND DEVELOPMENT PLANS – MONOPINE TOWER
PROPERTY OWNER: DONALD & NORMA BEATY
APPLICANT: SBA TOWERS X, LLC.
POCONO TOWNSHIP**

Dear Ms. Meinhart-Fritz:

The project site is located on a 51.7 acre site at 1124 Sky View Drive, Scotrun, PA. The site currently contains an existing residence, a pavilion, an outhouse and a existing shed, all proposed to remain. An existing gravel drive currently provides access from Sky View Drive. The project proposes installing a new 150 foot monopine cellphone tower with a pad foot print of 7,056 S.F. Site improvements include one parking space and improvements to the existing gravel drive.

We have reviewed a twenty-eight (28) page set of Preliminary Land Development Plans prepared by LaBella Associates located in Dunmore, PA.

This submittal was reviewed in accordance with generally accepted engineering and planning practices and the guidelines established by the Monroe County Planning Commission. We offer the following comments based on the information submitted:

ZONING AND COMPATIBILITY WITH SURROUNDING USES

1. The project is in the R-1, Residential Zoning District. A communication tower is permitted as a special exception in this zoning district. Approval from the Zoning Hearing Board for special exception will be required.
2. The Pocono Township Ordinance requires a substantial amount of supplemental information for Communication Tower Application. This information includes items such as a letter of commitment to shared use of the tower, FAA notices, analysis confirming the proposed antenna could not be collocated on an existing tower agreements for governmental use of the tower and a written agreement to remove the tower if not in use and financial security for the cost of removal. None of the required information was provided with the submission to the Planning Commission.
3. The proposed monopine tower is located in the middle of the site, providing the 150 foot setback required. The properties to the north of the proposed monopine tower are located in the R-1 zoning district. The property to the northeast is currently undeveloped. The property to the northwest has an existing building located over 1000 feet from the tower site. The property is adjoined by Sky View Drive to the east. The

property to the west is located in the R-1 zoning district and is currently undeveloped. The property to the south is located in the CD zoning district and is currently undeveloped.

4. An analysis of compliance with zoning requirements such as setbacks, parking has been provided in the application indicating the proposed development complies with zoning requirements for communication tower as a special exception use.

LOT ACCESS, LAYOUT AND PARKING

5. Vehicular access to the project is proposed to be provided by one full access driveway, from Sky View Drive, a private road. The existing gravel drive is proposed to be extended 235 feet to reach the proposed tower.
6. The plans provide a parking analysis that indicates that there will be one parking space provided.
7. A lighting plan has not been provided.

WATER SUPPLY AND WASTEWATER DISPOSAL

8. According to the provided plans, no water or sanitary sewer service are proposed.
9. The local fire company should review truck access to the site and fire protection provisions.

STORMWATER MANAGEMENT

10. The limit of earth disturbance is proposed to be 0.98 acres. It should be confirmed by the MCCD that an NDPES permit will not be required for the project.
11. Stormwater is proposed to be conveyed through inlets and 18" HDPE piping to a proposed stormwater detention/infiltration basin located to the east. The maintenance responsibility for the storm water facilities is indicated on the plans to be the responsibility of SBA Towers.
12. A stormwater management report has been provided. Test pit locations are shown on the plans and infiltration reports were provided for the design of the detention/infiltration basin. Runoff from the site will discharge into Dry Sawmill Run, a tributary to Pocono Creek, a High Quality-Cold Water Fishery, Migratory Fished (HQ-CWF, MF) located to the north.

ENVIRONMENTAL CONCERNS AND OTHER COMMENTS

13. The site does not lie within the FEMA 1% chance floodplain limits as depicted on the latest (FIRM) Flood Insurance Rate Map.
14. There are wetlands shown on the project site. These wetlands are shown on the plans to the east and south of the proposed monopine tower and are outside of the limit of earth disturbance. Wetland buffers are provided for some wetlands but not all wetlands, including wetlands near the site. Wetland buffers are required for all wetlands.

15. The MCPC checklist indicates that there are no steep slopes on the project site.
16. The MCPC checklist indicates that there are no hydric soils on the project site, however wetland areas have been delineated.
17. A landscape plan was not provided in the submission. The Township should verify that a landscape plan is not required.
18. A Pennsylvania Natural Diversity Index (PNDI) search was not provided. The MCPC checklist indicated that a PNDI search results indicated that there are no "known impacts" in the project area.
19. The applicant has provided a list of Zoning Variances and waivers, these waivers include land development plans, parking, residential driveways, and landscape. These should be reviewed by the Township to confirm that these waivers meet the intent of the ordinance based on the specific conditions on this site.
20. It appears the top of the tower is designed to resemble a tree. The plans should clarify this detail.
21. All certifications must be executed on the plans prior to final approval.
22. Compliance with Township Building Codes and ADA requirements should be confirmed.

We recommend these comments be accepted and forwarded to the Township for consideration prior to action on the plan applications.

Respectfully submitted,

R.K.R. Hess, A Division of UTRS, INC.



Nathan S. Oiler, P.E.
Director of Land Development Engineering Services

Philip J. Sbrolla

psbrolla@postschell.com
412-506-6377 Direct
412-227-9065 Direct Fax
Matter No.: 202671

October 7, 2024

(via email)

Krisann MacDougall
Pocono Township
112 Township Drive
Tannersville, PA 18372

**Re: Monopine Tower Project
Pocono Township, Monroe County
SBA Towers X, LLC.**

Dear Ms. MacDougall:

I am writing to formally grant an additional time extension for the review period of the project located at 1124 Skyview Drive in Pocono Township. We believe that an extension of the review period would allow for a more comprehensive assessment of the project and a more informed decision-making process. Therefore, we kindly request an extension of an additional sixty (60) days to complete and address the Pocono Township comment letters dated May 7, 2024 and August 15, 2024 as well as the waiver requests submitted in August 26, 2024.

