



POCONO TOWNSHIP PLANNING COMMISSION
AGENDA

November 10, 2025 6:00 p.m.
205 Old Mill Rd | Tannersville, PA 18372

<https://us06web.zoom.us/j/82016933128>

Meeting ID: 820 1693 3128

Security Passcode: 060215

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

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

ANNOUNCEMENTS

CORRESPONDENCE

OLD BUSINESS

- Motion to approve the minutes of the October 14, 2025 meeting of the Pocono Township Planning Commission. **(Action Item)**

PRESENTATIONS:

- Historic Overlay District – Pocono Manor
- Motion to Recommend the Historic Overlay Plan to the Pocono Township Board of Commissioners for adoption. **(Action Item)**

SEWAGE PLANNING MODULES:

SPECIAL EXCEPTIONS:

WAIVERS OF LAND DEVELOPMENT:

SKETCH PLANS –

Learn Road, TL Realty Apartments & Storage Bldg. LDP 1452

NEW PLANS

- 3172 Route 715 Minor Residential Development LDP 1451 – **(Possible Action Item)**
- 406 Cherry Lane Road LDP 1453 – **(Possible Action Item)**

PRELIMINARY PLANS UNDER CONSIDERATION – (Possible Action Items)

- Mountain Edge Village Community Townhouses – LDP 1445 – Plans were administratively accepted at the 4/14/25 P.C. meeting. Approval deadline of December 8, 2025. **Deadline for P.C. consideration is 12/31/25.**
Motion to recommend – **(Possible Action item)**
- Members 1st Federal Credit Union – LDP 1446 Plans were administratively accepted at the 10/14/25 P.C. meeting. Approval deadline of January 12, 2026 **Deadline for P.C. consideration is 12/8/25 (Possible Action Item)**
- Lot 1 Trap Hotel & Retail - LDP 1449 - Plans were administratively accepted at the 9/10/25 P.C. meeting. Approval deadline of February 9, 2026. **Deadline for P.C. consideration is 3/9/26 (Possible Action Item)**

FINAL PLANS UNDER CONSIDERATION

- The Ridge PRD Final Plan Submission – LDP 1388
Motion to recommend **(Possible Action Item)**
- Brookdale Spa Final Plan Submission – LDP 1425
Motion to Accept **(Possible Action Item)**
- Core 5 Final Plan Submission – LDP 1373
Motion to recommend **(Possible Action Item)**
- **Motion to table the following plans (Action Item):**
135 Warner Road – JBAR Pocono LLC (LDP# 1414) – Plans were administratively accepted at

the 2/12/24 P.C. meeting. Approval deadline of March 9, 2026. ***Deadline for P.C. consideration is 2/9/26.***

- Alaska Pete’s Roadhouse Grille (173 Camelback Road) Land Development Plan (LDP# 1387) – Plans were administratively accepted at the 4/10/23 P.C. meeting. Extension request received with approval deadline of December 31, 2026. ***Deadline for P.C. consideration is 12/8/26.***

SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS

PRIORITY LIST

UNFINISHED BUSINESS

NEW BUSINESS

- Joint Work session between Pocono Township Planning Commission and the Pocono Township Board of Commissioners. (Highlights of the proposed zoning updates, draft #2 of the zoning ordinance updates, draft zoning map and overlay maps, draft #2 of the SALDO amendments.)
- Joint Work session between PC and BOC Zoning Ordinance, Zoning Map, SALDO Amendments to be held on November 19, 2025

ADJOURNMENT

LEGAL NOTICE

NOTICE is hereby given that the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania, will consider for adoption at a Public Meeting to be held at 6:00 p.m. on the 15th day of December, 2025, at the Pocono Township Municipal Building, 205 Old Mill Rd, Tannersville, Pennsylvania 18372 (the "Municipal Building"), an Ordinance amending Ordinance No. 110, The Pocono Township Zoning Ordinance, Chapter 470 "Zoning", of the Township of Pocono's Code of Ordinances, as amended, to add the Pocono Township Historic Overlay Zoning District to the Pocono Township Zoning Map and corresponding Pocono Township Historic Overlay District Zoning regulations and repealing all ordinances inconsistent herewith. Copies of the proposed Ordinance are available for review at the Municipal Building, during normal business hours.

Leo V. DeVito, Jr., Solicitor
Pocono Township
38 West Market Street
Bethlehem, PA 18018

**POCONO TOWNSHIP
MONROE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2025 -

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF
POCONO, MONROE COUNTY, PENNSYLVANIA AMENDING ORDINANCE NO. 110
THE POCONO TOWNSHIP ZONING ORDINANCE, CHAPTER 470
"ZONING", OF THE TOWNSHIP OF POCONO'S CODE OF ORDINANCES,
AS AMENDED, BY ADDING THE POCONO TOWNSHIP HISTORIC OVERLAY
ZONING DISTRICT AND CORRESPONDING POCONO TOWNSHIP HISTORIC
OVERLAY DISTRICT ZONING REGULATIONS AND REPEALING ALL ORDINANCES
INCONSISTENT HEREWITH**

WHEREAS, Pocono Township's Code of Ordinances; Chapter 470 *Zoning* (the "Ordinance"), § 470-125 *Amendments* provides "The provisions of this chapter and boundaries of zoning districts as set forth on the Official Zoning Map may from time to time be amended or changed by the governing body of the municipality."; and

WHEREAS, Ordinance § 470-11 *Amendments* provides "If, in accordance with the provisions of this chapter and the Pennsylvania Municipalities Planning Code, as amended, changes are made in district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the Township Commissioners."

WHEREAS, the governing body, the Board of Commissioners of the Township of Pocono, Monroe County Pennsylvania (the "BOC") seeks to enact amendments to the Ordinance by adding the Pocono Township Historic Overlay Zoning District to its Zoning Map and Zoning Districts with corresponding district regulations; and

WHEREAS, the BOC finds that the proposed amendments will promote, protect and facilitate the public health, safety and welfare; and

WHEREAS, pursuant to § 609 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10609, the Township of Pocono Monroe, County, Pennsylvania (the "Township") is authorized and empowered to enact amendments to the Ordinance after public hearing thereon pursuant to public notice and posting of the subject properties by the Township; and

WHEREAS, the BOC has conducted a public hearing pursuant to the public notice concerning the following amendments to the Ordinance; and

WHEREAS, after public hearing pursuant to public notice, the BOC desires to ordain and enact the amendments to the Ordinance set forth hereinafter.

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Commissioners of the Township of Pocono, Monroe County, Pennsylvania, as follows:

SECTION I. Chapter 470 *Zoning*; Article II *Terminology*; § 470-8 *Definitions* is amended by adding the following:

“Transient Dwelling Unit (TDU)

Any dwelling unit owned or managed by a person which is rented or leased for a period of less than 30 days.”

SECTION II. Chapter 470 *Zoning*; Article III *Zoning Map and Zoning Districts*; § 470-14 *List of Districts* is amended by adding the following:

“HOD Historic Overlay District”

SECTION III. Chapter 470 *Zoning*; Article III *Zoning Map and Zoning Districts* is hereby amended by amending the existing Zoning Map, as revised, by adding the Historic Overlay District designation to land located in the Township of Pocono, Monroe County, Pennsylvania as shown on the map attached hereto as **Exhibit “A”**, consisting of approximately One Hundred Thirty-Eight and Forty-Six Hundredths (138.46) acres, and identified as the respective properties which are attached hereto as **Exhibit “B”**.

SECTION IV. Chapter 470 *Zoning*; Article IV *Basic District Regulations*; is amended by adding the following:

“§ 470-22.2 Historic Overlay District

A. Intent

1. Pocono Manor is recognized for its historic significance, including designation by the Pennsylvania Historical & Museum Commission and listing on the National Register of Historic Places by the National Park Service.

2. The Township’s intent is to preserve the historic character, integrity and livability of Pocono Manor without creating additional design review bodies or architectural approvals.

B. Applicability; Use Regulation

1. The HOD applies to all lots, uses, and structures located wholly or partly within its boundary.

2. Where the HOD is silent, the regulations of the underlying zoning district(s) remain in full force. If a conflict arises, the more restrictive provision shall control.

3. Prohibited Use. Transient Dwelling Units (TDUs) are prohibited within the HOD as a principal use, accessory use, temporary use, special exception, and conditional use, regardless of the provisions of the underlying zoning district.

4. Nothing in this section shall affect hotels, inns, bed-and-breakfasts that are otherwise permitted by the underlying zoning district and separately defined by Township ordinances.

C. Existing Uses; Nonconformities

1. Any TDU use lawfully existing and operating within the HOD prior to the effective date of this ordinance shall be considered a legal nonconforming use and shall be governed by Article V's regulations on nonconformities.

2. Legal nonconforming TDU uses shall not be expanded, enlarged, or intensified; any discontinuance or abandonment as defined herein shall terminate such nonconforming status. Any renewal, transfer, or lapse of a separate TDU license shall be treated in accordance with the applicable township licensing provisions, if any."

SECTION V. REPEALER

Any existing ordinances or parts of ordinances in conflict with this Ordinance, to the extent of such conflict and no further, are hereby repealed.

SECTION VI. SEVERABILITY

If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word in this Ordinance is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the Ordinance.

SECTION VII. ENACTMENT

This Ordinance shall be effective within five (5) days and shall remain in force until modified, amended or rescinded by Pocono Township, Monroe County, Pennsylvania.

ENACTED AND ADOPTED by the Board of Commissioners this ____ day of _____, 2025.

ATTEST:

**TOWNSHIP OF POCONO,
MONROE COUNTY,
PENNSYLVANIA**

JERROD BELVIN
Township Manager

RICHARD WIELEBINSKI
President, Board of Commissioners

EXHIBIT "A"

POCONO MANOR HISTORIC OVERLAY DISTRICT

POCONO TOWNSHIP - MONROE COUNTY - PENNSYLVANIA

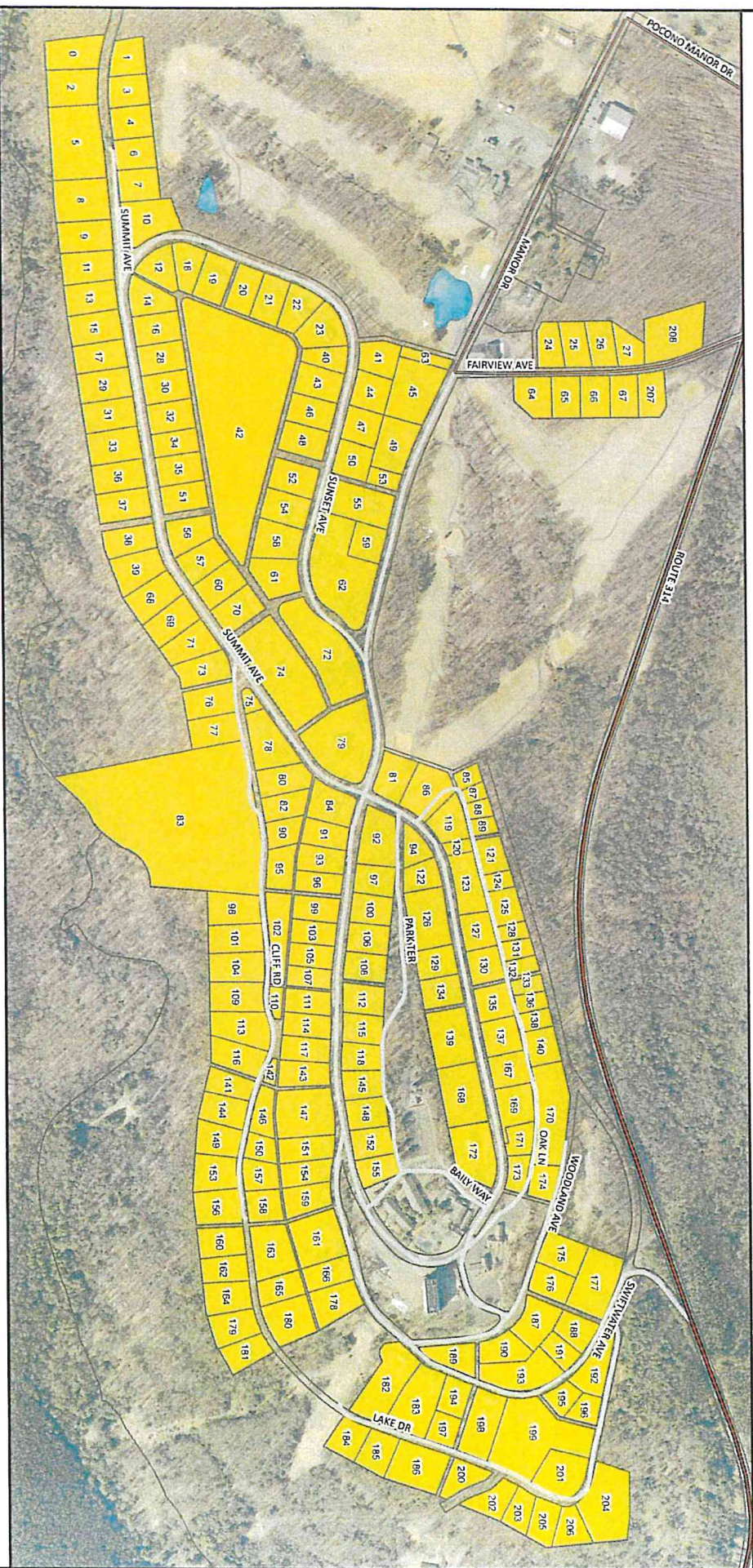


EXHIBIT “B”