We assure you that we are committed to providing all necessary information and cooperating fully with the Township throughout this process. We believe that the extension will ultimately contribute to a more thorough and satisfactory review of the project.

Additionally, we want to inform Pocono Township that AiroSmith Development, Inc. and LaBella Associates are no longer the design professionals of record for this project. Moving forward B&T Group and DāSERV LLC will be serving as the design professionals seeing this project through to completion. The contact information for both entities is noted below:

B&T Group
James McNicol
jmcnicol@btfrp.com
6119 Bermuda Dr.
Flemming Island 32003
(904) 654-0653

(via email)
October 7, 2024
Page 2

DāSERV LLC
Kevin O'Keefe
kokeefe@daservllc.com
(215) 651-6193

Should you have any questions regarding the above, or if you require any additional information, please feel free to contact our office at (412) 506-6377 or at psbrolla@postschell.com

Very truly yours,



Philip J. Sbrolla

PJS/jrm
Cc: Juliana Mahlmeister
James McNicol
Kevin O'Keefe
Lisa Pereira, Esq.
Amy Montgomery
Jerrod Belvin



YOUR GOALS. OUR MISSION.

August 15, 2024

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: 1124 SKY VIEW DRIVE MONOPINE TOWER
PRELIMINARY LAND DEVELOPMENT PLAN REVIEW NO. 2
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1424, T&M PROJECT NO. POCO-R0660**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed our second review of the Preliminary Land Development Plan Application for the 1124 Sky View Drive Monopine Tower. The submitted information consists of the following items.

- Transmittal letter prepared by LaBella Associates, PC dated July 30, 2024.
- Response letter prepared by LaBella Associates, PC dated July 30, 2024.
- Sixteen (16) Requests for Modification (Waiver Requests).
- Option and Land Lease Agreement
- Special Warranty Deed for Parcel 12/112989, DB2099 PG9436.
- Recorded Minor Subdivision Plan for Anna Marie Williams, Trustee prepared by RKR Hess Associates, dated November 2, 1993, last revised December 10, 1993.
- Infiltration Testing Report for TP-1 dated June 24, 2024.
- Boundary Closure Report dated June 2, 2023.
- Legal Descriptions for "Proposed 30' Wide Non-Exclusive Access & Utility Easement (As Surveyed)", "Proposed (100'x100') Exclusive SBA Lease Area (As Surveyed)", and "Proposed Stormwater Easement".
- Preliminary Wetland Delineation Report prepared by Terracon Consultants, Inc., dated March 26, 2024, last revised July 24, 2024.
- Final Survey with Lease, Easements, and Tree Information prepared by Northeast Tower Surveying, Inc. dated April 2, 2023, last revised July 28, 2024.
- Erosion & Sediment Pollution Control and Stormwater Management Narrative prepared by LaBella Associates, PC dated March 2024, revised July 2024.
- Preliminary Land Development Plan (28 sheets) prepared by LaBella Associates, PC last revised July 12, 2024.



BACKGROUND INFORMATION

The Applicant, SBA Towers X, LLC, is proposing to construct a 150-foot monopine communications tower on property owned by Donald and Norma Beaty at 1124 Sky View Drive in Scotrun. The subject property consists of approximately 51.77 acres located in the R-1, Low Density Residential Zoning District.

The property currently is wooded with an existing house, pavilion, outhouse, and a few small storage sheds, all of which are shown to remain. The proposed development consists of the construction of a new 12-foot-wide gravel access drive, a detention/infiltration basin, and a fenced 80'x80' compound area consisting of the monopole and current and future lease areas.

Communication Towers are permitted by Special Exception within the R-1 Zoning District. A Special Exception was granted by the Zoning Hearing Board in a decision dated December 8, 2023.

The project site is located within the B-1 Stormwater Management District of the Brodhead-McMichaels Watershed. The receiving water is the Dry Sawmill Run, a tributary to 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 review letter dated May 7, 2024, we offer the following comments and/or recommendations related to the proposed development.

ZONING ORDINANCE COMMENTS

1. Per Section 470-8, Antenna Height, "The vertical distance measured from the base of the antenna support structure at grade to the highest point of the structure, including any antennas attached thereto or forming a part thereof. If the support structure is on a sloped grade, then the average between the highest and lowest grades shall be used in calculating the antenna height." *The plans show the monopine tower to be 150 feet in height with a 5-foot lightning rod on top of the tower. It is noted that this is consistent with what was represented on the revised Special Exception application information submitted to the Township on October 3, 2023. (Previous Comment 1) the plans now depict a different monopine tower than what was represented previously. The plans still show an overall height of 155 feet, but with no lightning rod. It is unclear as to what is located within the additional 5 feet above the 150-foot mounting height of the antennas. This must be clarified to determine if it is still in compliance with the height limitations.*
2. Previous Comment 2 satisfied.
3. Per Section 470-34.B. "Handicapped parking. Handicapped accessible parking shall be provided in accordance with the Americans with Disabilities Act, as it may be amended from time to time." *The applicant shall address the need for parking for the site. (Previous Comment 3) The Act requires ADA accessible parking for a parking facility containing even one (1) parking space unless certain provisions are met. It is unclear if the applicant is meeting these provisions or is simply not providing an ADA space. This shall be clarified and documented on the plans.*



4. Per Section 470-34.C.(1), "All parking areas and all access drives for commercial or industrial uses shall have an all-weather surface constructed as specified in Chapter 390, Subdivision and Land Development." *Refer to Comments 34 and 54 below. (Previous Comment 4) A waiver request has been submitted for the all-weather surface requirement; however, this is a Zoning requirement which would require a variance for relief.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Note that the Applicant is requesting waivers from SALDO requirements as discussed in Comments 6, 7, 8, 11, 18, 33, 34, 36, 37, 38, 48, 51, 52, 54, and 56.