ID	MAPNUMBER	PARID	OWNER	ADD1	ADD2	CITYSTZIP	ACREAGE	LOCATION
0	12635401377523	12.15.1.56	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.74	SUMMIT AVE
1	12635401377747	12.15.1.61	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.5	SUMMIT AVE
2	12635401378587	12.15.1.42	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.77	SUMMIT AVE
3	12635401378787	12.15.1.60	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.51	SUMMIT AVE
4	12635401470718	12.15.1.59	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.54	SUMMIT AVE
5	12635401471670	12.15.1.42-1	NERO CAROL A & RICHARD F	PO BOX 712		POCONO PINES PA 18350	1.15	367 SUMMIT AVE
6	12635401471749	12.15.1.58	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.53	SUMMIT AVE
7	12635401472871	12.15.1.57	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.53	SUMMIT AVE
8	12635401473536	12.15.1.55	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.55	SUMMIT AVE
9	12635401474589	12.15.1.42-2	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.68	SUMMIT AVE
10	12635401474825	12.15.1.43	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.87	SUMMIT AVE
11	12635401476529	12.15.1.54	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.64	SUMMIT AVE
12	12635401476951	12.15.1.30	FLOOD ERIC MICHAEL	332 SUNSET AVE		POCONO MANOR PA 18349	0.58	332 SUNSET AVE
13	12635401477651	12.15.1.41	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.64	SUMMIT AVE
14	12635401477855	12.15.1.31	SANBORN PAUL F	P.O. BOX 333	SUNSET AVENUE	POCONO MANOR PA 18349	0.59	333 SUNSET AVE
15	12635401478672	12.15.1.51	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.58	SUMMIT AVE
16	12635401478878	12.15.1.31-1	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.57	SUMMIT AVE
17	12635401479694	12.15.1.50	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.68	SUMMIT AVE
18	12635401486023	12.15.1.28	BLOUGH CHARLES L & LORRAINE C	BOX 113		POCONO MANOR PA 18349	0.58	331 SUNSET AVE
19	12635401486174	12.15.1.28-1	KOCH RICHARD B	330 SUNSET AVE	PO BOX 131	POCONO MANOR PA 18349	0.57	330 SUNSET AVE
20	12635401487227	12.15.1.27	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.57	SUNSET AVE
21	12635401487368	12.15.1.26	OLIZAROWICZ JAMES & VICTORIA L	PO BOX 25		POCONO MANOR PA 18349	0.57	328 SUNSET AVE
22	12635401488500	12.15.1.25	CHRISTOFFERSEN SVIEN	327 SUNSET AVENUE		POCONO MANOR PA 18349	0.55	327 SUNSET AVE
23	12635401489509	12.15.1.24	FELVER THOMAS E & SANDRA J	PO BOX 305		POCONO MANOR PA 18349	0.57	326 SUNSET AVE
24	12635401499569	12.15.1.2	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.49	POCONO RD
25	12635401499679	12.99946	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.55	MT POCONO RD
26	12635401499861	12.99947	LAREZZA WILLIAM	PO BOX 142		POCONO MANOR PA 18349	0.55	407 FAIRVIEW AVE
27	12635401499973	12.99948	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVEL	PO BOX 38	POCONO MANOR PA 18349	0.42	MT POCONO RD
28	12635402570900	12.15.1.31-2	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.57	SUMMIT AVE
29	12635402571626	12.15.1.49	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.65	SUMMIT AVE
30	12635402571922	12.15.1.31-3	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.57	SUMMIT AVE
31	12635402572698	12.15.1.40	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVEL	PO BOX 38	POCONO MANOR PA 18349	0.65	SUMMIT AVE
32	12635402572963	12.94623	KANTOR STANLEY	75 COTTAGE CT		PAWLEYS ISLAND SC 29585	0.57	SUMMIT AVE
33	12635402573770	12.15.1.48	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.71	SUMMIT AVE
34	12635402573966	12.94624.2	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.46	SUMMIT DR
35	12635402574978	12.94624.1	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.57	SUMMIT DR
36	12635402575743	12.94494	OAK RIDGE CONSTRUCTION CO	PO BOX 657		POCONO PINES PA 18350	0.65	SUMMIT AVE
37	12635402576724	12.15.1.47	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.64	SUMMIT AVE
38	12635402578717	12.15.1.39	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.58	SUMMIT AVE
39	12635402579831	12.15.1.38	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.58	SUMMIT AVE
40	12635402580641	12.94139	ROECKER WILLIAM W	PO BOX 74		POCONO MANOR PA 18349	0.55	SUNSET AVE
41	12635402580834	12.15.1.9	LANDSOWNE DAVID	PO BOX 332		MOUNT POCONO PA 18344	0.45	SUNSET AVE
42	12635402581274	12.15.1.29	POCONO MANOR INVESTORS LP	C/O MATZEL DEVEL	PO BOX 38	POCONO MANOR PA 18349	7.3	SUNSET AVE
43	12635402581508	12.15.1.46	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.57	SUNSET AVE
44	12635402581880	12.15.1.10	LANDSOWNE DAVID	PO BOX 332		MOUNT POCONO PA 18344	0.52	SUNSET AVE
45	12635402581988	12.15.1.8	LANDSOWNE CHELSEA	PO BOX 409		MOUNT POCONO PA 18344	1.17	306 MANOR DR
46	12635402582524	12.15.1.45	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.57	SUNSET AVE
47	12635402582796	12.15.1.11	HERMAN CURTIS M ETUX	305 MANOR DRIVE	PO BOX 121	POCONO MANOR PA 18349	0.51	SUNSET AVE
48	12635402583551	12.15.1.23	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.57	SUNSET AVE
49	12635402583990	12.15.1.8-2	HERMAN CURTIS M ETAL	PO BOX 121		POCONO MANOR PA 18349	0.82	305 MANOR DR
50	12635402584732	12.15.1.11-1	LANDSOWNE DAVID S & LYNN M	PO BOX 332		MOUNT POCONO PA 18344	0.51	SUNSET AVE
51	12635402585090	12.94624	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.53	SUMMIT DR
52	12635402585407	12.15.1.44	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.57	SUNSET AVE
53	12635402585846	12.15.1.12	LANDSOWNE DAVID S & LYNN M	PO BOX 332		MOUNT POCONO PA 18344	0.27	POCONO MANOR STATE RD
54	12635402586433	12.15.1.22	HALUPA JOSEPH E	320 SUNSET DR		SWIFTWATER PA 18370	0.61	320 SUNSET AVE
55	12635402586755	12.15.1.19	LANDSOWNE DAVID S & LYNN M	PO BOX 332		MOUNT POCONO PA 18344	1.02	303 MANOR DR
56	12635402587082	12.15.1.32	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.51	SUMMIT AVE
57	12635402588087	12.15.1.33	DEENE BRANDON K	342 SUMMIT AVENUE		POCONO MANOR PA 18349	0.57	342 SUMMIT AVE
58	12635402588400	12.15.1.21	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.66	SUNSET AVE
59	12635402588728	12.15.1.15	LANDSOWNE DAVID S & LYNN M	PO BOX 332		MOUNT POCONO PA 18344	0.51	POCONO MANOR STATE RD
60	12635402589195	12.15.1.34	TERHUNE GREGORY P & SARA B	344 SUMMIT AVE	PO BOX 360	POCONO MANOR PA 18349	0.57	SUMMIT AVE
61	12635402589450	12.15.1.20	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.57	SUNSET AVE
62	12635402589606	12.15.1.14	LAYTON JOHN C	PO BOX 91		POCONO MANOR PA 18349	1.49	301 SUNSET AVE
63	12635402590031	12.15.1.8-1	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVEL	PO BOX 38	POCONO MANOR PA 18349	0.31	POCONO MANOR STATE RD
64	12635402591551	12.15.1.3	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVEL	PO BOX 38	POCONO MANOR PA 18349	0.59	FAIRVIEW AVE
65	12635402591664	12.15.1.62	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVEL	PO BOX 38	POCONO MANOR PA 18349	0.51	FAIRVIEW AVE
66	12635402591757	12.15.1.63	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVEL	PO BOX 38	POCONO MANOR PA 18349	0.51	FAIRVIEW AVE
67	12635402591859	12.15.1.64	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVEL	PO BOX 38	POCONO MANOR PA 18349	0.5	FAIRVIEW AVE
68	12635402678016	12.15.1.53	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.68	SUMMIT AVE
69	12635402671914	12.15.1.52	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.64	SUMMIT AVE
70	12635402680292	12.15.1.35	TERHUNE GREGORY P & SARA B	344 SUMMIT AVE	PO BOX 360	POCONO MANOR PA 18349	0.57	344 SUMMIT AVE
71	12635402682012	12.15.1.37	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVEL	PO BOX 38	POCONO MANOR PA 18349	0.64	SUMMIT AVE
72	12635402682651	12.15.1.17	LOYEK GERALD	PO BOX D		POCONO MANOR PA 18349	1.6	315 MANOR DR
73	12635402683056	12.15.1.36	PENCE GREGORY D	350 SUMMIT AVE	P.O. BOX 11	POCONO MANOR PA 18349	0.68	350 SUMMIT AVE
74	12635402683451	12.15.1.19	MALVIN RONALD S & PATRICIA A	STONEGATE BOX 8		POCONO MANOR PA 18349	1.93	346 SUMMIT AVE
75	12635402684277	12.14.1.77	POCONO MANOR INVESTORS LP	C/O MATZEL DEVEL	PO BOX 38	POCONO MANOR PA 18349	0.25	CLIFF RD
76	12635402685009	12.14.1.97	PENCE GREGORY D	350 SUMMIT AVE	P.O. BOX 11	POCONO MANOR PA 18349	0.62	CLIFF RD
77	12635402686111	12.14.1.96	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.62	CLIFF RD
78	12635402686354	12.14.1.78	BONAWITS MARIA I	1233 MONROE AVENUE		DUNMORE PA 18509	0.97	256 SUMMIT AVE
79	12635402686667	12.15.1.18	NEGVESKY GERALD & ANN C	PO BOX 343		POCONO MANOR PA 18349	1.9	41 MANOR DR
80	12635402687482	12.14.1.79-1	BONAWITS MARIA I	1233 MONROE AVENUE		DUNMORE PA 18509	0.62	255 SUMMIT AVE
81	12635402687879	12.14.1.31-1	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVELOPMENT	PO BOX 38	POCONO MANOR PA 18349	0.61	SUMMIT AVE
82	12635402688492	12.14.1.79	CONWAY KEVIN P	PO BOX 218		POCONO MANOR PA 18349	0.45	CLIFF RD
83	12635402689198	12.14.1.95	BONAWITS MARIA I	1233 MONROE AVENUE		DUNMORE PA 18509	8.08	CLIFF RD
84	12635402689631	12.14.1.76	CONWAY KEVIN P	PO BOX 218		POCONO MANOR PA 18349	0.82	43 MANOR DR
85	12635402697271	12.14.1.30-3	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVELOPMENT	PO BOX 38	POCONO MANOR PA 18349	0.21	OAK LN
86	12635402698033	12.14.1.31	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVEL	PO BOX 38	POCONO MANOR PA 18349	0.81	SUMMIT AVE
87	12635402698239	12.14.1.30-2	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVELOPMENT	PO BOX 38	POCONO MANOR PA 18349	0.16	OAK LN
88	12635402699204	12.14.1.30-1	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVELOPMENT	PO BOX 38	POCONO MANOR PA 18349	0.18	OAK LN
89	12635402699277	12.14.1.30	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVEL	PO BOX 38	POCONO MANOR PA 18349	0.18	OAK LN
90	12635402780440	12.14.1.80	CONWAY KEVIN P	PO BOX 218		POCONO MANOR PA 18349	0.39	CLIFF RD
91	12635402780558	12.14.1.75	CONWAY KEVIN P	PO BOX 218		POCONO MANOR PA 18349	0.5	MT POCONO AVE
92	12635402780891	12.14.1.49	CRAMER RUSSELL C & SARA	PO BOX 188		POCONO MANOR PA 18349	0.87	MANOR DR
93	12635402781557	12.14.1.74	HANWY PHILIP & LOUISE	214 HERITAGE CT		LITTLE SILVER NJ 07739	0.51	45 MANOR DR
94	12635402781918	12.14.1.48	MUELLER RICHARD E TRUSTEE	1305 WEBSTER FOREST COURT		ST LOUIS MO 63119	0.62	15 PARK TER

95	12635402782309	12.14.1.81	HAMWI PHILIP	214 HERITAGE CT		LITTLE SILVER NJ 07739	0.47	CLIFF RD
96	12635402782566	12.14.1.73	62 4TH ST LLC	7 DE		HOLMDEL NJ 07733	0.44	MT POCONO AVE
97	12635402782840	12.14.1.49-1	CRAMER RUSSELL C & SARA M	PO BOX 188		POCONO MANOR PA 18349	0.5	12 PARK TER
98	12635402783139	12.14.1.115	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.68	CLIFF RD
99	12635402783535	12.14.1.72	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.48	MT POCONO AVE
100	12635402783779	12.14.1.50	FRANTZ CLINTON IV	11 PARK TERRACE		POCONO MANOR PA 18349	0.5	11 PARK TER
101	12635402784260	12.14.1.114	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.64	CLIFF RD
102	12635402784399	12.14.1.82	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVEL	PO BOX 38	POCONO MANOR PA 18349	0.68	MT POCONO AVE
103	12635402784534	12.14.1.72-1	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.44	MANOR DR
104	12635402785281	12.14.1.113	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.68	CLIFF RD
105	12635402785593	12.14.1.72-2	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.43	MANOR DR
106	12635402785707	12.14.1.51	ROECKER WILLIAM W	PO BOX 74		POCONO MANOR PA 18349	0.5	10 PARK TER
107	12635402786522	12.14.1.72-3	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.37	MANOR DR
108	12635402786715	12.14.1.52	HICKOK DOROTHY ALICIA	28 LINDEN AVE		RUTLEDGE PA 19070	0.46	9 PARK TER
109	12635402787201	12.14.1.112	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.67	CLIFF RD
110	12635402787367	12.14.1.83	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVEL	PO BOX 38	POCONO MANOR PA 18349	0.1	CLIFF RD
111	12635402787571	12.14.1.71	MARLIN BARNATHAN FAMILY 2018 TRUST	12929 MIZNER WAY		WELLINGTON FL 33414	0.5	MT POCONO AVE
112	12635402787755	12.14.1.53	CADUE HELEN B	PO BOX 116		REEDERS PA 18352	0.5	8 PARK TER
113	12635402788243	12.14.1.111	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.77	CLIFF RD
114	12635402788560	12.14.1.70	MARLIN BARNATHAN FAMILY 2018 TRUST	12929 MIZNER WAY		WELLINGTON FL 33414	0.5	MT POCONO AVE
115	12635402788774	12.14.1.54	MARLIN BARNATHAN FAMILY 2018 TRUST	12929 MIZNER WAY		WELLINGTON FL 33414	0.5	7 PARK TER
116	12635402789261	12.14.1.94	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.62	CLIFF RD
117	12635402789570	12.14.1.69	GESSER RICHARD ETUX	PO BOX 92	53 MANOR DR	POCONO MANOR PA 18349	0.5	53 MANOR DR
118	12635402789794	12.14.1.55	SHEVELL GARY ETUX	18 MONROE ST APT 8J		NEW YORK NY 10002	0.5	6 PARK TER
119	12635402790101	12.14.1.32	BEGUN RICHARD	40 HARRISON STREET APT 26B		NEW YORK NY 10013	0.58	38 SUMMIT AVE
120	12635402791106	12.14.1.39-1	BEGUN RICHARD	40 HARRISON STREET APT 26B		NEW YORK NY 10013	0.12	SUMMIT AVE
121	12635402791330	12.14.1.29	JOHNSTON HARRY EUGENE	109 OAK LANE	PO BOX 214	POCONO MANOR PA 18349	0.39	109 OAK LN
122	12635402792020	12.14.1.47	WARNKE GEORGIA C	1145 MONTE VISTA DRIVE		RIVERSIDE CA 92507	0.41	16 PARK TER
123	12635402792250	12.14.1.33	DUNCAN GENE JR	37 SUMMIT AVE		SWIFTWATER PA 18370	0.72	37 SUMMIT AVE
124	12635402792338	12.14.1.28	JOHNSTON HARRY	109 OAK LANE	PO BOX 214	POCONO MANOR PA 18349	0.21	WOODLAND AVE
125	12635402793347	12.10.058	O'NEILL JOSEPH B	44 SHADY HILL RD		MEDIA PA 19063	0.41	105 OAK LN
126	12635402794012	12.14.1.46	POHANSI BARBARA A	364 E RIDGEWOOD AVE		RIDGEWOOD NJ 07450	1	17 SUMMIT AVE
127	12635402794254	12.14.1.34	BRADY JOSEPH W III	282 HOLCOMBE WAY		LAMBERTVILLE NJ 08530	0.44	35 SUMMIT AVE
128	12635402794402	12.14.1.27-2	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.21	OAK LN
129	12635402795096	12.14.1.45	KELLY MICHAEL E	19 PARK LANE TER		POCONO MANOR PA 18349	0.5	19 PARK TER
130	12635402795297	12.14.1.35	MCCARTHY KATHLEEN	34 SUMMIT AVENUE	PO BOX 123	POCONO MANOR PA 18349	0.45	34 SUMMIT AVE
131	12635402795401	12.14.1.27	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.24	OAK LN
132	12635402796403	12.14.1.27-1	WHALEN DANYELLE	11 PARK TER	PO BOX 176	POCONO MANOR PA 18349	0.23	102 OAK LN
133	12635402796456	12.14.1.26-2	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVELOPMENT	PO BOX 83	POCONO MANOR PA 18349	0.22	OAK LN
134	12635402797019	12.14.1.44	SANTIAGO MARIE	20 SUMMIT AVENUE	PO BOX 135	POCONO MANOR PA 18349	0.5	20 SUMMIT AVE
135	12635402797350	12.14.1.36	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.48	SUMMIT AVE
136	12635402797427	12.14.1.26-1	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVELOPMENT	PO BOX 83	POCONO MANOR PA 18349	0.24	OAK LN
137	12635402798393	12.14.1.37	CUZIO GARY	32 SUMMIT AVE		POCONO MANOR PA 18349	0.52	32 SUMMIT AVE
138	12635402798409	12.14.1.26	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVEL	PO BOX 38	POCONO MANOR PA 18349	0.25	WOODLAND AVE
139	12635402799122	12.14.1.43	HENSEL JOHN C INDEPENDENT TRUSTEE	6 HILLCREST AVENUE		SUMMIT NJ 07901	0.96	21 SUMMIT AVE
140	12635402799541	12.14.1.25	GREEN NANCY	ONEIL MARY	3730 CEDARWOOD DR	NASHVILLE TN 37216	0.52	97 OAK LN
141	12635402800187	12.14.1.110	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.45	CLIFF RD
142	12635402800375	12.14.1.84	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVEL	PO BOX 38	POCONO MANOR PA 18349	0.08	CLIFF RD
143	12635402800489	12.14.1.68	SNIPES BARBARA TAYLOR	SNIPES JONATHAN ROBERTS ETAL	890 WEST BRIDGE ST	MORRISVILLE PA 19067	0.54	MT POCONO AVE
144	12635402801185	12.14.1.109	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.56	CLIFF RD
145	12635402801723	12.14.1.56	YOUNG JOHN GREGORY	PO BOX 133		POCONO MANOR PA 18349	0.5	5 PARK TER
146	12635402802352	12.14.1.85	SNIPES BARBARA TAYLOR	SNIPES JONATHAN ROBERTS ETAL	890 WEST BRIDGE ST	MORRISVILLE PA 19067	0.37	CLIFF RD
147	12635402802449	12.14.1.67	SNIPES BARBARA TAYLOR	890 WEST BRIDGE ST		MORRISVILLE PA 19067	1.38	55 MANOR DR
148	12635402802726	12.14.1.57	MUNZERT HENRY FREDERICK III	404 CHESTNUT ST		MILTON DE 19968	0.5	4 PARK TER
149	12635402803112	12.14.1.108	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.58	CLIFF RD
150	12635402803390	12.14.1.86	PAFF ALICE L	234 SPRING RD		MALVERN PA 19355	0.31	CLIFF RD
151	12635402803591	12.14.1.66	PAFF ALICE L	234 SPRING RD		MALVERN PA 19355	0.59	57 SWIFTWATER AVE
152	12635402803759	12.14.1.58	SHEDDIKER JOSHUA ROCK	3 PARK TERRACE		POCONO MANOR PA 18349	0.5	3 PARK TER
153	12635402804150	12.14.1.107	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.62	CLIFF RD
154	12635402804591	12.14.1.65	LEFANTE JOHN & NICOLE	58 SWIFTWATER AVENUE	PO BOX 216	POCONO MANOR PA 18349	0.52	58 SWIFTWATER AVE
155	12635402804860	12.14.1.59	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVEL	PO BOX 38	POCONO MANOR PA 18349	0.5	MT POCONO AVE
156	12635402805192	12.14.1.93	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.65	CLIFF RD
157	12635402805310	12.14.1.87	LEFANTE JOHN & NICOLE	58 SWIFTWATER AVENUE	PO BOX 216	POCONO MANOR PA 18349	0.4	CLIFF RD
158	12635402806341	12.14.1.88	VAN HORN CYNTHIA A	PO BOX 136		POCONO MANOR PA 18349	0.45	244 CLIFF RD
159	12635402806500	12.14.1.64	MURPHY BARBARA A	207 N CENTRAL AVENUE		BELMONT NC 28012	0.63	59 SWIFTWATER AVE
160	12635402807143	12.14.1.105	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.53	CLIFF RD
161	12635402807575	12.14.1.63	SOCKMAN JOHN L	PO BOX 85		POCONO MANOR PA 18349	1.03	61 SWIFTWATER AVE
162	12635402808165	12.14.1.104	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.5	CLIFF RD
163	12635402808334	12.14.1.89	SOCKMAN JOHN L & BETH ELISE R	PO BOX 85		POCONO MANOR PA 18349	0.84	CLIFF RD
164	126354028089185	12.14.1.103	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.58	CLIFF RD
165	12635402808979	12.14.1.90	SOCKMAN JOHN & BETH	BOX 85		POCONO MANOR PA 18349	0.51	CLIFF RD
166	12635402808929	12.14.1.62	SOCKMAN JOHN & BETH	BOX 85		POCONO MANOR PA 18349	0.53	SWIFTWATER AVE
167	12635402809345	12.14.1.38	HENSEL JOHN C INDEPENDENT TRUSTEE	6 HILLCREST AVENUE		SUMMIT NJ 07901	0.54	31 SUMMIT AVE
168	12635402809168	12.14.1.42	CASTRILLON JOSE ALEANDRO ESCOBAR	1401 WALNUT ST APT 1001		PHILADELPHIA PA 19102	1	24 SUMMIT AVE
169	126354028091490	12.14.1.39-1	MATTHEWS BRENDAN	818 DAY AVE		ROANOKE VA 24016	0.62	30 SUMMIT AVE
170	126354028092525	12.14.1.24	SNYDER JOSEPH D & NANCY M	OAK LN PO BOX 276		POCONO MANOR PA 18349	1.2	WOODLAND AVE
171	126354028093431	12.14.1.39	SNYDER JOSEPH D	PO BOX 278		POCONO MANOR PA 18349	0.28	29 OAK LN
172	126354028094202	12.14.1.41	HENSEL JOHN C INDEPENDENT TRUSTEE	6 HILLCREST AVENUE		SUMMIT NJ 07901	0.96	25 SUMMIT AVE
173	126354028094460	12.14.1.40	SNYDER JOSEPH D	MARLIN SNYDER NANCY	PO BOX 278	POCONO MANOR PA 18349	0.24	28 OAK LN
174	126354028095512	12.14.1.23	SCHAFER JACK	2105 TREELINE DRIVE		EASTON PA 18040	0.33	90 OAK LN
175	126354028096000	12.9293	PERLA ARNOLD	85 WOODLAND AVE		SWIFTWATER PA 18370	0.57	85 WOODLAND AVE
176	126354028095526	12.14.1.19	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVEL	PO BOX 38	POCONO MANOR PA 18349	0.46	WOODLAND AVE
177	12635402809745	12.14.1.17	FRASER JENNIFER LOIS	1008 N PENNSYLVANIA AVENUE		WINTER PARK FL 32789	1	76 SWIFTWATER AVE
178	126354028096042	12.14.1.61	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.64	SWIFTWATER AVE
179	1263540280981108	12.14.1.102	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.57	CLIFF RD
180	1263540280984112	12.14.1.91	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.78	CLIFF RD
181	1263540280982113	12.14.1.92	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.57	CLIFF RD
182	1263540280983876	12.14.1.6	RADZINSKY ILYA ETAL	66 SWIFTWATER AVE	PO BOX A	POCONO MANOR PA 18349	1.25	66 SWIFTWATER AVE
183	1263540280984949	12.14.1.7	SHEFFY NINA A	PO BOX 222		POCONO MANOR PA 18349	0.9	67 SWIFTWATER AVE
184	1263540280985677	12.14.1.101	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.57	LAKE DR
185	1263540280986830	12.14.1.5	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.54	CLIFF RD
186	1263540280987939	12.14.1.4	VENDRA VIJAYA RAMESH	30 CANNON ST		NORTH BRUNSWICK NJ 08902	0.94	30 CLIFF RD
187	1263540280990497	12.92832	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVEL	PO BOX 38	POCONO MANOR PA 18349	0.83	WOODLAND AVE
188	1263540280991637	12.14.1.16	MAIN & ROSS STREET PROPERTIES LLC	175 FRUIT LN		BLOOMINGDALE NJ 07403	0.42	77 SWIFTWATER AVE
189	1263540280992174	12.14.1.13	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVEL	PO BOX 38	POCONO MANOR PA 18349	1.06	81 WOODLAND AVE
190	1263540280992316	12.14.1.20	TAPIRO EUGENE N	PO BOX 313		POCONO MANOR PA 18349	0.51	82 WOODLAND AVE

191	12635402992621	12.14.1.15	KESTER KENT E	4295 STELLATA CT.		HARRISBURG PA 17112	0.38	78 SWIFTWATER AVE
192	12635402992764	12.14.1.12	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.53	SWIFTWATER AVE
193	12635402993442	12.14.1.14	CUTLER TIMOTHY G IRREVOCABLE TRUST	988 YE GREATE ST		GREENWICH NJ 08323	0.9	79 SWIFTWATER AVE
194	12635402994134	12.14.1.8	PETERSEN JACOB D	1927 3RD ST NE #401		WASHINGTON DC 20002	0.41	68 SWIFTWATER AVE
195	12635402994621	12.14.1.11	POWELL CLAIRE E	P O BOX 57		POCONO MANOR PA 18349	0.34	71 SWIFTWATER AVE
196	12635402994740	12.14.1.106	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.32	LAKE DR
197	12635402995089	12.14.1.8-1	PETERSEN JACOB	2109 BROADWAY #15-127		NEW YORK NY 10023	0.41	CLIFF RD
198	12635402995255	12.14.1.9	MCMEEKIN JOHN C II & ERIN M	719 HAVILAND DRIVE		BRYN MAWR PA 19010	0.89	69 SWIFTWATER AVE
199	12635402996415	12.14.1.10	BENEDICT SLANE	70 SWIFTWATER AVE		POCONO MANOR PA 18349	1.17	70 SWIFTWATER AVE
200	12635402997177	12.14.1.3	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.52	CLIFF RD
201	12635402997651	12.14.1.10-1	QOPPA VENTURES LLC	11308 ROUSE RUN CIR		ORLANDO FL 32817	0.63	205 LAKE DR
202	12635402998330	12.14.1.100	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.46	LAKE DR
203	12635402998481	12.14.1.99	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.46	LAKE DR
204	12635402998872	12.14.1.1	JACKSON SAMUEL A & TRACEY A	PO BOX 204		POCONO MANOR PA 18349	1	204 LAKE DR
205	12635402999521	12.14.1.98	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.47	LAKE DR
206	12635402999553	12.14.1.2	62 4TH ST LLC	7 DELWOOD DRIVE		HOLMDEL NJ 07733	0.46	LAKE DR
207	12635500501041	12.15.1.65	MATZEL DEVELOPMENT AT PT LP	C/O MATZEL DEVEL	PO BOX 38	POCONO MANOR PA 18349	0.5	FAIRVIEW AVE
208	12635503409103	12.15.1.1	MURPHY PETER M	18 HURAN ROAD		FLORAL PARK NY 11001	1.1	409 FAIRVIEW AVE



YOUR GOALS. OUR MISSION.

October 28, 2025

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

**SUBJECT: T.L. REALTY CORP./ LEARN ROAD
SKETCH PLAN REVIEW
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1452, T&M PROJECT NO. POCO-R1350**

Dear Planning Commission Members:

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

- Pocono Township Land Development Application;
- Property Deed, Parcel No. 12/94172, Deed Book 2595, Page 7508;
- PPL Easement, Deed Book 365, Page 1154;
- Access Easement and Maintenance Agreement, Deed Book 2630, Page 4014;
- Boundary & Topographic Survey Plan, prepared by Benchmark, dated September 9, 2024, last revised September 12, 2024;
- Sketch Plan entitled "T.L. Realty Corp.", prepared by D&D Engineering, dated October 10, 2025.

BACKGROUND INFORMATION

The Owner, T.L.Realty Corp., is proposing to develop a property located on the eastern side of Learn Road (a Collector Road) between Stadden and Cherry Lane Roads and adjacent to the Pocono Township Learn Road Park. Existing Parcel ID No. 12/94172, has an area of 2.155 acres and is currently undeveloped. The parcel is located within the "C" Commercial Zoning District. An existing 100-foot-wide PPL easement extends along the northern portion of the site while a 20-foot-wide access easement for public access to the Pocono Township Learn Road Park is located along the front of the parcel.

The proposed development includes the construction of a nine (9) unit, 3-story apartment building with 21 parking spaces as well as the construction of a garage/storage building with 2 employee parking spaces and a landscaping storage area. Access to the buildings is proposed via the existing driveway within the Township's access easement to the northern side of the site, then new access drives are proposed through and across the PPL easement area to the new buildings. Public water and sewer connection are proposed.



Per Section 470-20.B.(1)(c), “Multifamily dwellings” are permitted within the “C” Commercial Zoning District. Additionally, “Wholesaling businesses. (See §470-87.)” per Section 470-20.B.(1)(v) and “Vehicle parking lot or garage” per Section 470-20.B.(1)(cc) are permitted. Additionally, Section 470-87 discusses contractor’s equipment and storage yards.