5. 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." *A boundary closure report shall be submitted. (Previous Comment 5) The design engineer's response letter states, "A Boundary Closure Report was included with the original submission. It has been included in this submission as well." The submitted closure report does not appear to match any lot or easement areas depicted on the plans. A boundary closure report for the subject property must still be submitted.*
6. In accordance with Sections 390-29.D. and 390-29.G., "Existing resources and site analysis. For all land developments, an existing resources and site analysis shall be prepared to provide the developer and the municipality with a comprehensive analysis of existing conditions, both on the proposed development site and within 500 feet of the site. Conditions beyond the parcel boundaries may be described on the basis of existing published data available from governmental agencies, and from aerial photographs. The Planning Commission shall review the plan to assess its accuracy, conformance with municipal ordinances, and likely impact upon the natural and cultural resources on the property. The information required in Subsections (1) through (12) shall be included. The Existing Resources and Site Analysis plan shall be prepared and submitted in accordance with the requirements of this Section." *An existing resources and site analysis has not been provided. The Title Sheet C-00 lists this as being a requested waiver. Any waiver request shall include "provisions for the minimum modification necessary as an alternate to the requirements" and "justification for the modification including the full grounds and facts of unreasonableness or hardship" in accordance with Section 390-78. (Previous Comment 6) A waiver has been requested for this analysis.*
7. In accordance with Sections 390-29.D. and 390-29.H., a resource impact and conservation analysis is required. *A resource impact and conservation analysis has not been provided. The Title Sheet C-00 lists this as being a requested waiver. Any waiver request shall include "provisions for the minimum modification necessary as an alternate to the requirements" and "justification for the modification including the full grounds and facts of unreasonableness or hardship" in accordance with Section 390-78. (Previous Comment 7) A waiver has been requested for this analysis.*
8. In accordance with Section 390-29.I.(4), the improvements plan shall include "information indicating available and safe sight stopping distances for all driveways, access drives, roads, etc., which must be in compliance with the most current version Pennsylvania Department of Transportation specifications." *The required information shall be shown on the plans for the*



access drive. (Previous Comment 8) A waiver from showing this information has been requested; however, the information has been provided on the plan.

9. Per Section 390-29.I.(8), the improvements plan shall include “location of all percolation tests as may be required under this chapter, including all failed test sites or pits as well as those approved. All approved sites shall be clearly distinguished from unapproved sites.” *The testing locations must be shown on the plans. (Previous Comment 9) The location of the testing performed for the infiltration basin must be shown on the plans.*
10. Per Section 390-29.I.(13.)(a.), the improvements plan shall include “locations of existing and proposed utility easements.” *All existing and proposed utility easements shall be shown on the plans. If none exist or are proposed, that shall be noted. (Previous Comment 10) The response letter states, “Proposed utility easements are shown on the Site Layout Plan, C-05”; however, while they are labeled, they are not clearly shown and are difficult to differentiate from the other linework on the plan. The proposed easements shall be clarified.*
11. Per Section 390-29.I.(14.), the improvements plan shall include “location of proposed shade trees, plus locations of existing vegetation to be retained.” *Also refer to Comment 46 below. (Previous Comment 11) A waiver is being requested from this requirement.*
12. Previous Comment 12 satisfied.
13. In accordance with Section 390-29.I.(32)(m), the plan shall contain “A listing of any subdivision/land development waivers or modifications, zoning variances, special exceptions and/or conditional uses that have been granted, including the date of the order of the Pocono Township Zoning Hearing Board or Board of Commissioners granting the same.” *The Special Exception must be added to the list on the Cover Sheet. (Previous Comment 13) The response letter states, “The conditional use approval from the Township has been listed on the title sheet along with the date of approval.” The approval was for a Special Exception, not a Conditional Use. The note shall be revised accordingly. Additionally, the waiver list includes Section 390.29.D.3; however, a waiver request has not been submitted for this specific section.*
14. In accordance with Section 390-29.J.(1)(c), the plans shall include WB-50 turning movement diagrams and/or diagrams for the largest anticipated vehicle. *The land development plans must address this requirement. (Previous Comment 14) The ordinance section specifically requires “Truck turning movement diagrams for at least a WB-50 truck.” The response letter states that a pickup truck turning movement has been added to the plans. The plan shall be revised to show the turning movement diagram for at least a WB-50 truck as required.*
15. Previous Comment 15 satisfied.
16. 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), “All required state or federal environmental and other permits.” *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*
- b. *Monroe County Conservation District – E&S Plan*
- c. *Pocono Township Fire Department*

(Previous Comment 16) The response letter acknowledges the comment.

- 17. In accordance with Section 390-29.J.(10), the Applicant shall provide “Confirmation that the soil erosion and sedimentation control plan has been accepted for review by the Monroe County Conservation District. (See also §390-51.)” *Submissions to, correspondence with, and permit from the Monroe County Conservation District shall be provided. (Previous Comment 17) The response letter acknowledges the comment.*
- 18. Per Section 390-29.J.(13), the Applicant shall provide “A landscaping plan documenting compliance with §390-55.” *Also refer to Comment 46 below. (Previous Comment 18) A waiver has been requested to the requirement to provide a landscaping plan.*
- 19. Previous Comment 19 satisfied.
- 20. In accordance with Section 390-29.J.(18), the Applicant shall provide “Steep slope information as required to document compliance with this chapter.” *Also refer to Comment 24 below. (Previous Comment 20) The response letter states, “Steep slope information has been updated to show steep slopes throughout the entire subject property.” However, there has been no update to the steep slope information on the plans that were submitted for review. The steep slopes legends on Sheets C-02 and C-03 also do not indicate what slopes are being depicted.*
- 21. 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 21) The response letter acknowledges the comment.
- 22. Previous Comment 22 satisfied.
- 23. In accordance with Section 390-38.C.(3), “Any improvements which will remain private. In the case where roads, drainage facilities, a central sewage treatment system or central water supply, or any other improvements are to remain private, the developer shall provide for the establishment