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

ZONING ORDINANCE COMMENTS

1. Section 470-20.C.(1)(c) limits the maximum impervious coverage to 35% for residential uses and 80% for other uses. *The Zoning Data tabulation on the plan indicates a proposed impervious coverage of 35.3%, which exceeds the maximum limit for residential, but not the other use. The impervious coverage will need to be further clarified to be attributed to each use.*
2. Per Section 470-20.C.(3)(a), the Principal building height is limited to 50 feet. *The height of the building shall be specified.*
3. Section 470-34.A. addresses parking requirements. *Since the proposed garage/storage building use is not specifically listed, it is recommended that the Zoning Officer concur with the presented parking.*
4. In accordance with 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.” *While the plan shows one (1) handicapped parking space at the apartments, per the DOJ 2010 ADA Standards, one (1) accessible space is also required for a parking facility of between 1 and 25 spaces. One (1) additional accessible space is required for the parking area at the garage.*
5. In accordance with 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.” *While the apartment driveway and parking are shown to be paved, the driveway and parking for the garage use are labeled as being “gravel”. The plan is required to be revised to reflect the required paved surface.*
6. In accordance with Section 470-34.D, Off-street truck loading is required for “every building or structure, lot or land hereafter put to a commercial or industrial use”. *Truck loading must be provided for the garage use.*
7. 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.*
8. 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

9. In accordance with Sections 390-17.E.(6)(c) and (d) and 390-19.F.(6)(c) and (d), the applicant shall be responsible for submission of the plan, and all required supporting documentation to the Monroe County Planning Commission, the Monroe County Conservation District, PennDOT, and all other governing agencies. The applicant is also solely responsible for contacting utility companies, as appropriate, including the appropriate water authority if applicable. *The Applicant shall submit to, and provide comments and approvals from, outside agencies during the land development plan review process. These include, but may not be limited to:*
 - a. *Monroe County Conservation District/Pennsylvania Department of Environmental Protection – Erosion and sedimentation control adequacy/NPDES permitting.*
 - b. *Pocono Township Sewer Department – Sewerage design, and capacity.*
 - c. *Brodhead Creek Regional Authority – Public water service will-serve, public sewage treatment capacity.*
 - d. *Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module.*
 - e. *Monroe County Planning Commission.*
 - f. *Pocono Township Volunteer Fire Company.*
10. In accordance with Section 390-29.J.(1)(c), the Preliminary/Final Land Development Plans shall contain “Truck turning movement diagrams for at least a WB-50 truck.” *The Applicant shall consider this as part of any future Land Development Plans.*
11. Section 390-43.A.(2) and Table 390-43 summarizes the required improvements for various types of subdivisions and land developments. *The Applicant shall refer to this section when preparing their future Land Development Plan.*
12. In accordance with Section 390-43.A.(6)(e)[1][a], “steep slope area is defined and established as those areas having an original, unaltered slope of 20% or greater. The establishment of slopes shall be made by a topographic survey performed by a registered surveyor, or other means acceptable



to the Township.” *It appears there may be steep slopes on the site which will need to be established as part of a future Land Development Plan.*

13. In accordance with Sections 390-43.A.(6)(e)[2][a] and 390-43.A.(6)(e)[2][c], “no more than 35% of the original ground cover within any designated steep slope area on the property may be disturbed by grading, filling or other means. At least 65% of the original ground cover must remain undisturbed during the establishment, alteration or maintenance the property.” “No grading, filling or other alteration of the original undisturbed slopes on a property may be performed with the intent to circumvent the provisions of this section. Unauthorized grading performed within a steep slope area in order to circumvent these regulations shall be considered a violation of this chapter.” *The future Land Development Plan shall include a tabulation of the existing 20% and greater steep slopes including the proposed disturbance (in square feet and percent) of the steep slope areas.*
14. 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.” *Any future Land Development Plan must address the status of the existing access drive and any improvements to it that may be required to meet Section 390-48.*
15. Per Section 390-48.H.(2), “Existing rights-of-way. Where a subdivision or land development abuts or contains an existing municipal road of inadequate right-of-way width, the building setback shall be shown on the plans measured from a line which would satisfy the right-of-way requirements for the classification of the abutting road. Additional setback and easement for right-of-way shall be provided in the case of land abutting private roads.” *Learn Road is a Collector Road and requires a right-of-way of 60 feet. The plan reflects an existing right-of-way of 33 feet. Therefore, an additional 13.5 feet of “half-width” right-of-way would be required to be provided by the proposed project.*
16. In accordance with Section 390-48.T.(6), “Except for the return radius at the intersection with the road, no driveway shall be situated within 10 feet of a side or rear property line, except where shared driveways are utilized.” *The existing driveway is located, in part, less than 10 feet from the southern side property line. A waiver would be required to maintain the driveway at this location or the driveway must be relocated. Also, a portion of the new driveway is shown to be less than 10 feet from the northern side property line and must be relocated.*
17. Access drives shall comply with the other applicable requirements of Section 390-48.T., Driveways and Access Drives. *The Applicant shall refer to this section when preparing their future Land Development Plan. This project would also need to meet the “access drive” requirements in Subsection (13).*
18. 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 may be required along the Learn Road frontage.*



19. In accordance with Section 390-50.B., a stormwater drainage and management plan shall be required for all major subdivisions and all land developments, and all subdivisions and land developments shall comply with Chapter 365, Stormwater Management. *Stormwater management in accordance with these requirements shall be addressed on future Land Development Plans.*
20. In accordance with Section 390-51.A, “all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control.” *All proposed development shall meet the requirements of Chapter 102. Since the proposed earth disturbance would exceed one (1) acre, an NPDES Permit, and a Determination of Adequacy letter will be required from the Monroe County Conservation District and/or Pennsylvania Department of Environmental Protection.*
21. 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”. *A note on the plan states that public water and sanitary sewer services would be proposed. All applicable approvals from the Pennsylvania Department of Environmental Protection, Pocono Township, and the Brodhead Creek Regional Authority will be required.*
22. In accordance with Section 390-55., a landscape plan meeting the requirements of this section shall be prepared for all land developments and major subdivisions; and no land development or major subdivision shall be finally approved until all landscaping has been installed or guaranteed in accord with this chapter.” *A Landscape Plan is required for any future Land Development Plan submission. Parking lot landscaping and buffers are also addressed in subsection C.*
23. In accordance with Section 390-56. outdoor lighting for the proposed improvements must be designed/provided as outlined in this Section. *Lighting Plans shall be provided with any future Land Development Plan submission.*
24. In accordance with Section 390-57, “if a proposed subdivision or land development includes any area that is suspected of being a wetland, then a professional wetland delineation may be required. The Township may require that the applicant obtain a jurisdictional determination from the United States Army Corps of Engineers. Until such time as the Board of Commissioners has approved application, the wetland limits shall be visibly identified in the field.” *Any existing wetlands shall be identified and protected as required by this Section.*
25. In accordance with Section 390-58.(1) and (2), Common Open Space and Recreation Space shall be provided to provide adequate open spaces, recreational lands, and recreational facilities to serve new inhabitants/occupants of new subdivisions/land developments, for both active and passive recreation, as is specifically authorized by Section 503(11) of the Pennsylvania Municipalities Planning Code (MPC); and to recognize and implement the Official Recreation Plan adopted by Pocono Township.” *The Land Development Plan shall provide the required Common Open Space and Recreation Space, as required by this Section.*



26. Off-street parking and loading shall comply with Section 390-59. *The Applicant shall refer to this section when preparing their future Land Development Plan.*

OTHER ORDINANCE COMMENTS

27. Future Land Development Plan submissions shall provide Stormwater Management in accordance with Chapter 365, Stormwater Management. In accordance with Section 470-48.F.6., drainage facilities shall be designed and constructed in accordance with the requirements of Chapter 365, Stormwater Management, of the Code of the Township of Pocono.

MISCELLANEOUS COMMENTS

28. The sketch plan proposes new driveways and their associated improvements within the PPL easement. These must be approved by PPL.
29. The location of a trash dumpster enclosure and accessibility of the dumpsters by the trash trucks will need to be addressed on any future Land Development Plan.
30. The plan reflects a retaining wall. Depending on its height, this may need to be fully engineered and a permit required to be obtained from the Township prior to construction.

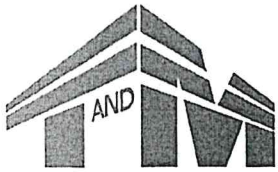
If you should have any questions, please call me.

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
T.L. Realty Corp. – Owner/Applicant
Deanna L. Schmoyer, P.E. – Black Forest Engineering, LLC
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates



YOUR GOALS. OUR MISSION.

October 23, 2025

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

**SUBJECT: 3172 ROUTE 715 – SHANTI DAYAL
FINAL MINOR RESIDENTIAL LAND DEVELOPMENT COMPLETENESS
REVIEW
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1451, T&M PROJECT NO. POCO-R1340**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed a completeness review of the Final Minor Residential Land Development Plan Application for 3172 Route 715 – Shanti Dayal. The submitted information consists of the following items.

- Pocono Township Land Development Application.
- Property Deed, Parcel No. 12/3/1/22-1, Deed Book 2469, Page 3681.
- "Final Land Development Plan, Change of Use 3172 State Route 715 prepared for Shanti Dayal" prepared by Brian D. Courtright, P.L.S., 1 sheet, dated " /2/2025".

BACKGROUND INFORMATION

The Applicant, Shanti Dayal, has submitted a plan which shows three (3) "existing dwelling" buildings, an existing gravel parking lot, and existing driveway on the subject property. The property is located within the R-1, Low-Density Residential, Zoning District and consists of one parcel (Tax ID No. 12/3/1/22-1). The overall property has an area of 4.33 acres and is depicted as currently being served by on-lot sewer. No existing water facilities are shown.

The previous use of the site is identified as having been a restaurant and single-family residence. The plan does not propose any construction or other improvements.

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



If you should have any questions, please call me.

Sincerely,

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

JST/arm

cc: Jerrod Belvin – Pocono Township Manager
Lindsay Scerbo – Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
Shanti Dayal – Applicant (c/o Brian D. Courtright, P.L.S.)
Brian D. Courtright, P.L.S. – Surveyor
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates

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Stroudsburg, PA 18360



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MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director
FROM: Kevin Glovas, Community Planner
DATE: October 31st, 2025
SUBJECT: Members 1st FCU
Land Development Plan
Pocono Township
MCPC Review #157-25

This 1.83-acre site is located on the northerly side of Route 611, immediately northeast of its intersection with Bartonsville Avenue. Currently, the site contains two existing residences with separate driveways, multiple accessory structures, and the foundation of a previous bank building. The plan proposes to demolish all existing structures, and site grading in preparation for the construction of a bank with a drive-thru area. The plan also proposes the construction of sidewalks, landscaping, and stormwater management facilities, along with other associated site improvements. The site will utilize central water and sewage systems and is located within the Commercial (C) zoning district where the bank use is permitted.

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

1. The applicant is requesting a waiver from §390-29-H (Resource Impact & Conservation Analysis). It is recommended that the Township review the intent and value of the required analysis while considering this request. The Township should ensure it has all the information required for a comprehensive review of the site and the proposed development.
2. The applicant is requesting a waiver from §390-43-A (steep slope disturbances and easements). The plan proposes steep slope disturbance of approximately 64% for the site, in excess of the regulated percentage. It is recommended that the Township critically review slope disturbances within the context of site elevations and pre-post construction stormwater management while considering this waiver request.
3. The applicant is requesting a waiver from §390-55-D-2 (convenient traffic circulation and parking). The included plan appears to spill over onto curbs, and it is unclear if the proposed development can facilitate the ingress and egress of emergency vehicles. It is recommended that the Township and the local fire department confirm whether the waiving of this requirement is necessary and safe.

4. The applicant is requesting a waiver from §390-55-B (minimum number of trees; preservation of existing vegetation) and §390-55-B-1-A (removal of healthy trees). The Township should confirm whether granting these waivers is acceptable and conformant to the intent of §390-55 of the Ordinance.
5. The applicant is requesting a waiver from §390-55-C-2-e (planting islands) and §390-55-C-2-f (planting strips). It should be noted that the plan includes planting islands and strips which do not conform to the required minimum dimensional requirements. The Township should confirm whether granting these waivers is acceptable.
6. The applicant is requesting a waiver from §390-55-F-3-e (plant quantities and types) and §390-55-3-F-f (planting design criteria). It should be noted that the plan includes site screening along Bartonsville Avenue, which also partially exists within a clear site triangle. The Township should confirm whether granting these waivers is acceptable.
7. The applicant is requesting a waiver from §390-55-D-3-d (tree planting ratios). The Township should confirm whether granting these waivers is acceptable.
8. The applicant is requesting a waiver from §365-11-A-2-C (recharge facility infiltration). It should be noted the plan proposes a recharge facility which is not capable of completely infiltrating the recharge volume within three days as required by the Ordinance. The Township should verify whether this design limits potential excess impacts and confirm that the granting of this waiver is necessary.
9. The plan does not delineate a limit of disturbance line, and it is unclear how much area will be disturbed. It should be noted that §390-29 of the Ordinance requires a limit of disturbance line to be shown. It appears that more than one acre of disturbance is proposed which would require an NPDES permit to be obtained prior to any site disturbance. It is recommended that the Township confirm whether this requirement (§390-29) should be met.
10. It appears the plan only delineates the finished floor elevation of the proposed structure and does not state the specific height. It should be noted that the maximum building height within the (C) Commercial Zoning District is 50 feet (§470-20). It is recommended that the Township confirm the total proposed building height of the proposed structure.
11. It should be noted that the site's driveway is located within 100 feet of the driveway centerline of an approved and under construction Wawa Food and Gas Station (MCPC Review #197-23). The Township should confirm whether the proposed driveway conflicts with the ongoing project. It is also recommended that the Township confirm the plan satisfies all access permit requirements and accommodates any future work at the intersection of SR 611 and Bartonsville Avenue, pursuant to Township requirements.

12. The plan proposes construction along State Route 611 and does not propose the construction of any new access points along this road. It should be noted that the plan includes improvements along SR 611 however the plan lists these improvements as part of separate plans for “Lot #2 Marriot Dual Brand Hotel” but makes no reference to any previous approvals. It is unclear if an PennDOT Highway Occupancy Permit (HOP) is required for this project. It is recommended that the Township confirm with PennDOT whether the project requires a HOP.
13. The plan proposes the construction of retaining wall and fencing to surround the proposed development; however, the design of the proposed features has not been provided. It is recommended the owner/applicant construct the proposed retaining wall and fencing to be visually appealing and consistent with the aesthetics to the proposed development.
14. The plan proposes the modification of and connection to a central sewer system. It should be noted that a sewer connection permit is required prior to any connection to a central sewer system (§333-35).
15. The proposed development will require multiple permits to be obtained prior to the demolition of structures and site construction. Permits include but are not limited to a zoning permit, building permit, street work permit, driveway permit, and certificate of occupancy in accordance with the Township Ordinance. All necessary approvals should be secured to ensure full compliance with all applicable regulations and building codes.
16. It should be noted that if an alarm system is to be installed at the proposed facility, the owner/applicant is required to register the alarm system under §230-5 of the Township Ordinance.
17. It should be noted that the submitted plan does not contain the signatures and seal of the qualified professional responsible for the plan (§390-29-H). Also, the plan does not include the signature of the owner as required by §390-29-H. Both signatures and the engineer’s seal should be included to meet full compliance with the Township Ordinance.
18. According to the Trip Generation Report published by the Institute of Transportation Engineers, 11th Edition (2021), for Drive-in Bank (ITE# 912, page 598), the proposed project is expected to generate approximately 300 trip ends per weekday. This data should be carefully considered and if warranted, appropriate measures to mitigate traffic impacts should be incorporated into the project.
19. The proposed plan is expected to generate an increase or change in stormwater runoff and contains development along steep slopes. It should be noted that the owner/applicant has included a proposed storm drainage easement and associated improvements in the plan to mitigate these impacts.

20. This project is generally consistent with the Hamilton, Stroud, and Pocono Township, and Stroudsburg Borough Regional Comprehensive Plan Draft, January 2022, with respect to expanding employment and the local tax base.
21. The proposed project is generally consistent with the Monroe County Comprehensive Plan, December 2014, with regards to expanding the County's economy and utilizing under-used sites.
22. The recommendation made by Nate Oiler of UTRS, dated October 24, 2025 is concurred with.