of an escrow fund in accord with §390-35A to guarantee the operation and maintenance of the improvements. Said fund shall be established on a permanent basis with administrative provisions approved by the Board of Commissioners. The amount of said fund shall be 15% of the construction cost of the system as verified by the Township Engineer. The maintenance and operation of the improvements and the administration of any required maintenance fund account shall be clearly established as the joint responsibility of the owner(s) of each structure or dwelling unit served by such system. Such responsibility and the mechanism to accomplish same shall be established by deed covenants and restrictions which shall be subject to the approval of the Board of Commissioners.” *An operation and maintenance agreement and guarantee shall be required for the stormwater management facilities. (Previous Comment 23) The response letter acknowledges the comment.*

24. In accordance with Section 390-43.A.(6)(e), “Steep slopes. The purpose of steep slope regulations is to conserve and protect those areas having steep slopes from inappropriate development and excessive grading; to prevent potential dangers caused by erosion, stream siltation, and soil failure; and to promote uses in steep slope areas that are compatible with the preservation of existing natural features, including vegetative cover by restricting grading of steep slope areas.” *Steep slopes are defined as being 20% or greater and shall be identified on the plan accordingly. Additionally, the restrictions and requirements of this section shall be addressed. (Previous Comment 24) The response letter states, “Steep slope information has been updated to show steep slopes throughout the entire subject property as well as percentages of steep slope areas for pre and post construction.” As previously noted, there has been no update to the steep slope information on the plans that were submitted for review. Additionally, we are unable to locate the referenced percentages. The plans shall be revised to address the requirements of this Section including delineation, disturbance limitations, and steep slope easements.*
25. In accordance with Section 390-46.A., “Protection of vegetation from mechanical injury. Where earthwork, grading, or construction activities will take place in or adjacent to woodlands, old fields or other significant vegetation or site features, the Township may require that the limit of disturbance be delineated, and vegetation protected through installation of temporary fencing or other approved measures. Such fencing shall be installed prior to commencing of, and shall be maintained throughout, the period of construction activity.” *The Existing Features & Demo Plans (Sheets C-04 and ES-01) shall be revised to show tree protection fence along the limit of disturbance lines and/or along the dripline of the trees to be preserved. Wooden stakes with survey ribbon, as currently depicted, is not an acceptable measure. (Previous Comment 25) The response letter states, “The plans have been revised to reflect a temporary protective fence (orange construction fencing) around the entire Limit of Disturbance.” However, the fence must be located to encompass the entire limit of clearing/LOD. There are wooded areas designated to be cleared that have not been included in the LOD. The plans shall be revised to place the fence along the actual limit of clearing/LOD.*
26. Previous Comment 26 satisfied.
27. Previous Comment 27 satisfied.



28. Per Section 390-48.F., “Existing access. Existing private roads or private rights-of-way proposed to provide access to a subdivision and/or land development shall meet all the requirements of this §390-48 or shall otherwise be improved to such standards.” *Sky View Drive is an existing private road but is not a “private access road” since it serves more than three lots. Therefore, additional information must be provided to demonstrate that it meets the requirements of §390-48 for a “Local Road”. (Previous Comment 28) The response letter states, “The road that is being used to access the site was created as a result of a settlement following litigation. A copy of that Order was previously identified and provided to the Township. It is the applicant’s position that the road is in compliance with that settlement. It is unclear the authority, if any, that Pocono Township would have to mandate any modifications to said Order of Court regarding the subject road.”*

It appears the Applicant is referencing the Court Order which is found in Deed Book Volume 1647 Page 977. That Order states in paragraph 4., “The road across the Ruehlman property shall be designed and located in accordance with the professional judgement of RKR Hess Associates. Said design and location must meet the requirements of Pocono Township for acceptance as a township road. No construction shall commence on the road until the township has approved same.” Nothing in this Order prohibits the road from being upgraded in the future as may be required because of a new subdivision or land development taking access from it. The current application requires access from a road (whether it be public or private) meeting Pocono Township “Local Road” specifications. Information must be provided by the Applicant to demonstrate that Sky View Drive from Crescent Lake Road to the property line of Parcel ID 12.16.1.24. meets “Local Road” design and construction specifications.

29. Per Section 390-48.S., “Clear sight triangles. At all road intersections and all land development driveways/accesses, a triangular area shall be graded and/or other sight obstructions removed in such a manner as not to obscure vision between a height of two to 10 feet above the center-line grades of the intersecting roads.” *Clear sight triangles shall be shown on the plan at the access drive and restrictions noted. (Previous Comment 29) Clear sight triangles have been labeled on the plans, but the actual triangle is not shown on Sheet C-08. The clear sight triangles shall be shown.*
30. Previous Comment 30 satisfied.
31. Previous Comment 31 satisfied.
32. Previous Comment 32 satisfied.
33. In accordance with Section 390-48.T.(12)(d), “For driveways exceeding 250 feet in length and where the grade of a driveway, at any point, exceeds 8%, a minimum of one off-road parking space shall be required. The off-road parking space shall be located before the grade of the driveway, at any point, exceeds 8% and shall be outside the driveway access aisle and outside the public right-of-way. Such off-road parking spaces shall be a minimum of nine feet by 18 feet.” *The required off-road parking space shall be provided. (Previous Comment 33) A waiver has been requested for the requirement of off-road parking spaces.*



34. Per Section 390-48.T.(12)(g), “The driveway shall be constructed with a base of stone compacted to six inches and a surface of a minimum of one-and-one-half-inch superpave bituminous wearing course or approved equal.” *The driveway shall be paved in accordance with the ordinance requirements. (Previous Comment 34) A waiver has been requested from the requirement to pave the driveway.*
35. Previous Comment 35 satisfied.
36. 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.” *The plans shall be revised to provide the required monuments at each change of direction along the outbound of the property. It appears there are three (3) outbound corners which require the monuments to be set. (Previous Comment 36) A waiver has been requested from the requirement to set monuments on the outbound of the property.*
37. 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 plan proposes the embankments to be graded at 3 to 1 and shall be revised accordingly. (Previous Comment 37) A waiver has been requested to permit 3:1 slopes instead of 4:1 on the basin embankments.*
38. Per Section 390-50.D.(8), “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 bottom appears to be flat and is labeled as a detention/infiltration basin. We would support a waiver to this requirement since a flat bottom is required for infiltration. The applicant will need to request the waiver. (Previous Comment 38) A waiver has been requested for the flat basin bottom.*
39. Previous Comment 39 satisfied.
40. Previous Comment 40 satisfied.
41. Previous Comment 41 satisfied.
42. Per Section 390-50.D.(12), Anti-seep collars are required. *The plans shall be revised to show anti-seep collars meeting the requirements of this section. (Previous Comment 42) While the plans have been revised to provide an anti-seep collar, the ordinance requires a minimum of two anti-seep collars be installed on each outlet pipe. The plans shall be revised accordingly.*
43. Per Section 390-50.D.(13)(a), “All outlet pipes through the basin berm shall be reinforced concrete pipe with watertight joints.” *(New Comment) The plans shall be revised to specify the required pipe type.*
44. Per Section 390-50.D.(14)(a), “Perforated risers. A perforated riser shall be provided at each outlet of all detention basins during construction for sediment control.” *A riser meeting the requirements of this section must be added to the plans. (Previous Comment 43) The response letter states, “A detail of the emergency OCS with perforation is included with the plans.” We are unable to locate the required perforated riser on the revised plans.*



45. Per Section 390-D.(15), "Embankment placement. All detention/retention basin embankments shall be placed in a maximum of eight-inch lifts compacted to a minimum of 95% of modified proctor density, as established by ASTM D-1557. Prior to proceeding to the next lift, the compaction shall be checked by the Township Engineer or a certified soils engineer. Compaction tests shall be run on the leading and trailing edge of the berm along with the top of berm." *(New Comment) A note to this effect shall be added to the plans.*
46. Per Section 390-50.D.(17), "A cutoff trench (keyway) of impervious material shall be provided under all embankments that require fill material. The cutoff trench shall be a minimum of eight feet wide, two feet deep and have side slopes of one-to-one." *A keyway shall be shown where fill is required for the basin berm. A detail for the keyway shall also be provided. (Previous Comment 44) The "Key Trench Detail" on Sheet C-09 must be revised to identify the dimensions of the key trench.*
47. In accordance with Sections 390-51.A. and B., "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", and, "Preliminary plan approval shall be conditioned on all required approvals and permits from the Monroe County Conservation District and/or PA DEP." *A copy of the letter of determination of erosion and sediment control adequacy shall be provided to the Township, as well as any correspondence between the Applicant and Monroe County Conservation District. (Previous Comment 45) The response letter acknowledges the comment.*
48. Per Section 390-55., "A landscape plan meeting the requirements of this section shall be prepared for all land developments and major subdivisions; and no land development or major subdivision shall be finally approved until all landscaping has been installed or guaranteed in accord with this chapter." *A landscape plan must be submitted for review. A landscape plan has not been submitted. The Title Sheet C-00 lists this as being a requested waiver. Any waiver request shall include "provisions for the minimum modification necessary as an alternate to the requirements" and "justification for the modification including the full grounds and facts of unreasonableness or hardship" in accordance with Section 390-78. (Previous Comment 46) A waiver has been requested from the requirements of providing a landscape plan.*
49. Pursuant to Section 390-55.B.(2), "Protection of existing vegetation. Existing vegetation designated "TO REMAIN" in accord with Subsection B(1)(c), above, shall be identified in the field prior to any clearing and shall be physically protected throughout the construction process. A temporary physical barrier, such as a snow fence, shall be erected a minimum of one foot outside the dripline on all sides of individual trees, tree masses, or woodlands prior to major clearing or construction. The barrier shall be placed to prevent disturbance to, or compaction of, soil inside the barrier and shall remain until construction is complete. The barrier shall be shown on the landscape plan." *Tree protection fencing shall be shown along the "proposed" treeline. A detail of the fencing shall also be added to the plans. (Previous Comment 47) The response letter states, "The plans have been revised to reflect a temporary protective fence (orange construction fencing) around the entire Limit of Disturbance." However, the fence must be located to encompass the entire limit of clearing/LOD. There are wooded areas designated to be cleared*



that have not been included in the LOD. The plans shall be revised to place the fence along the actual limit of clearing/LOD.