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

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting, November 18th, 2025



October 24, 2025
Project No. 10230.278

Monroe County Planning Commission
Monroe County Administrative Center
One Quaker Plaza, Room 106
Stroudsburg, PA 18360

ATTENTION: MS. CHRISTINE MEINHART-FRITZ, DIRECTOR
SUBJECT: SITE DEVELOPMENT PLANS – MEMBERS 1ST FCU AT BARTONSVILLE AVENUE
PROPERTY OWNER – MARION M. ALLEGER
APPLICANT - MEMBERS 1ST FEDERAL CREDIT UNION
POCONO TOWNSHIP

Dear Ms. Meinhart-Fritz:

The overall project site is approximately 1.8 acres located at 2812 Bartonsville Avenue in Pocono Township, Monroe County, PA. The property currently has two existing dwellings, two garages, and four sheds. Existing access to the site is provided by two full access driveways, each provides access to Bartonsville Avenue. The applicant proposes to demolish the existing buildings on site and construct a Members 1st FCU building (bank) with a building footprint of 2,991 S.F. Proposed improvements include a new full access driveway to Bartonsville Avenue, parking, a drive thru lane, landscaping, utility connections and stormwater management facilities.

We have reviewed a twenty (20) page set of Preliminary/Final Land Development Plans dated 10/3/2025 and a seven (7) page set of Erosion and Sediment Control plans dated 10/3/2025 prepared by Integrated Consulting located in Wormleysburg, PA.

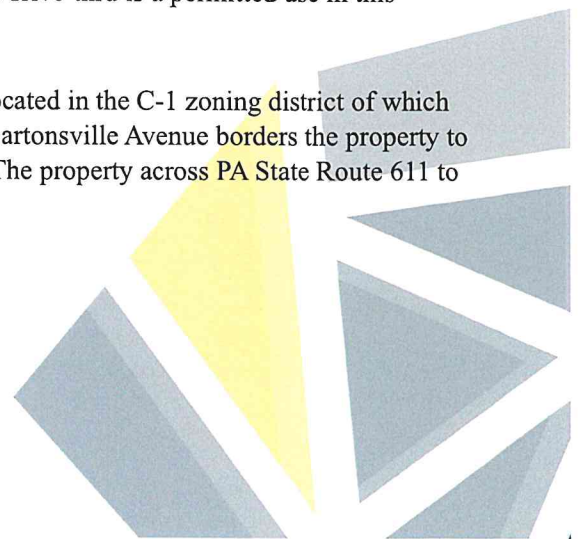
This submittal was reviewed in accordance with generally accepted engineering and planning practices and the guidelines established by the Monroe County Planning Commission. We offer the following comments based on the information submitted:

ZONING AND COMPATIBILITY WITH SURROUNDING USES

1. The project is located in C-1 Commercial zoning district. A bank with a drive-thru is a permitted use in this zoning district.
2. The property is surrounded by a vacant property to the north and east located in the C-1 zoning district of which portion of this tract are proposed to be developed as a Marriott Hotel. Bartonsville Avenue borders the property to the west where a WAWA is proposed on the tract west of the roadway. The property across PA State Route 611 to the south has Advanced Collision located in the C-1 Zoning District

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East Stroudsburg, PA 18301

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LOT ACCESS AND LAYOUT

3. The plans propose one full access driveway which will provide access to Bartonsville Avenue. Bartonsville Avenue (T-626) is a Township road. A Township driveway permit will be required.
4. The adequacy of the drive thru que lane to provide adequate vehicle storage must be confirmed.
5. Traffic pattern turning templates confirming access for delivery vehicles have been provided.
6. The parking analysis states that twenty parking spaces are required for compliance with zoning requirements for the proposed use. The plan proposes twenty-five parking spaces, including two ADA spaces. Based on the parking analysis on the plans, the parking spaces proposed will meet the requirements of the Township Ordinance.
7. Concrete sidewalks are shown to the west and south of the proposed building connecting to the proposed parking areas. Sidewalks are proposed along the Project frontage on Bartonsville Avenue to connect to proposed sidewalks on Route 611 proposed by other development projects.
8. A lighting plan has been provided. The Township should determine if street lighting is desirable for this project.

WATER SUPPLY AND WASTEWATER DISPOSAL

9. Water service is proposed to be provided by Brodhead Creek Regional Authority (BCRA). A will serve letter from BCRA for water service will be required.
10. Sewer service is proposed to be provided by Pocono Township Sanitary Sewer Authority. A letter confirming sewer service from Pocono Township Sewer Authority will be required.
11. No sewage planning module application or planning exemption was received for review.
12. The local fire company should review truck access to the site and access to the proposed Members 1st FCU building. Traffic pattern turning templates for fire trucks have been provided. No fire hydrant locations are shown on the plans. It should be confirmed if any fire hydrants are desirable for use on the site.

STORMWATER MANAGEMENT

13. Based on the limit of earth disturbance line shown on the plans, the earth disturbance will be over 1 acre. An NPDES permit will be required for the project. The water from the project site eventually drains to Pocono Creek, a high quality (HQ) water.
14. The limits of the NPDES outer riparian buffer from a stream on the adjacent property to the east are indicated on the plan. Grading impacts are proposed in the outer buffer. These grading impacts should be reviewed for consistency with NPDES requirements.
15. Inlets and HDPE piping are proposed to convey stormwater to a proposed infiltration basin located on the southerly end of the site. A proposed stormwater drainage easement is shown around the inlets, storm conveyance piping and the infiltration basin.



16. The stormwater discharge from the infiltration basin appears to be directed to a low point that flows to barn on the adjacent property. The barn is proposed to be removed as part of the development of the adjacent property. The adequacy of the stormwater flow path over the adjacent property to a stream on the adjacent property must be evaluated and confirmed to be stable.
17. A stormwater management report has not been provided. Test pit locations are shown on the plans. Infiltration reports have not been provided. A stormwater management report and infiltration report must be provided to verify the adequacy of the infiltration basin.

Environmental concerns and other comments

18. The Owner's certification must be executed on the plans.
19. A copy of the Pennsylvania Natural Diversity Index (PNDI) search has not been provided. The MCPC checklist indicates that a PNDI search results show known potential impacts to threatened or endangered species and/or special concern species and resources are anticipated by the project. The PNDI should be provided to confirm how these potential impacts were addressed.
20. A landscape plan has been provided. The south, east and west property lines are shown to have a vegetative buffer that consists of deciduous trees, ornamental trees, evergreen shrubs and ornamental shrubs. The existing tree line is shown along the north property line.

The applicant has provided seven waivers requesting relief from landscaping requirements in the township. These waivers include minimum number of deciduous or evergreen trees per acre, removal of healthy existing trees, minimum parking planting island, required plantings, minimum parking planting strip, required plantings, right-of-way buffer plantings, property line and right-of-way buffer plantings and street tree planting distance. These waivers should be reviewed by the Township to confirm that these waivers meet the intent of the ordinance based on the specific site conditions on this site.

21. The applicant has provided a list of waiver requests in addition to the Landscaping requirements. These waivers include resource impact and conservation analysis, WB-50 truck turning movements and groundwater recharge, infiltration and bioretention. 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.
22. The applicant provided a wetland report which states that there are no wetlands on the project site.
23. The site does not lie within the FEMA 1% chance floodplain limits as depicted on the latest (FIRM) Flood Insurance Rate Map.
24. Steep slopes (slopes greater than 25%) are to the northeast side of the lot A steep slope easement is shown near the east property line. Some of these steep slopes will be impacted by the proposed construction. According to the applicant's letter, the plan proposes to disturb 3,800 SF of the +/- 5,930 SF of steep slopes on the property (64%). The applicant has submitted a waiver request to waive the requirement of not disturbing more than 35%. The applicant has provided a description of efforts to minimize steep slope disturbance. This waiver request should be reviewed by the Township to confirm that this waiver request meets the intent of the ordinance based on the specific conditions on this site.



25. All certifications must be executed on the plans prior to final approval.
26. Compliance with Borough Building Codes and ADA requirements should be confirmed.

We recommend the required information be provided by the Applicant for review and the comments in this letter be forwarded to the Township for consideration prior to action on the plan.

Respectfully submitted,

UTRS Civil and Environmental Engineering | PA Office

Nathan Oiler, PE
Director of Land Development Engineering Services
O (570) 421-1550, ext.1011 | E noiler@utrscee.com



| YOUR GOALS. OUR MISSION.

October 31, 2025

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

**SUBJECT: MEMBERS FIRST FEDERAL CREDIT UNION AT BARTONSVILLE AVENUE
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN – REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1446, T&M PROJECT NO. POCO-R1250**

Dear Planning Commission Members:

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

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

BACKGROUND INFORMATION

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

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



The proposed land development includes the construction of a 2,991 square foot bank with associated three bay drive-thru and parking. Proposed access is via a paved driveway via Bartonsville Avenue. The proposed development will be served by public water and sanitary sewer. A sidewalk is proposed along Bartonsville Avenue and stormwater management and landscaping will be provided. The proposed limit of disturbance is 1.60 acres.

Per Section 470-20.B.(1), the proposed credit union is a permitted use within the C, Commercial Zoning District.

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.*
2. In accordance with Section 470-56.C, “the applicant shall demonstrate that any external-internal microphone system shall not operate in a manner that produces sound at a level in excess of 55 db at any abutting property line”. *A note with this requirement shall be placed on the plan.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

3. In accordance with Sections 390-17.E.(6)(c) and 390-19.F.(6)(c), “the applicant shall be responsible for submission of the plan and all required supporting documentation to the Monroe County Planning Commission, the Monroe County Conservation District, PennDOT, and all other governing agencies”. *Submissions to, correspondences with, and approval from the following outside agencies shall be provided to Pocono Township:*

- a. *Monroe County Planning Commission*

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

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

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

- Per Section 390-19.J, “the Township shall concurrently make its decision on the sewage facilities planning module, and if approval is granted, the completed sewage planning documents shall be forwarded to the Pennsylvania Department of Environmental Protection. Preliminary plan approval shall be conditional upon Department of Environmental Protection sewage planning approval.”

- d. *Pocono Township Sewer – Sewage Planning and Capacity*

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

- f. *Pocono Township Volunteer Fire Company*



4. In accordance with Sections 390-17.M and 390-19.Q, As-built plans. Upon the completion of all improvements, the applicant shall provide to the Township two paper sets of plans and one compact disk with the plans in PDF format certified by the applicant's engineer showing all such improvements as installed to document conformance to the record plan. Failure of the applicant to provide the as-built plans shall constitute a violation of this chapter, and shall be subject to all the enforcement proceedings contained in this chapter and may result in rescission of approval. (See § 390-30 for as-built plan requirements.) If the as-built plan deviates in any material respect from the record plan, a revised final plan must be submitted for approval. *General Note 4 on Sheet 2 shall be revised to require the as-built plans to also be provided to the Township.*
5. In accordance with Section 390-29.G.(2), the plan shall include “topography, the contour lines of which shall generally be at two-foot intervals although ten-foot intervals are permissible beyond the parcel boundaries, interpolated from USGS published maps. The determination of appropriate contour intervals shall be made by the Planning Commission, which may specify greater or lesser intervals on exceptionally steep or flat sites. Slopes between 15% and 25% and exceeding 25% shall be clearly indicated. Topography for land developments shall be prepared by a professional land surveyor or professional engineer from an actual field survey of the site or from stereoscopic aerial photography and shall be coordinated with official USGS bench marks the location and datum of which shall be shown on the plan.” *On site contours and elevations appear to match those shown on the Site Context & ERSA Map and the Existing Conditions Plan – Overall. It appears this topography is from PASDA. A comparison of the top of utility structures in Bartonsville Avenue and Route 0611 to existing contours indicates discrepancies. Proposed and required improvements necessitate having topography in the area of improvements at greater accuracy than provided, i.e., complete a field topographic survey.*
6. In accordance with Section 390-29.H.(1), “a resource impact and conservation analysis shall be prepared for all land development applications to categorize the impacts of the proposed activities and physical alterations on those resources shown on the existing resources and site analysis (as required under § 390-29G). All proposed improvements, including but not necessarily limited to grading, fill, roads, buildings, utilities and stormwater detention facilities, as proposed in the other proposed land development plan documents, shall be taken into account in preparing the preliminary resource impact and conservation analysis, which shall clearly demonstrate that the applicant has minimized site disturbance to the greatest extent practicable.” *Steep slopes exist on the project site. A chart shall be included on the plan showing the area of existing steep slopes (in acres/s.f.), the disturbed area of steep slopes (in acres/s.f. and percent), and the preserved area (in acres/s.f. and percent).*

A waiver is requested from Section 390-29.H.(1) to not provide a resource impact and conservation analysis. The plan shall include the steep slope chart, and the waiver will not be required. The request shall be removed from the Waiver Requests list on Sheet 1 and Waiver Request Letter #1.
7. In accordance with Section 390-29.I.(15), “a signature block in the lower right hand eighth of the plan immediately above the title block 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. Include provision for plan revisions including space for a brief description of the revision directly to the left of the title block.” *The Cover Sheet (Sheet 1) shall include a signature block for recommendation by the Township Planning Commission.*
8. In accordance with Section 390-29.I.(27), “names of present adjoining property owners and the names of all adjoining subdivisions, if any, including property owners and/or subdivisions across adjacent roads, along with the current Tax Map number for each property shown”. *The existing property owner*



across S.R. 0611 (southeastern corner of S.R. 0611 and Rimrock Drive) shall be listed on the plan.

9. In accordance with Section 390-29.I.(30), the plan shall include a “certificate of accuracy and compliance, in the form provided by the Township, dated and signed by the registered professional land surveyor responsible for the plan and embossed with his or her seal”. *The Land Surveyor’s and Civil Engineer’s certificates shall include the following language:*

I hereby certify that the Plan shown and described hereon, as well as all related drawings and documents submitted herewith, are true and correct to the accuracy required by, and are in complete compliance with the Pocono Township Subdivision and Land Development Ordinance and the Pocono Township Zoning Ordinance, and were prepared by me or under my direct supervision and for which I accept full and complete responsibility.

10. In accordance with Section 390-29.I.(32), “the following items shall be on all land development plans in the form of protective covenants and/or notes”. *The note in Subsection (j) shall be provided on the plan.*
11. In accordance with Section 390-29.J.(1)(c) and 390-31.D.(2), the plan shall include convenient traffic circulation and parking. Turning movement diagrams shall be provided to demonstrate that the largest truck or emergency vehicle servicing the development can safely and conveniently navigate the proposed roads, drives and parking and loading areas, but in any event for not less than a WB-50 truck. *A waiver from Section 390-31.D.(2) is requested to not require the WB-50 truck turning template. The request shall also include Section 390-29.J.(1)(c). The Waiver Requests list on Sheet 1 and Waiver Request Letter #1 shall be revised accordingly.*

The fire truck turning template on Sheet 20 shall be submitted to the Fire Company for its review and comment. It is noted that the fire truck overtops the northern curb at the site entrance. This shall be addressed.