50. Per Section 390-55.B.(6), "Clear sight triangles. All landscaping shall comply with the sight distance requirements of this chapter, including intersections of public streets and access drives of commercial, industrial, and multifamily developments." *The clear sight triangles shall be shown on the landscaping plan. (Previous Comment 48) Clear sight triangles have been labeled on the plans, but the actual triangle is not shown on Sheet C-08. The clear sight triangles shall be shown.*
51. Per Section 390-55.D.(1), "Street trees shall be required." *No proposed landscaping has been shown on the submitted plans. The Title Sheet C-00 lists this as being a requested waiver. Any waiver request shall include "provisions for the minimum modification necessary as an alternate to the requirements" and "justification for the modification including the full grounds and facts of unreasonableness or hardship" in accordance with Section 390-78. (Previous Comment 49) A waiver has been requested from Section 390-55 for the requirement of providing a landscape plan.*
52. 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. (Previous Comment 50) A waiver has been requested from providing a detailed cost estimate.*
53. Previous Comment 51 satisfied.
54. In accordance with the Section 390-58 Common Open Space, Recreation Areas, and In-Lieu Fees:
 - a. Section 390-58.B.(1), "This §390-58 shall apply to any subdivision for which a preliminary plan or a combined preliminary/final plan and any land development for which a plan is submitted after the effective date of this §390-58."
 - 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. Should it be determined that open space is required and a fee in-lieu-of will be provided, that fee will be \$1,372.00 (0.98



*disturbed acres * \$1,400.00). (Previous Comment 52) A waiver has been requested from providing in-lieu fees.*

55. Previous Comment 53 satisfied.
56. Per Section 390-59.C.(1), "Except for areas that are landscaped and so maintained, all portions of required parking and loading facilities shall be graded, surfaced with asphalt and drained to the extent necessary to prevent dust, erosion, or excessive water flow across streets or adjoining properties." *The proposed turn around and parking area is shown to be gravel on the submitted plans. The parking shall be paved per the ordinance requirements. (Previous Comment 54) A waiver has been requested from providing an asphalt surface for the parking area.*

STORMWATER MANAGEMENT ORDINANCE COMMENTS

57. Per Section 365-8.F., "Areas of existing diffused drainage discharge shall be subject to any applicable discharge criteria in the general direction of existing discharge, whether proposed to be concentrated or maintained as diffused drainage areas, except as otherwise provided by this chapter. If diffused drainage discharge is proposed to be concentrated and discharged onto adjacent property, the applicant must document that adequate downstream conveyance facilities exist to safely transport the concentrated discharge, or otherwise prove that no erosion, sedimentation, flooding or other impacts will result from the concentrated discharge." *The plans propose to concentrate stormwater runoff through the detention basin and discharge it onto an adjacent property. We do not think that the applicant has the rights to install a discharge pipe, grade, and install rip-rap within Sky View Drive as depicted on the plans. Basin discharge should be made on the applicant's own property to the west of the proposed driveway and should be diffused via a level spreader. (Previous Comment 55) The response letter states, "Adjoining parcel being discharged to is owned by same property owners of project." The Applicant's statement is not true. The Applicant is proposing a concentrated point of discharge via a new pipe, grading, and installation of rip-rap within Sky View Drive at a point where Sky View Drive is owned by others and to which the Applicant has yet to demonstrate a right to access. The Applicant must demonstrate that they have the legal right to make improvements to this private roadway or otherwise redirect the basin outlet discharge in a different direction. Should the Applicant be able to demonstrate a right to make improvements on this private drive, we still question why this is being done. It would be better to route the discharge from the proposed basin via sheet flow from a level spreader into the existing drainage swale on the owner's own property.*
58. In accordance with Section 365-10.I.(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." *(New Comment) The revised plans now reflect three (3) additional wetland areas that were identified in the wetland report. The required wetland buffer must be shown on the plans. Additionally, subsections [1] and [2] regarding the permitted and prohibited activities within the wetland buffer shall be addressed by the design engineer.*



59. In accordance with 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.” *(New Comment) The wetland report indicates the presence of a watercourse through wetland WL2. This watercourse shall be depicted on the plans along with its required buffer. Additionally, Sections (8)(b) and (8)(c) regarding the permitted and prohibited activities within the stream buffer shall be addressed by the design engineer.*

60. 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:

- (a) A minimum depth of 24 inches between the bottom of the BMP and the limiting zone.
- (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.
- (c) The recharge facility shall be capable of completely infiltrating the recharge volume within three days.”

The required soil testing and associated calculations must be provided to support the BMP design. (Previous Comment 56) While a single infiltration test appears to have been performed, the plans must depict where that test was located.

61. 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 Scotrun, PA. We would have no objection to the Applicant requesting a waiver from this Section to utilize the rainfall data from NOAA. (Previous Comment 57) The response letter acknowledges the comment; however, no waiver has been requested.*

62. Previous Comment 58 satisfied.

63. In accordance with Section 365-14.D, “Storm sewers must be able to convey proposed conditions runoff from a fifty-year design storm without surcharging inlets”. *Since the stormwater management BMP is required to be designed for the 100-year storm, the design engineer shall also ensure that all stormwater intended to reach the basin does so in the 100-year storm event, even if not conveyed through the storm pipes. Tailwater calculations shall be provided for the pipe run from Inlet #1 into the basin. (Previous Comment 59) The tailwater elevation of the basin in the 100-year storm must be included in the storm sewer conveyance calculations for pipe P-1 from Inlet #1.*



64. Previous Comment 60 satisfied.
65. In accordance with Sections 365-17 and 365-19.A.(4), “for any of the activities regulated by this chapter, the preliminary or final approval of subdivision and/or land development plans, the issuance of any building or occupancy permit, or the commencement of any earth disturbance may not proceed until the applicant or his/her agent has received written approval of a stormwater management site plan from the municipality, an adequate erosion and sediment control plan review by the Conservation District and an NPDES permit from the DEP, if required.” *The Applicant shall provide a copy of the Letter of Determination of Adequacy from the Monroe County Conservation District, as well as any correspondence pertaining to the review. (Previous Comment 61) The response letter acknowledges the comment.*
66. In accordance with Section 365-19.B.(14), the stormwater site plan shall contain “The total tract boundary and size with accurate distances to hundreds of a foot and bearings to the nearest second.” *The PCSM Plan shall include the tract boundary information. (Previous Comment 62) The tract boundary with bearings and distances must still be provided on the PCSM plan.*
67. In accordance with Section 365-19.B.(19), the stormwater site plan shall contain “A fifteen-foot-wide access easement to and around all stormwater management facilities that would provide ingress to and egress from a public right-of-way.” *This easement shall be provided on the plan. In the alternative, the plan may note a blanket easement for access. (Previous Comment 63) The plans now propose an easement for the stormwater management facilities; however, the depiction on the PCSM plan must be made more legible as it is difficult to verify the extent of the stormwater management easement vs. the access and utility easement.*
68. Per Section 365-19.D.(1), “All stormwater management facilities must be located on a plan and described in detail. Plan and profile drawings of all SWM BMPs, including drainage structures, pipes, open channels, and swales.” *Profiles for the drainage channel and storm pipe must be provided on the plans. A cross-section, drawn to scale, shall be provided through the berm of the proposed detention/infiltration basin. The cross section shall depict key elements including the outlet pipe, key trench, anti-seep collars, etc. (Previous Comment 64) Profiles and cross-sections have been added to the plan set. Our comments with respect to those are as follows:*
- a. The profile through the basin berm on Sheet C-15 does not appear to correctly reflect the size of the anti-seep collar. The profile shows the collar to be 4 feet, but the detail indicates the collar to be 63.6 inches. The profile shall be drawn accurately.*
 - b. The profile on Sheet C-15 must be revised to show the core.*
 - c. The profile on Sheet C-15 must be revised to accurately show the key trench using the dimensions from the detail.*
 - d. A profile of Pipe P-3 must be provided.*
 - e. The location of the depicted Basin Cross-Section on Sheet C-16 must be indicated on the plan view.*
69. 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, as required by this Section. (Previous Comment 65) The response letter acknowledges the comment.*

70. Previous Comment 66 satisfied.
71. 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 as required by this Section. (Previous Comment 67) The response letter acknowledges the comment.*

OTHER ORDINANCE COMMENTS

72. 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.” *(New Comment) The revised plans show proposed slopes along the proposed access road/driveway at 2:1 slopes. The stability of the proposed slopes must be addressed on the plans and in the supporting calculations.*
73. Per Section 220-8.C., “Edges of newly created slopes shall be a minimum of five feet from property lines, ultimate/future right-of-way lines of streets, and easements to permit the normal rounding of the edge without encroachment on the abutting property, right-of-way, or easement.” *The submitted plans show proposed grading less than 5-feet from property lines. The grading must be revised accordingly, or an easement obtained from the owners of this portion of Sky View Drive. (Previous Comment 68) The response letter states, “GIS data was originally supplemented for this parcel. Surveyed information has now been provided on the plans and the proposed grading is greater than 5-feet from the property line.” The plan still reflects grading at the common property line with Sky View Drive and within the Sky View Drive parcel which is not owned by the Applicant and must be revised accordingly.*

MISCELLANEOUS COMMENTS

74. Previous Comment 69 satisfied.
75. Previous Comment 70 satisfied.
76. Previous Comment 71 satisfied.
77. Previous Comment 72 satisfied.



78. The List of Drawings on the Cover Sheet shall identify the plans to be recorded including which sheets will be considered as the PCSM plans. *(Previous Comment 73) The response letter acknowledges the comment, but the sheets to be recorded have not been identified.*
79. Previous Comment 74 satisfied.
80. Previous Comment 75 satisfied.
81. Previous Comment 76 satisfied.
82. Previous Comment 77 satisfied.
83. Previous Comment 78 satisfied.
84. The “existing wetlands”, “proposed gravel” and the “proposed grass” hatching in the legend and on the plan on Sheet C-05 and other sheets are too similar to each other and are difficult to differentiate in the plan view. The hatching types shall be revised for clarity. *(Previous Comment 79) Although the hatching has been revised, the “existing wetlands” and “proposed grass” are still too similar to each other to differentiate.*
85. Previous Comment 80 satisfied.
86. Previous Comment 81 satisfied.
87. Detailed information regarding the material composition of the “Aggregate Road Section” on Sheet C-10 must be provided. *(Previous Comment 82) The Aggregate Road Section which is now on Sheet C-11 depicts one (1) layer of aggregate but has two (2) different labels. This shall be clarified.*
88. Sheet ES-05 and Narrative page 6 reference Sheet ES-07 for seeding/stabilization. This information actually appears on Sheet ES-05. The references must be updated accordingly. *(Previous Comment 83) Note 39 on Sheet ES-05 must still be revised.*
89. Previous Comment 84 satisfied.
90. Previous Comment 85 satisfied.
91. Previous Comment 86 satisfied.
92. Previous Comment 87 satisfied.
93. Previous Comment 88 satisfied.
94. Previous Comment 89 satisfied.
95. Previous Comment 90 satisfied.



- 96. Previous Comment 91 satisfied.
- 97. The Point of Interest/Study Point analyzed in drainage calculations shall be clearly labeled on the Drainage Area Plans. *(Previous Comment 92) The response letter states, "POIs have been labeled on the Drainage Area Plans." The submitted plans do not have the POIs labeled and must still be revised.*
- 98. Previous Comment 93 satisfied.
- 99. Previous Comment 94 satisfied.