12. In accordance with Section 390-29.J.(2), the submission shall include “exterior elevations of any proposed buildings including at least the front and side elevations”. *Architectural building elevations have been provided with this submission for the Township’s review and comment.*
13. 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”. *The property deed and a title search report shall be submitted.*
14. In accordance with Sections 390-29.J.(8)(a) and (c), 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 Act and PA DEP”. “If service by the Township, a sewer authority or a public utility is proposed, a letter or other written certification from the Township, the authority or the public utility stating that it will provide the necessary sewer service and verifying that its system has adequate capacity to do so.” *Approvals from Pocono Township and the Pennsylvania Department of Environmental Protection shall be provided upon receipt.*
15. In accordance with Sections 390-29.J.(10) and 390-51, the submission shall include “confirmation that the soil erosion and sedimentation control plan has been accepted for review by the Monroe County Conservation District”. “All soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of



Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control.” *All submissions to, correspondences with, and permit from the County Conservation District/PADEP shall be provided upon receipt. The following comment is related to our review of the Erosion and Sedimentation Control Plan set.*

- a. *Installation of the proposed lighting shall be included in the Sequence of Construction on Sheet 5.*

16. In accordance with Section 390-29.J.(20), “design plans and calculations, signed and sealed by a professional engineer for any retaining walls over four feet in height” are required. *Note 1 under the Typical Section Segmental Retaining Wall detail on Sheet 15 shall be revised to require the design plans and calculations be submitted to the Township for review and approval prior to construction.*
17. 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.*
18. 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.*
19. 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.” In addition, and in accordance with Section 390-43.A.(6)(e)[2][e], “the final plan shall be recorded with a steep slope easement. The easement shall be comprised of at least 65% of the total existing area and located within the original boundaries of the steep slope area. Allocation of the easement should be made as evenly as possible throughout the lots to allow each lot adequate room for additional grading, accessory structures, etc.” *Existing steep slopes will be disturbed. A waiver from Section 390-43.A.(6)(e)[2][a] is requested to permit 3,800 square feet, or 64%, of disturbance of the existing steep slope area. A steep slope easement is shown on Sheet 10. Sheet 10 shall be revised to include the percentage of existing steep slopes that will be preserved in the proposed easement.*

In addition, a chart shall be included on the plan showing the area of existing steep slopes (in acres/s.f.), the disturbed area (in acres/s.f. and percent), and the preserved area (in acres/s.f. and percent). The steep slopes shall also be shown on the SWM Site Plan (Sheet 8), and any proposed steep slope easements shall be shown and labeled in the plan view.

20. 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 proposed conservation measures referenced in the U.S. Fish and Wildlife Service letter dated September 9, 2025 shall be listed on the plan.*

21. In accordance with Section 390-48.C and Table 390-48-1, “roads shall be graded, improved and surfaced to the grades and specifications shown on the plans, profiles, and cross sections as required by this chapter.” *Per Table 390-48-1, the cartway width of Bartonsville Road shall be 28-feet. The Site Plan (Sheet 7) proposes a cartway half-width of 18-feet.*

For consistency with the Wawa development across Bartonsville, the total cartway width shall be 14-feet with a 2-foot wide shoulder delineated by a single white line.

22. In accordance with Section 390-48.C and Table 390-48-2, the proposed roadway widening along Bartonsville Avenue shall consist of 8-inches AASHTO No. 2 stone, 4-inches binder course, and 1 ½-inches wearing course. *The Township Roadway Bituminous Pavement Section shall be revised to meet the required pavement section.*
23. In accordance with Sections 390-48.N.(1) and (2), “shoulder surfaces shall be graded at a slope of 0.75 inch per foot away from the pavement edge”, and “the finished paved travel way surface of tangent sections and curve sections not required to be superelevated shall be crowned at 0.25 inch per foot away from the center line”. *A roadway cross section showing compliance with these Sections shall be provided on the plan.*
24. In accordance with Section 390-48.S.(2)(a), “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.” “Such triangular area shall be determined by the intersecting road center lines and a diagonal connecting the two points, one point at each road center line, each of which points is one hundred fifty feet from the intersection of such road center lines if either road is an arterial road.” *A 50-foot sight triangle is shown at the intersection of Bartonsville Avenue and S.R. 0611 and shall be revised to meet the requirements of this Section.*
25. In accordance with Section 390-48.T.(11), “all access driveways shall be paved in their entirety in accordance with design specifications of § 390-59D”. Section 390-48.T.(13)(c), access drives 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. Alternate dust-free, all-weather surfaces for access may be permitted by the Township where appropriate. *Refer to Comment 44.*
26. In accordance with Section 390-48.T.(14), concrete aprons shall be provided for all access drives with concrete sidewalks. *A concrete apron is required across the proposed driveway. A concrete apron shall be shown and labeled in the plan view and a detail shall be included on the plan.*
27. In accordance with Sections 390-48.A.(5) and 390-48.AA, “curbs shall be constructed in accord with the most current PennDOT RC64M standard for plain concrete curbs and Americans with Disabilities Act standards”. “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.” *Handicap ramps shall be provided at the proposed driveway. Detailed views of the proposed ramps showing spot elevations, distances, and slopes shall be included on the plan. Handicap ramp details shall also be included on the plan. In addition, and in accordance with PennDOT Publication 408, Type S concrete shall be specified in the Concrete Sidewalk Detail on Sheet 15.*

28. In accordance with Section 390-50.D.(6), “the maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical”. *The proposed basin side slopes are 3 to 1 and a waiver is required as proposed.*
29. In accordance with Section 390-50.D.(7), “the minimum top width of the detention basin berm shall be 10 feet”. *The proposed basin berm width is 8-feet and shall be revised.*
30. In accordance with Section 390-52.A.(1), 390-52.E.(4)(c), all subdivisions and land developments shall be served by an adequate water supply and sewage disposal system; and the developer shall provide evidence documenting said adequacy. *Approvals from the Brodhead Creek Regional Authority, Pocono Township, and the Pennsylvania Department of Environmental Protection shall be received in support of the water and sanitary sewer services.*
31. In accordance with Section 390-52.E.(4)(e)[2], “a minimum working pressure of 30 pounds per square inch shall be provided at each commercial or industrial building connected to the water supply main. Where a building wishes to connect to a central water system, a study shall be made to determine if there is adequate water supply in the system to supply the building and use.” *A note related to the minimum working pressure shall be placed on the plan.*
32. In accordance with Section 390-52.E.(4)(f)[3], fire hydrants shall be spaced so that all proposed building(s) will not be more than 600 feet from a hydrant measured along travel ways (driveway, roads, etc.)”. *The nearest fire hydrant is located south of the project site along S.R. 0611. It is located 640-feet from the proposed building which exceeds the limit of 600-feet. A second fire hydrant shall be provided. The plan shall also be submitted to the Pocono Township Volunteer Fire Company for its review and comment.*
33. In accordance with Sections 390-52.E.(4)(f)[6][a] and [b],
 - [a] “For purposes of fire protection in commercial and industrial uses, the system shall be capable of providing fire-flow and flow duration based on the type of use, hazard, and construction as specified in the Pennsylvania Uniform Construction Code as amended from time to time; however, the fire flow shall not be less than 1,500 gallons per minute.”
 - [b] “A reduction in the required fire flow by 50% may be permitted when all buildings within a development are provided with an approved automatic sprinkler system in accordance with the International Fire Code as adopted by the Pennsylvania Uniform Construction Code as amended.”

Applicable notes shall be placed on the plan.

34. In accordance with Section 390-52.G.(1)(d)[4], the “minimum [sanitary sewer] lateral diameter shall be four inches and minimum slope shall be 2%”. *The proposed slope of the sanitary sewer lateral is*



0.9% and it appears this is controlled by the invert elevation at the existing sanitary sewer. A waiver is required as proposed.

Township Sanitary Sewer Note 5 shall be revised for consistency with the required and/or proposed slope.

35. In accordance with Section 390-52.G.(1)(d)[5], the “maximum length of a lateral shall be 150 feet”. *The proposed lateral has a length exceeding 200-feet. Manholes shall be provided per the PADEP Domestic Wastewater Facilities Manual.*
36. In accordance with Section 390-55.B, “Minimum number of trees; preservation of existing vegetation. Unless other provisions of this chapter require more trees or vegetation, each development site shall include a minimum of 12 deciduous or evergreen trees for each one acre. Each deciduous tree shall be 2.5 inch caliper or greater and each evergreen tree shall be six to seven feet in height or greater. As an alternate, 10 trees for each one acre shall be required if deciduous trees are four inches in caliper or greater and evergreen trees are eight feet to 10 feet in height or greater. Five shrubs 2.5 feet in height or greater may be substituted for one tree of 2.5 inch caliper for a maximum of 20% of the tree requirement.” *Twenty-two (22) deciduous or evergreen trees are required.*

A waiver is requested from Section 390-55.B to permit less than the required number of trees. We do not believe the waiver is required. Nineteen (19) deciduous trees (shade and ornamental) are proposed, and one (1) tree is existing, plus 20 shrubs equivalent to 4 trees creates a total of 24 proposed trees. Therefore, the landscaping meets the requirements of this Section, and the waiver shall be removed from the Waiver Requests list on Sheet 1 and Waiver Request Letter #1.

37. In accordance with Section 390-55.B.(1)(a), “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.” *A waiver from Section 390-55.B.(1)(a) is requested to not require the identification of existing mature trees and major specimen trees. At a minimum, the nine (9) stand-alone trees shall be identified with size on the plan.*
38. In accordance with 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.” *A waiver from Section 390-55.C.(2)(e) is requested to not require shade trees in all proposed islands. Three (3) islands are proposed and only one (1) includes a shade tree. The second island proposes flag poles creating insufficient space for a shade tree. We question why a shade tree is not proposed in the third island near the entrance to the drive-thru.*
39. In accordance with 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.” *A waiver from Section 390-55.C.(2)(f) is requested. Per Section 390-55.C.(2)(d), planting strips are required in parking lots having greater than 100 spaces. The proposed parking lot*



includes only 25 spaces, therefore Section 390-55.C.(2)(f) does not apply to the project. The Request should be removed from the Waiver Requests list on Sheet 1 and Waiver Request Letter #1.

40. In accordance with Section 390-55.D.(3)(d), street “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”. *Seven (7) street trees are required along Bartonsville Avenue and 3 street trees are required along S.R. 0611. Five (5) street trees are proposed along Bartonsville Avenue. One (1) existing tree is proposed to remain along S.R. 0611 and no new trees are proposed.*

A waiver from Section 390-55.D.(3)(d) is requested to permit less street trees than required by the Ordinance.

The proposed landscaping along Bartonsville Avenue includes 5 street trees, 1 ornamental tree, and several shrubs. We believe the ornamental tree should be replaced with a street tree creating a total of 6 street trees and reducing the need in the requested waiver. Shrubs cannot be counted toward the street tree requirement and the Ordinance Requirements – SALDO §390-55 on Sheet 12 and Waiver Request Letter #1 shall be revised accordingly.

A waiver from Section 390-55.D.(2) is required to permit the existing tree be counted as a street tree. In addition, it appears sufficient room is available for 2 street trees to be located north of the existing sanitary sewer easement. A waiver from Section 390-55.D.(2)(c) will be required to permit 2 street trees be located greater than 15-feet outside of the right-of-way line.

41. In accordance with Sections 390-55.C.(3) and 390-55.F.(3)(a)[1] and Table 390-55-1, the following property line and road right-of-way buffers are required:

- a. A 10-foot wide low intensity buffer is required along the northern property line shared with Parcel No. 12/2/1/26-2 (247.12-feet) and shall consist of 5 canopy trees and 3 ornamental trees. *Existing woodlands along the northern property line are proposed to remain to meet the buffer requirement. No new trees are proposed.*
- b. A 10-foot wide low intensity buffer is required along the eastern property line shared with Parcel No. 12/2/1/26-2 (477.82-feet) and shall consist of 10 canopy trees and 5 ornamental trees. *Four (4) canopy trees and 6 ornamental trees are proposed. One (1) existing tree and existing woodlands are proposed to remain to aid in meeting the buffer requirement.*

The Ordinance Requirements – SALDO §390-55 shall be revised to list the correct number of proposed canopy trees.

- c. A 10-foot wide low intensity buffer is required along the southern property line, between the proposed parking area and S.R. 0611 (139.63-feet) and shall consist of 3 canopy trees and 2 ornamental trees. *One (1) existing tree is proposed to remain, and no trees are proposed within the 10-foot wide buffer area. It is noted that 2 canopy trees are proposed outside of the required buffer area, along the proposed parking lot. Also, and as discussed in Comment 40, it appears sufficient room is available for most, if not all of the required buffer plantings to be located north of the existing sanitary sewer easement.*

The Ordinance Requirements – SALDO §390-55 shall be revised to list the correct number of required plantings and proposed canopy trees. In addition, shrubs cannot be utilized to meet



the low intensity buffer requirements, and that reference shall be removed from the Ordinance Requirements – SALDO §390-55.

- d. A 10-foot wide low intensity buffer is required along the western property line, between the proposed parking area and Bartonsville Avenue (334.39-feet) and shall consist of 7 canopy trees and 4 ornamental trees. *Five (5) canopy trees and 1 ornamental tree are proposed, therefore 2 canopy trees and 3 ornamental trees are still required.*

The Ordinance Requirements – SALDO §390-55 shall be revised to list the correct number of required plantings and proposed canopy trees. In addition, shrubs cannot be utilized to meet the low intensity buffer requirements, and that reference shall be removed from the Ordinance Requirements – SALDO §390-55.

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.” *The Application shall discuss the use of the existing woodlands along the northern and eastern property lines and of the existing tree along the southern property line as part of the required buffer.*

A waiver from Section 390-55.F.(3)(f) is requested to permit the required buffer plantings be located along areas outside the required buffer width. It appears this request applies to the proposed buffers along Bartonsville Avenue and S.R. 0611.

If the required buffers cannot be achieved using the existing woodlands, existing tree, and/or new plantings then a waiver from Section 390-55.F.(a) will also be required.