PLAN REVISION COMMENTS

- 100. The tax parcel ID number for the parcel appears to be incorrect. County records show the parcel number to be 12.16.1.24, not 12.6.1.24. This shall be corrected. *(New Comment)*
- 101. The latest revision date of the wetland report shall be added to the reference in Note 6 on Sheet C-01. *(New Comment)*
- 102. The Temporary Protective Fence shown on Sheet C-04 uses a line type similar to that used for existing "chain link fence" in the legend. This shall be clarified within the legend. *(New Comment)*
- 103. The Temporary Protective Fence shown on Sheet C-04 crosses through the existing driveway. It shall be clarified if the existing driveway is to be used during construction and if so, the fence shall be configured accordingly to allow access. *(New Comment)*
- 104. The Temporary Protective Fence must also be placed along the actual proposed limits of tree clearing as depicted on the plans. This includes the area around the lease area and across the existing driveway from the lease area where additional trees are shown to be removed. *(New Comment)*
- 105. The design engineer shall clarify if the portion of the wetlands being crossed by the existing driveway is being restored. *(New Comment)*
- 106. The plans contain numerous line types that are not consistent with the legends and must be corrected. Specifically, "subject property line", "adj. property line", and the heavy lines on the property line at Sky View Drive and setback 30 feet from the same property line. These shall be consistent and clarified where necessary. *(New Comment)*
- 107. Sheet C-05 contains a reference to a "Point of Beginning (P.O.B.)" which, in the submitted legal description, is at an iron pin. Any existing pins or monuments must be shown and labeled on the plans. *(New Comment)*
- 108. The Limit of Disturbance (LOD) on Sheet C-06 does not match the limit of disturbance per the demolition plan. The LOD on all plan sheets shall be consistent. *(New Comment)*



109. The Limit of Disturbance (LOD) must include the disturbed area associated with the replacement of Pipe P-3. *(New Comment)*
110. Restoration of Sky View Drive at the proposed utility crossing must be addressed on the plans. *(New Comment)*
111. The grading of the swale on Sheet C-06 is missing contours at the top of the swale where it intersects the lease area. The grading shall be corrected. *(New Comment)*
112. Contours reflecting a second swale are shown along the west side of Swale #1. These contours appear to be incorrect and shall be reviewed and revised by the design engineer. *(New Comment)*
113. The proposed swale consists of two (2) different segments per the calculations, and the segments have different geometry and stabilization requirements. The plans shall clearly identify each segment and its design properties. *(New Comment)*
114. A 220-foot line dashed line, which matches a variety of line types in the legend on Sheet C-06, is shown to the east of the proposed access road/driveway. The identification of this line shall be clarified. *(New Comment)*
115. The Key Trench detail on Sheet C-09 is partially cut off. Additionally, the dimensional table is missing as are the referenced trash rack, anti-vortex, and riser base details. The referenced details and dimensions are also missing from the Key Trench detail on Sheet ES-09. *(New Comment)*
116. A flared end section and rip-rap apron shall be provided for pipe P-3. *(New Comment)*
117. The outlet control structures shown on Sheets C-13, ES-08, and ES-09 are inconsistent and shall be revised to be the same throughout. It is also unclear as to why the detail appears multiple times in the plan set. *(New Comment)*
118. The graphic scale in the title block area of Sheets C-14, C-15, and C-16 does not match the scale of the plan/profiles. The scales should be consistent. *(New Comment)*
119. The limits of tree clearing and the location of the temporary protective fence are inconsistent between the two (2) Existing Features & Demo Plan sheets (C-04 and ES-01). The sheets must be consistent. *(New Comment)*
120. The E&S Plan Sheet ES-2 shows only a single erosion and sediment control matting hatching. The calculations specify two (2) different types of erosion control matting. *(New Comment)*
121. The anticipated project construction date on Sheet ES-05 should be updated. *(New Comment)*
122. It is unclear as to where the Temporary Access Drive Section detail on Sheet ES-06 is to be utilized. The plans shall clearly identify the location of the temporary access drive. *(New Comment)*



123. The ETE elevation of 1745.00 on the Detention/Infiltration Basin #1 Details on Sheet ES-08 is inconsistent with the plans. All references must be consistent. *(New Comment)*
124. Step 3 in the Detention/Infiltration Basin #1 Sequence on Sheet ES-08 references orange construction fence around the basin; however, the fence is not shown around the basin in the plan views, only along the limit of disturbance. Since the fence in this application is to prevent compaction of the basin bottom, it must be accurately depicted on the plans in addition to the LOD fencing. *(New Comment)*
125. The WTE elevation of 1745.00 on the Embankment Section Along Emergency Spillway detail on Sheet ES-08 is inconsistent with the plans. All references must be consistent. *(New Comment)*
126. The table associated with the Vegetated Swale detail on Sheet ES-08 does not match the plans or the swale calculations. The table shall be revised to be consistent with both. *(New Comment)*
127. Unless the existing drive is to be removed, the Proposed Drainage Area Plan DA-02 is missing impervious coverage in OSDA #2. *(New Comment)*
128. Tree removals along the south side of the lease area and on the opposite side of the driveway must be considered on DA-02 and in the calculations. *(New Comment)*
129. Drainage area plans are required for the Ex. Swale and Swale #1/Inlet #1. It appears that the calculations for Swale #1/Inlet #1 use proposed DA #1 and OSDA #2, but which may not be correct based on the proposed site grading. *(New Comment)*
130. It is unclear why the Pond Report does not consider any infiltration. The design engineer shall clarify the reason for not considering it and address how long it will take for the basin will fully drain when full. *(New Comment)*
131. The pipe slopes for pipes P-2 and P-3 do not match between the report calculation and the plans. The design engineer shall address the inconsistency. *(New Comment)*
132. The submitted closure report must be labeled with the name of the area being calculated. *(New Comment)*
133. Closure calculations shall be submitted for the proposed stormwater easement. *(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 Land Development Plan.



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

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

Sincerely,

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

JST/arm

cc: Pocono Township Board of Commissioners
Jerrod Belvin – Township Manager
Lindsay Scerbo – Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
SBA Towers X, LLC – Applicant
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