42. In accordance with Section 390-55.H, “all plants used for landscaping and vegetative cover shall be selected from the List of Acceptable Plants attached hereto as Appendix A. The list is intended to offer a broad selection of plants suitable for the various required landscapes required by this chapter. Native plants are indicated for use in natural or naturalized settings. Plants not found on the list may be substituted, provided that the Township determines that the requirements of § 390-55G(2) are satisfied and the plants are suitable for the proposed purpose and location. *The proposed Sweetbay Magnolia (Magnolia virginiana) is not listed in the List of Acceptable Plants and shall be replaced or requested to be used as a substitute.*
43. 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”. *Township Plan Note 1 indicates a fee in-lieu-of will be provided. The proposed limit of disturbance is 1.60 acres, therefore a fee in the amount of \$2,240 (1.6 acres * \$1,400 per acre) will be required.*
44. In accordance with Section 390-59.D, “Parking lot paving standards. Off-street parking areas and perimeter travel lanes shall be designed with pavement sections as specified below, as a function of anticipated traffic loads defined as follows...”*The plan proposes a paving section meeting the requirements for light load lots and consisting of 4-inches depth 2A stone with 2.5-inches depth wearing course. Given the loading of trucks that may frequent the bank parking lot we suggest the Applicant consider a moderate lot paving section consisting of 4-inches depth 2A stone with 3-inches depth binder course and 1.5-inches depth wearing course.*



STORMWATER MANAGEMENT ORDINANCE COMMENTS

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

45. In accordance with 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.” *Basin 1 will discharge stormwater through an underdrain and concentrated discharge will now be directed toward the adjacent property. No downstream conveyance is proposed and evidence of safe transport of the concentrated discharge has not been submitted. The plan shall be revised for compliance with this Section.*
46. In accordance with Section 365-10.A.(1), “for water quality and stream-bank erosion, the objective is to design a water quality BMP to detain the proposed conditions' two-year, twenty-four-hour design storm flow to the existing conditions' one-year, twenty-four-hour design storm flow using the NRCS Type II distribution. Additionally, provisions shall be made (such as adding a small orifice at the bottom of the outlet structure) so that the proposed conditions' one-year, twenty-four-hour design storm flow takes a minimum of 24 hours to drain from the facility, from a point where the maximum volume of water from the one-year, twenty-four-hour design storm is captured (i.e., the maximum water surface elevation is achieved in the facility).” *The post development 2-year peak flow for DP-003 is greater than the corresponding predevelopment 1-year peak flow. The calculations shall be revised for compliance with this Section.*
47. In accordance with Section 365-11.A.(2)(b), “an infiltration and/or percolation rate sufficient to accept the additional stormwater load and drain completely as determined by field tests conducted by the applicant's design professional”. *The tested infiltration rate with a safety factor is 0.1 inches hour. While the PADEP BMP Manual suggests a minimum infiltration rate of 0.1 inches/hour we believe alternative BMPs should be considered. If this is not feasible, additional testing will be required after construction of proposed Infiltration Basin #1 to ensure the basin will function as designed. A note requiring post-construction infiltration testing shall be placed on the plan.*
48. In accordance with Section 365-11.A.(2)(c), “the recharge facility shall be capable of completely infiltrating the recharge volume within three days”. *The calculated draw down time is 88 hours which exceeds 3 days (72 hours). A waiver is requested.*
49. In accordance with Section 365-12.A.(2) and Table 365-12.A, Provisional Direct Discharge District, development sites which can discharge directly to the main channel or major tributaries or indirectly to the main channel through an existing stormwater drainage system (i.e., storm sewer or tributary) which meets the "downstream hydraulic capacity analysis" in § 365-12H and is shown by the design professional to not cause a downstream problem, may allow an increase in flow as long as no downstream harm is demonstrated. However, sites in District C shall comply with the criteria for water quality and stream-bank erosion (§ 365-10); and groundwater recharge (§ 365-11). If the proposed conditions runoff is intended to be conveyed by an existing stormwater drainage system to the main



channel, assurance must be provided that such system has adequate capacity to convey the increased peak flows or will be provided with improvements to furnish the required capacity. When adequate capacity of the downstream system does not exist and will not be provided through improvements, the proposed conditions peak rate of runoff must be controlled to the existing conditions peak rate as required in District A provisions (i.e., ten-year proposed conditions flows to ten-year existing conditions flows) for the specified design storms. *Proposed Basin #1 will discharge stormwater through an underdrain directed toward the adjacent property (POA 1). The discharge to POA 1 does meet the peak flow requirements of District A, however a concentrated discharge is now created and shall meet the requirements of Section 365-8.F. Refer to Comment 45.*

In addition, refer to Comments 46, 47, and 48 which are related to our review of the water quality and groundwater recharge requirements.

50. In accordance with Section 365-13.A, “stormwater runoff from all development sites with a drainage area of greater than 200 acres shall be calculated using a generally accepted calculation technique that is based on the NRCS Soil Cover Complex Method. Table 365-13 summarizes acceptable computation methods, and the method selected by the design professional shall be based on the individual limitations and suitability of each method for a particular site. The municipality may allow the use of the Rational Method to estimate peak discharges from drainage areas that contain less than 200 acres.” *The peak flow calculations utilize the Rational Method. While this method is appropriate to determine peak flow rates over a small drainage area it does not provide an accurate determination of stormwater volumes. The calculations shall be revised to utilize the TR-55 method.*
51. In accordance with Section 365-13.C, “for the purposes of existing conditions flow rate determination, undeveloped land shall be considered as “meadow” in good condition, unless the natural ground cover generates a lower curve number or Rational “C” value, as listed in Table B-2 or B-3 in Appendix A of this chapter”. *The predevelopment Composite C Worksheets shall calculate the Rational C value utilizing meadow areas where lawn and impervious areas exist. Roadway impervious areas may continue to be considered impervious area.*
52. 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).
 - a. *The times of concentration for the predevelopment and post development DP-002, DP-003, and DP-004 drainage areas shall be a minimum of 6 minutes per the TR-55 Manual.*
 - b. *The time of concentration calculation for Basin 1 DP-001 shall be revised to include 70-feet ± of Shallow Concentrated Flow over the paved area prior to stormwater entering inlet I-5. Per the storm sewer profile for I-5 to EW-2 on Sheet 14, the calculation shall also be revised to utilize a 0.5% channel slope in the Channel Flow.*
53. In accordance with Section 365-13.F, “runoff coefficients (c) for both existing and proposed conditions for use in the Rational Method shall be obtained from Table B-3 in Appendix A of this chapter”. *The Rational Runoff Coefficient of the lawn areas in C soils utilized in the post development peak flow calculations is not consistent with that required by Table B-3 and shall be revised.*
54. In accordance with Section 365-14.E, “adequate erosion protection shall be provided along all open channels, and at all points of discharge”. *Permanent rock riprap shall be provided at the discharge of the underdrain. The plans and calculations shall be revised accordingly.*



55. In accordance with Section 365-15.A, “for all regulated earth disturbance activities, erosion and sediment control BMPs shall be designed, implemented, operated, and maintained during the regulated earth disturbance activities (e.g., during construction) to meet the purposes and requirements of this chapter and to meet all requirements under Title 25 of the Pennsylvania Code and the Clean Streams Law. Various BMPs and their design standards are listed in the Erosion and Sediment Pollution Control Program Manual (E&S Manual3), No. 363-2134-008, as amended and updated”. *All submissions to, correspondences with, and permit from the County Conservation District/PADEP shall be provided upon receipt. Refer to Comment 15 for the comment related to our review of the Erosion and Sedimentation Control Plan set.*
56. In accordance with Section 365-19.B.(18), the plan shall include “overland drainage patterns and swales”. *The drainage area line separating areas draining to inlets I-3 and I-4 shall be shown on the Inlet Post Drainage Area Map.*
57. In accordance with Section 365-19.B.(1), the plan shall include “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”. *A Proposed Storm/Drainage Easement is shown on Sheet 10. The easement shall be revised to provide access to Bartonsville Avenue over the proposed driveway. Alternatively, a blanket easement may be provided. If a blanket easement is proposed, the Pocono Township SWM Note on Sheet 1 shall be revised to reference the blanket easement.*

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

58. The Rational C values used in the storm sewer calculations are consistent with those required for A soils, however the post development peak flow calculations reference C soils. The types of soils and the associated Rational C values shall be revised for consistency in the peak flow and storm sewer calculations.
59. The invert out elevation at I-10 (772.30) shown in the I-12 to I-10 profile on Sheet 13 and in the Infiltration Basin #1 (I-11 to FES-1) profile on Sheet 14 is higher than the invert in elevation from I-12 (772.22). The invert elevations shall be revised accordingly.
60. The cover over the storm sewer pipe between inlet I-106B and manhole MH-106A is less than the suggested minimum of 2-feet. The proposed inlet and manhole are located in Bartonsville Avenue and the proposed driveway, respectively, and cover over the proposed storm sewer should be maximized. It appears there is ability to lower the proposed storm sewer to achieve maximum cover.
61. The top of grate elevation at inlet I-5 is inconsistent between that shown on Sheet 8 and that listed in the I-5 to EW-2 profile on Sheet 14. The plan view or profile shall be revised.
62. The storm sewer calculations include the roof drains to inlet I-3 only. The plan also proposes to connect roof drains to inlets I-5 and I-12 and the calculations shall be revised.
63. On Sheet 19, the elevations provided in the Infiltration Basin #1 Detail are inconsistent with those provided in the plan view and utilized in the calculations. The Detail shall be revised. In addition, the total depth of stone including the underdrain shall also be dimensioned in the Detail.

MISCELLANEOUS COMMENTS

64. The proposed improvements including the addition of a right-turn lane on S.R. 0611, cross walk



crossing Bartonsville Avenue, and improvements along and across Bartonsville Avenue shall be shown on this plan with reference to the PennDOT Highway Occupancy Permit Plans they were taken from.

65. The proposed storm sewer improvements related to manhole MH-106 and shown on the Ertle Wawa Project site shall also be shown on this plan. Reference to the Ertle Wawa Project plans shall be included.
66. On Sheet 1, the references to the Lighting Plan and E&S Control Plan under the Sheet Index shall include the number of sheets, plan title, plan preparer, date, and any subsequent revision dates.
67. On Sheet 2, the reference to Boucher & James, Inc. in Township Plan Note 24 shall be revised to reference T&M Associates.
68. On Sheet 6, reference is made to removing existing underground tanks. The type of tanks to be removed shall be identified for further review.
69. On Sheet 7, the single white line along the shoulder shall be shown as being repainted following the proposed roadway widening.
70. The height of the fence at the proposed retaining wall shall be specified on Sheet 7 and within the Typical Section Segmental Retaining Wall detail on Sheet 15.
71. Site Plan Note 8 on Sheet 7 shall be revised to require blue paint for the handicap striping, symbols, and access aisle markings.
72. On Sheet 8, the top of curb elevation at the northwesterly corner of the westernmost parking space appears incorrect and should have a top of curb elevation of 777.79. In addition, all curb tapers shall be identified with the top and bottom of curb elevations where the 6-inch reveal begins/ends.
73. The top and bottom of curb elevations shown at the proposed driveway intersection with Bartonsville Avenue on Sheet 8 shall be revised for clarification. Along the northern radius the elevations show a 6-inch reveal at inlet I-106B then no reveal while entering the project site until the right-of-way line where the curb has a 6-inch reveal again. Along the southern radius there is no reveal beginning past the right-of-way line and extending to the intersection with Bartonsville Avenue. Additional spot elevations and labels shall be provided to clearly depict the construction of the proposed curb.
74. The ground cover plantings shall also be quantified in the Plant Schedule on Sheet 11.
75. The tree wrap shown in the No Stake Deciduous Tree Planting detail on Sheet 12 shall be removed or a note requiring it to be removed upon planting shall be added to the detail.
76. Sheet 15 includes two (2) curb end treatment details: Curb Terminus and 6" Curb to 0" Depressed Curb Taper Detail. The plan shall be revised to clearly indicate where each end treatment is proposed, or the plan shall be revised to provide only one (1) end treatment detail.
77. Details for the proposed bollards, concrete at the drive-thru, and trash enclosure shall be included on the plan.
78. Closure reports for all proposed easements shall be submitted for review.



79. Waiver Request Letter #1 references West Earl Township and shall be revised.

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

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

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

Sincerely,

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

JST/meh

cc: Jerrod Belvin, Manager – Pocono Township
Paul Morgan, Zoning Officer – Pocono Township
Leo DeVito, Esquire. – Township Solicitor
Lisa Pereira, Esquire – Broughal & DeVito, LLP
Patricia A. Adelman, Executrix – Property Owner
Michael Martin, Members 1st Federal Credit Union – Applicant
Terri Delo, Integrated Consulting – Applicant's Engineer
Kristina Heaney, Manager – Monroe County Conservation District
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates



YOUR GOALS. OUR MISSION.

November 5, 2025

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

**SUBJECT: THE RIDGE AT SWIFTWATER PLANNED RESIDENTIAL DEVELOPMENT
PHASE I LAND DEVELOPMENT – PLAN COMPLETENESS REVIEW
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1388, T&M PROJECT NO. POCO-R0690**

Dear Planning Commission members:

Pursuant to the Township's request, we have performed a completeness review of Phase 1 of The Ridge at Swiftwater Planned Residential Development. The submitted information consists of the following items.

- Letter of Transmittal prepared by Hanover Engineering, dated October 21, 2025
- Response letter to Technical Review No. 1 dated December 11, 2023, prepared by Hanover Engineering, dated July 18, 2025
- Waiver Request Letter prepared by Hanover Engineering dated July 17, 2025
- PADEP Individual NPDES Permit No. PAD450203, effective January 29, 2025
- PADEP Act 537 Sewage Planning Approval dated November 27, 2024
- Sewer Treatment Capacity letter prepared by Brodhead Creek Regional Authority dated June 27, 2024
- Pocono and Hamilton Townships Regional Sewer System Reservation of Sewer Application
- Will Serve Letter for Water Service prepared by Brodhead Creek Regional Authority dated October 5, 2022
- Post-Construction Stormwater Management Report prepared by Hanover Engineering, dated July 22, 2022, revised July 17, 2025
- Post Construction Stormwater Management As-Built Plan (4 sheets) for Trap Enterprises RT 611 Project prepared by Penonni Associates, Inc., dated March 7, 2024
- The Ridge at Swiftwater Planned Residential Development Plan, Phase I (79 sheets) prepared by Hanover Engineering, dated October 17, 2025

BACKGROUND INFORMATION

The existing property is located along the northerly Brookdale Road at its intersection with State Route 0611. The existing property is located within the RD, Recreational Zoning District and has an area of 79.46 acres. The project site is split into two (2) pieces north and south of Brookdale Road. The property consists of steep slopes with woodland and meadow areas.

In a decision dated April 1, 2024, the Pocono Township Board of Commissioners approved the Tentative Plan prepared by Hanover Associates and dated October 6, 2023, and approved a Conditional Use to permit the PRD development within the RD, Recreational Zoning District.



The approved tentative plan proposes a Planned Residential Development (PRD) on two proposed lots and consists of 368 multi-family units with one (1) proposed Local Road named Ridge Road, two (2) driveways taking access from Cornerstone Drive (formerly Brookdale Road), and five (5) access roads; one (1) taking access from Cornerstone Drive, three (3) taking access from Ridge Road, and one (1) taking access from the new driveway at the existing Desaki Restaurant. Stormwater management basins are proposed throughout the project site. Concrete sidewalk is proposed along Ridge Road, Rose Road, and Willow Way, and along portions of Cornerstone Drive. The remaining access roads with the exception of Trap Trail (taking access from the new driveway at the existing Desaki Restaurant) are proposed with pedestrian/bike paths within the road cartway.

Construction is proposed to be completed in three (3) phases. The submitted plan is for the development of Phase 1.

Phase 1 is located on the northern side of Cornerstone Drive (formerly Brookdale Road), has an area of 23.83 acres, and contains 94 dwelling units and a portion of Ridge Road beginning at the Sheetz development driveway, extending approximately 1,500 linear feet southwest. One (1) access road known as Eagle Rock Road is proposed within Phase 1. Phase 1 will be managed by a Homeowner's Association and the dwelling units in this Phase will be sold to individual property owners.

Based upon our review, we recommend the Planning Commission accept the Phase 1 Land Development Plan for review, provided all other requirements have been met including, but not limited to, formal written applications and application fees with establishment of an escrow to cover the costs of review.

If you should have any questions, please call me.

Sincerely,

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

JST/meh

cc: Jerrod Belvin – Township Manager
Paul Morgan – Zoning Officer
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Esquire, Broughal & DeVito, LLP
Vincent Trapasso, Trapasso and Winot Enterprise, LLC – Applicant
Salvatore J. Caiazzo, P.E., Hanover Engineering – Applicant's Engineer
Kristina Heaney, Manager – Monroe County Conservation District
Melissa E. Hutchison, P.E. – T&M Associates

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

October 14, 2025

The regular meeting of the Pocono Township Planning Commission was held on Monday, October 14, 2025 and was opened at 6:00 p.m. by Jeremy Sawicki, Chairman.

ROLL CALL

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

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

IN ATTENDANCE

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

PUBLIC COMMENT

ANNOUNCEMENTS

OLD BUSINESS

J. Folsom made a motion, seconded by C. Peechatka, to approve the minutes of the September 10, 2025 meeting of the Pocono Township Planning Commission. All in favor. Motion carried. (Corrections of attendance to be made to minutes)

PRESENTATIONS

C. Peechatka made a motion, seconded by C. Kauffman, to recommend Pocono Logistics Waiver request of Section of Subdivision & Land Development Ordinance: SALDO §390-59D (to use a stone pavement area in lieu of paving). All in favor. Motion carried.

SEWAGE PLANNING MODULES:

C. Peechatka made a motion, seconded by D. Purcell, to recommend the Spirit of Swiftwater Phase 2 Component 4B Planning Module for approval by the BOC. All in favor. Motion carried.

SPECIAL EXCEPTIONS:

WAIVERS OF LAND DEVELOPMENT:

SKETCH PLANS:

NEW PLANS

D. Purcel made a motion, seconded by C. Learn, to accept the Members 1st Federal Credit Union – LDP 1446 for consideration. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION

PRELIMINARY PLANS UNDER CONSIDERATION

- Mountain Edge Village Community Townhouses – LDP 1445 – Plans were administratively accepted at the 4/14/25 P.C. meeting. Approval deadline of December 8, 2025. **Deadline for P.C. consideration is 12/31/25.**

Mountain Edge Waiver Requests presentation:

- C. Learn made a motion, seconded by C. Kauffman, to recommend a waiver of section 390-29.E.(3) Survey shall not have an error of closure greater than one in 10,000 ft and shall include a boundary closure report. All in favor. Motion carried.
- C. Peechatka made a motion, seconded by J. Folsom, to recommend a waiver of section 390-29.J.(1).(c) Truck turning movements for a WB-50 Truck shall be provided. All in favor. Motion carried.
- C. Learn made a motion, seconded by C. Kauffman, to recommend a waiver of 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. All in favor. Motion carried.
- J. Folsom made a motion, seconded by C. Peechatka, to recommend a waiver of section 390-50.D.(5) Embankment Slope. The maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical. All in favor. Motion carried.
- C. Learn made a motion, seconded by C. Peechatka, to recommend a waiver of section 390-50.D.(7) Top Width. The minimum top width of the detention basin shall be 10 feet. All in favor. Motion carried.
- J. Folsom made a motion, seconded by D. Purcell to recommend a waiver of section 390-50.D.(8) A minimum grade of 2% shall be maintained on the basin bottom. All in favor. Motion carried.
- C. Peechatka made a motion, seconded by C. Learn, to recommend a waiver of section 390-50.D.(11).(c) Emergency spillways shall be constructed of reinforced concrete or other materials approved by the township engineer. All in favor. Motion carried.
- D. Purcell made a motion, seconded by J. Folsom, to recommend a waiver of section 365-8.L Roof drains should not be connected to streets, sanitary or storm sewers in order to promote overland flow and infiltration/percolation of stormwater. All in favor. Motion carried.
- C. Learn made a motion, seconded by C. Peechatka, to recommend a waiver of section 365-13.B all calculations should use the appropriate rainfall depth per B-1 in the appendix. All in favor. Motion carried.
- J. Sawicki made a motion, seconded by C. Kauffman 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 May 9, 2026. **Deadline for P.C. consideration is 4/13/26.**

Cranberry Creek Waiver Requests presentation

- C. Learn made a motion, seconded by J. Folsom, to recommend a waiver of section 390-29.K Community impact analysis. All in favor. Motion carried.
- J. Folsom made a motion, seconded by C. Kauffman, to recommend a waiver of section 390-55.C(2)(a) One planning island shall be provided for every 10 parking stalls. All in favor. Motion carried.
- C. Learn made a motion, seconded by J. Folsom, to recommend a waiver of section 390-55.F(3)(a) & 390-55.F(3)(c) Property line and road right-of-way buffers shall be required for the following types of development... all non-residential development; and all multifamily development; and the Property line/ROW width requirements; Medium (15' for all side and rear lot lines and 30' for the parking buffer along ROW). All in favor. Motion carried.
- C. Peechatka made a motion, seconded by J. Folsom, to recommend a waiver of section 390-55.G materials specifications, maintenance and guarantee. All in favor. Motion carried.
- J. Folsom made a motion, seconded by C. Learn, to recommend a waiver of section 390-59.B Parking space and aisle dimensions . All in favor. Motion carried.
- C. Kauffman made a motion, seconded by C. Learn, to recommend a waiver of section 365-8.L Roof drains and sump pumps shall discharge to infiltration or vegetative BMPs wherever feasible. All in favor. Motion carried.
- C. Learn made a motion, seconded by C. Kauffman, to recommend a waiver of 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 All of this chapter. All in favor. Motion carried.

- C. Learn made a motion, seconded by C. Kauffman, to recommend the Cranberry Creek Apartments LDP for approval to the Board of Commissions. All in favor. Motion carried.
- Lot 1 Trap Hotel & Retail – LDP 1449 – Plans were administratively accepted at the 09/10/25 P.C. meeting. Approval deadline of December 9, 2025. **Deadline for P.C. consideration is 11/10/25.**
- J. Sawicki made a motion, seconded by J. Folsom, to table the plan with a verbal extension for the developer. All in favor. Motion carried.

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

- 135 Warner Road – JBAR Pocono LLC (LDP# 1414) – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of March 9, 2026. **Deadline for P.C. consideration is 2/9/26.**
- Alaska Pete's Roadhouse Grille (173 Camelback Road) Land Development Plan (LDP# 1387) – Plans were administratively accepted at the 4/10/23 P.C. meeting. Extension request received with approval deadline of December 31, 2026. **Deadline for P.C. consideration is 12/8/26.**

NEW BUSINESS

- Joint Work session between PC and BOC Zoning Ordinance, Zoning Map, SALDO Amendments to be held on October 27, 2025

PRIORITY LIST

PUBLIC COMMENT

ADJOURNMENT J. Sawicki made a motion, seconded by C. Peechatka, to adjourn the meeting at 7:17 p.m. All in favor. Motion carried.



YOUR GOALS. OUR MISSION.

November 3, 2025

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: BROOKDALE SPA – 2436 BACK MOUNTAIN DRIVE
FINAL LAND DEVELOPMENT COMPLETENESS REVIEW
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 completeness review of the Final Land Development Plan Application for Brookdale Spa. The submitted information consists of the following items.

- Pocono Township Land Development Application.
- Waiver Requests.
- Revised Required Improvements Estimate.
- Erosion & Sediment Control (E&S) Module 1 prepared by RKR Hess, dated August 30, 2024, last revised May 2, 2025.
- Post Construction Stormwater Management (PCSM) & Conveyance Calculations Module 2 prepared by RKR Hess, dated August 30, 2024, last revised October 20, 2025.
- Brookdale Spa Land Development Plan set prepared by RKR Hess, 51 sheets, dated October 31, 2025.

BACKGROUND INFORMATION

The Applicant, Brookdale Enterprises, LLC, has submitted a Final 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 38,150 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 339 parking spaces, including 9 handicap spaces, 2 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 via the existing Brookdale Resort Wastewater Treatment Facility.



The plan received Preliminary Land Development approval from the Board of Commissioners on July 7, 2025.

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

If you should have any questions, please call me.

Sincerely,

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

JST/arm

cc: Jerrod Belvin – Pocono Township Manager
Paul Morgan – 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



| YOUR GOALS. OUR MISSION.

October 30, 2025

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

**SUBJECT: CORE5 WARNER ROAD WAREHOUSE – FINAL LAND DEVELOPMENT PLAN
COMPLETENESS REVIEW & REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1373, T&M PROJECT NO. POCO-R0616**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed a completeness review of the Final Land Development Plan for the Core5 Warner Road Warehouse. The submitted information consists of the following items.

- Transmittal letter prepared by Borton-Lawson, dated October 14, 2025
- Response letter to T&M Associates Preliminary Land Development Plan Review No. 6, prepared by Borton-Lawson, dated September 30, 2025
- Pocono Township Land Development Application with Professional Services Agreement and W9
- Pocono Township Zoning Hearing Board Decision dated October 14, 2021
- Pocono Township Resolution No. 2022-07 for Conditional Preliminary Land Development Plan Approval
- PennDOT Highway Occupancy Permit for electric, HOP No. 05063448
- PennDOT Highway Occupancy Permit for Low Volume Driveway, HOP No. 05065023
- PennDOT Highway Occupancy Permit for Stormwater, HOP No. 05065027
- PennDOT Highway Occupancy Permit for Stormwater, HOP No. 05065028
- PADEP Act 537 Sewage Planning Approval letter dated February 14, 2025
- PADEP Individual NPDES Permit effective January 14, 2025
- Monroe County Conservation District Approval of Minor Amendment of Individual NPDES Permit, dated October 1, 2025
- PADEP Final Permit for Stadden Road Sewer Extension (Pump Station No. 7), dated August 27, 2025
- PADEP Water Obstruction and Encroachment Permit (Joint Permit), dated January 14, 2025
- Army Corps of Engineers Joint Permit, dated June 15, 2023



- Quitclaim Deed, Deed Book 2606, Page 8807
- Supplemental Township SALDO Required Reports including a Resource Impact and Conservation Analysis, Community Impact Analysis, Financial Impact Analysis, and Phase I Environmental Site Assessment, dated October 2024
- Erosion & Sedimentation Pollution Control Calculations prepared by Borton Lawson, dated April 9, 2021, revised August 1, 2025
- Post Construction Stormwater Management Plan Narrative (Volumes 1 and 2 of 2) prepared by Borton Lawson, dated April 9, 2021, revised August 1, 2025
- Transportation Impact Assessment prepared by L&V Engineering, LLC, dated March 2021, revised May 2024
- Wetland Delineation Report prepared by Borton Lawson, dated March 2021, revised March 2023
- Erosion & Sedimentation Pollution Control Calculations prepared by Borton Lawson, dated April 9, 2021, revised August 1, 2025
- Architectural Building Elevations (1 sheet) prepared by Macgregor Associates Architects, dated June 16, 2021
- Existing Resources and Site Analysis Map (1 sheet) prepared by Borton Lawson, dated April 9, 2021
- Site Context Map (1 sheet) prepared by Borton Lawson, dated April 9, 2021, revised January 7, 2022
- Sanitary Sewer Plans Stadden Road Service Area (21 sheets) prepared by Borton-Lawson, dated April 9, 2021, revised August 1, 2025
- Water Service Plans prepared by Borton-Lawson, dated January 19, 2024, revised September 30, 2025
- Land Development Plan (105 sheets) prepared by Borton Lawson dated April 9, 2021, revised September 30, 2025

BACKGROUND INFORMATION

The existing property is located on the southern side of Warner Road (S.R. 4012) approximately 0.6 miles west of its intersection with State Route 0611. It is located within the C, Commercial Zoning District, has a gross area of 86.68 acres, and consists of two (2) ponds, wetlands, and an unidentified watercourse tributary to Pocono Creek.

The proposed development will include the construction of a 702,000 square foot warehouse with associated truck loading doors, trailer parking, passenger vehicle parking, and access drives. Access to the property will be via a singular driveway from Warner Road (S.R. 4012). A water tank, infiltration basins, and public sanitary sewage disposal are also proposed.

The Land Development Plan was accepted for review by the Township Planning Commission at its meeting held on April 26, 2021, and received conditional Preliminary Plan approval by the Board of Commissioners at its meeting held on March 7, 2022.

The Applicant received a variance from the Zoning Ordinance to provide 402 parking spaces which is less than the required 1,014 parking spaces. The variance was granted by the Township Zoning Hearing Board on August 31, 2021.



Based upon our review, we recommend the Planning Commission accept the 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.

In addition and based upon our previous Preliminary Land Development Plan review letter dated September 18, 2025, all previous engineering comments have been satisfied. Therefore, we have completed our first review of the Final Land Development Plan and offer the following comments and/or recommendations for your consideration.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. In accordance with Sections 390-17.E.(6)(c) and 390-26.D, the applicant shall be responsible for submission of the plan and all required supporting documentation to the Monroe County Planning Commission, the Monroe County Conservation District, PennDOT, and all other governing agencies. *Submissions to, correspondences with, and approval from the following outside agencies shall be provided to Pocono Township:*

- a. Monroe County Planning Commission

Per Section 390-17.H, “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”.

The Final Plan shall be submitted to the County Planning Commission and subsequent comments provided to the Township.

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

Individual NPDES Permit No. PAD450190 and Minor Amendment were issued and included with this submission.

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

The Act 537 Planning Module and the Stadden Road sewer extension have been approved and included with this submission.

- d. Pennsylvania Department of Environmental Protection and the Army Corps of Engineers – Joint Permit

The joint permits were received and included with this submission.

- e. Pennsylvania Department of Transportation – Highway Occupancy Permit

PennDOT Highway Occupancy Permits have been approved and included with this submission.



- f. Pocono Township Sewer – sanitary sewer service design and capacity

All previous comments have been satisfied.

- g. Brodhead Creek Regional– water service will-serve and sewage treatment capacity

A will-serve letter was issued February 21, 2024.

- h. Pocono Township Volunteer Fire Company

The cover letter indicates the plan has been submitted concurrently to the Fire Company.

2. 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.*
3. In accordance with 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." *The Pocono Township Volunteer Fire Company shall review and accept the fire hydrant locations. The cover letter indicates a plan has been concurrently provided to the Fire Company for its review.*
4. 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." *Note 18 on Sheet C001 indicates a fee in-lieu-of open space will be provided. The required fee in-lieu-of will be \$99,512 (71.08 acres disturbed * \$1,400).*

STORMWATER MANAGEMENT ORDINANCE COMMENTS

5. 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." *The cover letter indicates a performance guarantee will be provided with the Final Plan submission.*
6. In accordance with Section 365-29.A., "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." *The cover letter indicates a maintenance agreement will be prepared and recorded with the Final Plan.*



The above comments shall be addressed to the satisfaction of Pocono Township prior to Final Plan approval and plan recordation.

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
Paul Morgan, Township Zoning Officer
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Esquire – Broughal & DeVito, LLP
Aaron M. Sisler P.E., Borton Lawson – Applicant's Engineer
Core5 Industrial Partners– Owner/Applicant
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates