



POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

November 12, 2024 6:00 p.m.

112 Township Drive | Tannersville, PA 18372

Dial-In Option: 646 558 8656

Meeting ID: 892 102 5946

Passcode: 18372

Zoom Link:

<https://us06web.zoom.us/j/8921025946?pwd=Q1VtaFVkVEpRWtUvdIFrSHJ1cE1Tdz09>

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

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

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

CORRESPONDENCE

OLD BUSINESS

- Motion to approve the minutes of the October 15, 2024 meeting of the Pocono Township Planning Commission. **(Action Item)**

SEWAGE PLANNING MODULES:

Waivers of Land Development:

Trap Enterprises LLC Plunge Pool Equipment Bay

NEW PLANS

Incline Village – DeAngelo Consulting (LDP# 1378)

FINAL PLANS UNDER CONSIDERATION

PRELIMINARY PLANS UNDER CONSIDERATION

- Cranberry Creek Apartments Land Development Plan (LDP# 1369) – Plans were administratively accepted at the 7/25/22 P.C. meeting. Extension letter request received with approval deadline of February 11, 2025. ***Deadline for P.C. consideration is 1/13/25. (Possible Action Item)***
- Tannersville Point Apartments (LDP# 1358) – Plans were administratively accepted at the 6/10/24 P.C. meeting. Approval deadline of December 31, 2024 ***(Deadline for P.C. consideration is 12/9/24) (Possible Action Item)***
- Brookdale Spa (LDP #1425) – Plans were administratively accepted at the 9/9 24 P.C. meeting with approval deadline of January 31, 2025 ***Deadline for P.C. consideration is Dec. 8, 2024 (Possible Action Item)***
- 1124 Sky View Drive Mono-pine Tower (LDP# 1424) – Plans were administratively accepted at the 4/8/24 P.C. meeting with approval deadline of Jan. 3, 2025. ***Deadline for P.C. consideration is 12/9/24. (Possible Action Item)***

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

- 611 Land Development LLC (LDP #1401) – Dual Brand Hotel – Hotel by Marriot -Plans administratively accepted at the 4/8/24 P.C. meeting. Approval deadline of January 18, 2025. ***Deadline for P.C. consideration is 12/9/24***
- Brookstead Apartments – (LDP# 1423) – Plans were administratively accepted at the 5/13/24 P.C. meeting. Approval deadline of March 9, 2025. ***Deadline for P.C. consideration is 2/10/25 (Possible Action Item)***
- Simpson Minor Subdivision (LDP #1426) – Plans were administratively accepted at the 7/8/24 P.C. meeting with approval deadline of Jan 6, 2025. ***Deadline for P.C. consideration is Dec. 9, 2024. (Possible Action Item)***
- Alaska Pete's Roadhouse Grille (173 Camelback Road) Land Development Plan (LDP# 1387) – Plans were administratively accepted at the 4/10/23 P.C. meeting. Extension request received with approval deadline of December 31, 2024. ***Deadline for P.C. consideration is 12/9/24.***
- 135 Warner Road – JBAR Pocono LLC (LDP# 1414) – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of March 9, 2025. ***Deadline for P.C. consideration is 2/10/25.***

SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS

PRIORITY LIST

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

UNFINISHED BUSINESS –

NEW BUSINESS

PUBLIC COMMENT & ADJOURNMENT

POCONO TOWNSHIP

WAIVER OF LAND DEVELOPMENT APPLICATION

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

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

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

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

1. Tax Parcel: 12/11/18-3 County Deed Book No.: 2344
Volume No.: _____ Page No.: 5551
Zoning District: C Area to be Developed or Subdivided, Gross: _____ Net: _____
2. Name of Property Owner(s) of Record: TRAP ENTERPRISES, LLC
(If corporation, provide corporations' name and address and two officers of corporation)
Address: 2054 H+1011 SWIFTWATER, PA 18370
Email Address: DANTE@THESWIFTWATER.COM Phone No.: 570 269 2772
3. Name of Applicant, if different than Owner: _____
Address: _____
Email Address: _____ Phone No.: _____
4. Applicant's interest, if other than Owner: _____
5. Engineer, Architect, Land Surveyor, or Landscape Architect responsible for plan:
JOE MANDA INTEGRA ENGINEERING
Address: _____
Email Address: JMANDA@INTEGRAENG.COM Phone No.: 610-295-3454

6. Name of Attorney (optional): _____

Address: _____

Email Address: _____ Phone No.: _____

7. Brief project description describing the proposed intent of the project and all proposed improvements:
EXPAND POOL EQUIPMENT BAY TO THE OUTSIDE FOR SERVICE
WHILE ROOMS ARE OCCUPIED.

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

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

10. Have appropriate public utilities been consulted: ☒ Yes ☐ No

11. Material accompanying this Land Development Waiver Application:

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

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

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

Date: _____

By: _____
Printed Name

Signature

For Office Use Only:

Date Received: _____ By: _____

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



SWIFTWATER

Written Description of Proposal

Plunge Pool service area extension

The Swiftwater (The Swiftwater of the Pocono Mountains LLC)

Our plunge pool suites offer guests the ability to relax and unwind in a private setting while staying at The Swiftwater. With a bromine filtration system, the chemical content is less harsh than chlorine while our electric heaters maintain a constant temperature of 88 degrees. When originally designed, the contractor did not take into effect the twice daily maintenance as per the PA Department of Health Title 28 Chapter 18 guidelines. This has created guest complaints as our team members must get into rooms twice a day for approximately 10 minutes to ensure the highest water quality set by state standards. To mitigate the guest interruption and allow for further filtration systems we are seeking a modification to the current system by creating a small bump out that will give the maintenance team a service area to access from the exterior of the building. This will create a more serene and private environment for guests while doubling as a bench for guests to sit on when enjoying their outdoor patio. The area will be approximately 4'x6'3' and will house the heater, filtration system, and small heater to prevent freezing of pipes. Please refer to the drawing for further details.

Scale	Scale

Swiftwater Inn Plunge Pools

Route 611
 Swiftwater, PA

project

REVISIONS	date	description	dwg	pk
1				

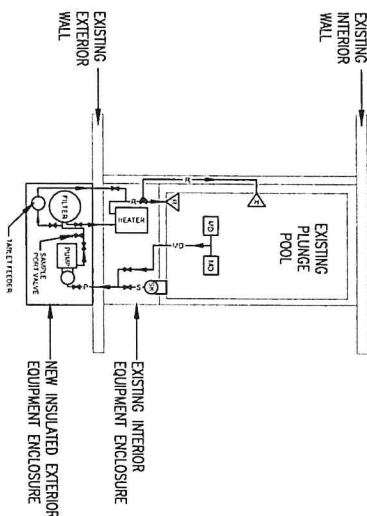
TITLE	DATE	DESCRIPTION	DWG	PK

drawing number	revision	integrated project #
P-1	1	2309

P-1

DATE
 19 Oct 2024

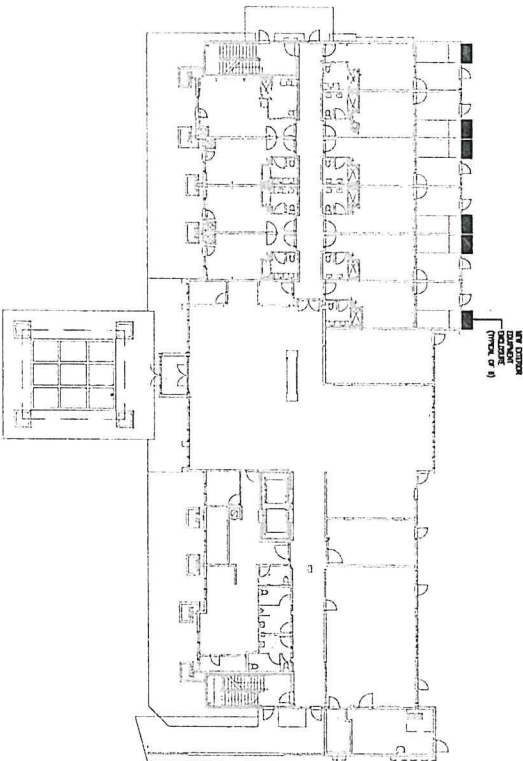
PLUMBING PIPING DESIGNATIONS	
SYMBOL	TYPE
—	POLYETHYLENE GLYCOL (PEX) PIPE
—	COPPER PIPE
—	STEEL PIPE
—	ALUMINUM PIPE
—	PLASTIC PIPE
—	GLASS PIPE
—	CONCRETE PIPE
—	CLAY PIPE
—	CEMENT PIPE
—	BRICK PIPE
—	STONE PIPE
—	OTHER PIPE



NOTE: ALL PIPING AND EQUIPMENT
 IN EXTERIOR ENCLOSURE TO BE
 HEAT TRACED.

2 TYPICAL PLUNGE POOL LAYOUT
 P-1 NO SCALE

1 OVERALL FLOOR PLAN
 P-1 NO SCALE



NOV. 4 BOARD

vint@desakirestaurant.com

From: Alan Strand <alanstrand@strandpool.com>
Sent: Sunday, October 13, 2024 1:02 PM
To: vint@desakirestaurant.com
Subject: Swiftwater Hotel equipment relocation
Attachments: Equipment Change.pdf; Swiftwater equipment layout.pdf; Public Bathing_Sampling and Laboratory Requirements QA Rev Sept 2019.pdf; Water sample code.pdf; PA Disinfection testing code.pdf

↳ ENG. PLANS

↳ GET PACKET TO JARED

PLANNING BY
EMAIL

THEN IN FRONT
BY 4TH

Good morning Vincent,

Sorry it's taken so long to get this information back to you. The following is a summary of the challenges and recommended changes. Attached is a drawing of the layout and also the state code for testing and sampling. It is in the code the protocol for the location of taking the weekly bacteria sample. You would need approval from the local municipality to have the sample taken from an alternate location and also to move the equipment.

Current challenges with existing layout

1. Test chemistry of in-room pools twice a day without disturbing guests.
2. Take a water sample from each pool once a week for bacteriological analysis without disturbing guests.
3. Adjust water chemistry and perform necessary maintenance on in-room pools without disturbing guests
4. Be able to respond to any issues concerning the filtration/chemical feed systems that may arise at any time to ensure the water remains clean, sanitary, and safe for guests.

Recommended Solution

1. Construct additional boxes/trunks/benches for each in-room pool to house a sampling port and allow the addition of an automated chemical controller system.
 - a. Move pump, cartridge filter and the bromine tablet feeder to the outer box
 - b. Add water sampling tap after pump but before filter, heater and chemical feeder. This water always in circulation represents unfiltered untreated water from the body of water.
 - c. Boxes would be protected from freezing and accessible to maintenance staff.
 - d. Pocono Township request
 1. Request to relocate filter equipment to outside of building wall into an equipment cabinet.

Equipment will be move just a few feet to the outside of the existing wall.

2. Request an exemption from the standard collection protocol. The protocol is to collect a weekly bacteriological sample from 30" deep from the center of the pool. Request to collect the sample from a sampling port in the filter cabinet. This water would be water from the unit coming from the skimmer and bottom drain line. The only concern from sampling at that location is the remote possibility that if a biofilm forms in the plumbing the sample may have a slightly higher chance of being positive for bacteria while the standard method would not show that. This could be argued as a higher standard.

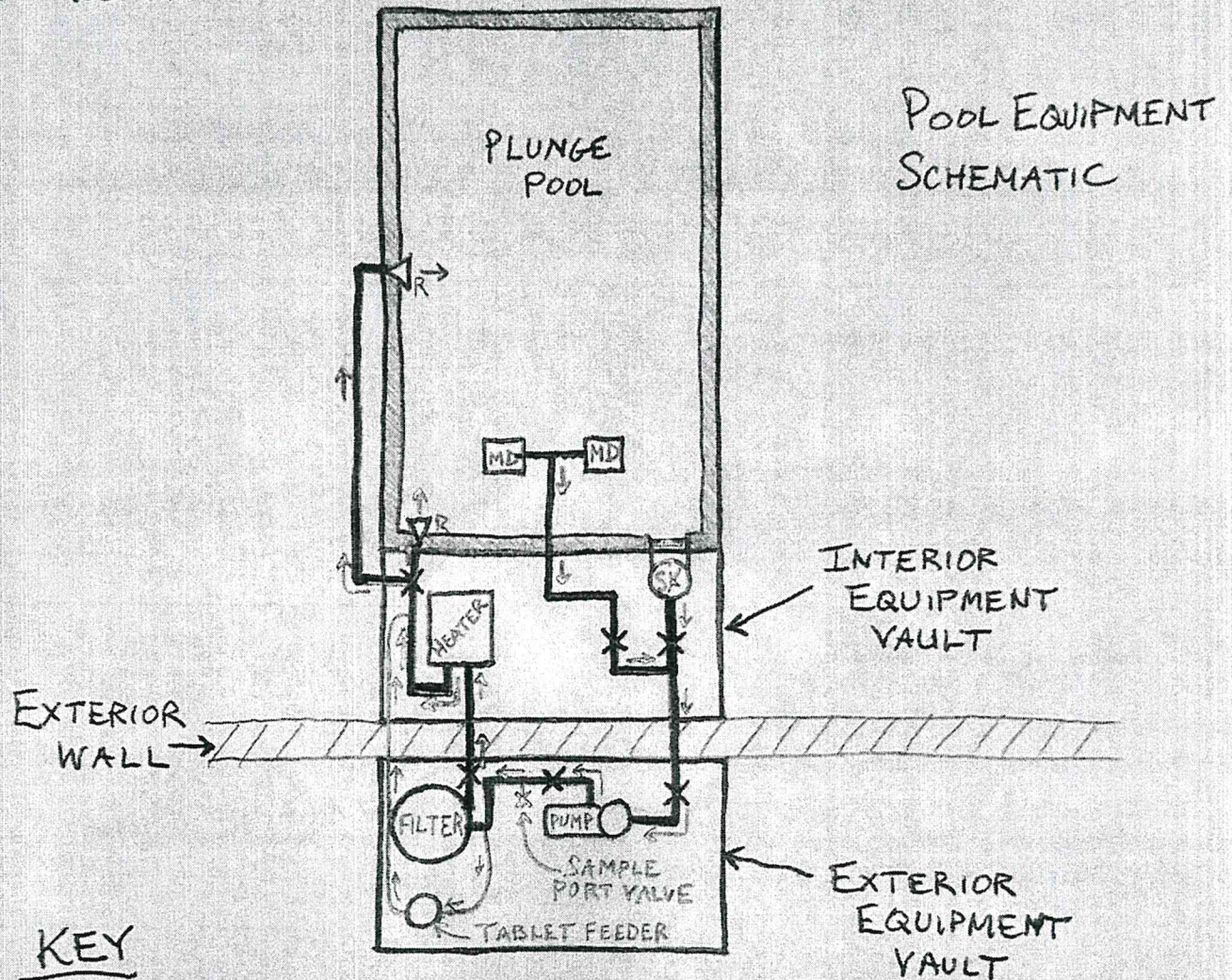
Attached to this email is information from the Department of Health and ANSI regarding testing and sampling of pool water.

Thank you,

Alan Strand

Strand Pool Supply, LLP
106 Strand Drive
Bartonsville, PA 18321
Phone: 570 629-2433
Fax: 570 629-3572

THE SWIFTWATER IN-ROOM PLUNGE POOL



KEY

- Skimmer
- Main Drain
- Return
- Valve
- Main Drain Suction Line
- Skimmer Suction Line
- Pump Inlet/Outlet Plumbing Line
- Return Line

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH PLAN IS TO DISCUSS THE PROPOSED PROJECT, WHICH MAY BE SUBJECT TO CHANGE. THE PROJECT MAY INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING: DISPOSAL OF THREE SIX-BEDROOM RESIDENTIAL UNITS, PARKING, ON-SITE SEWAGE DISPOSAL, ON-SITE WATER SUPPLY, STORMWATER MANAGEMENT, AND OTHER NECESSARY APPURTENANCES.
2. USERS (OWNERS, CONTRACTORS, ETC.) OF THIS PLAN ARE ADVISED THAT ALL PLAN SHEETS SHOWN IN THE SHEET INDEX SHALL BE REVIEWED AND UTILIZED.
3. THE PLANS CONTAINED HEREIN WERE FORMATTED TO BE PRINTED ON 24" BY 36" PAPER. PRINTING ON ANY OTHER SIZE WILL AFFECT THE SCALE.

SITE DATA:

OWNER: CAMELBACK VIEW RESORT LLC
562 INDEPENDENCE ROAD, SUITE 203
EAST STROUDSBURG, PA 18301

SITE: INCLINE VILLAGE
INCLINE VILLAGE E
TANNERSVILLE, PA 18372

DEED REF.: DB: 2020: PAGE: 4910

WATER: ON-SITE

SEWER: ON-SITE

ZONING DATA:

ZONING DISTRICT: R-D RECREATION

LOT AREA:
MIN: 2.0 ACRES
EX: 15.14-1.41 ACRES

IMP. COVERAGE:
MAX: 35% (RESIDENTIAL)
80% (OTHER)
EX: 7.0 FT (RESIDENTIAL)
20 FT (OTHER)
PROP: 9.14-1.22 ACRES)

YARD:
FRONT: 30 FT (RESIDENTIAL)
SIDE: 25 FT (RESIDENTIAL)
25 FT (OTHER)
REAR: 40 FT
WELL: 15 FT
SEPTIC: 10 FT

BLDG HEIGHT: 30 FT
PRINCIPAL: 30 FT OR PRINCIPAL HEIGHT
ACC:

SHEET INDEX			
SHEET	SHEET TITLE	SHEET NO.	LAST REV.
TS-1	TITLE SHEET	1	9/13/2024
EX-1	EXISTING CONDITIONS	2	9/13/2024
SP-1	SITE AND GRADING PLAN	3	9/13/2024
SP-2	SITE AND GRADING PLAN	4	9/13/2024

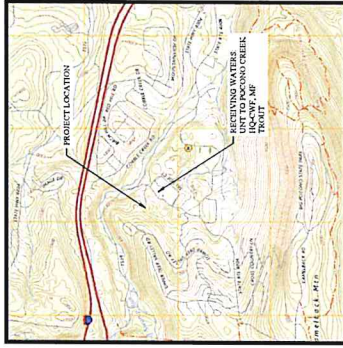
SKETCH PLAN

FOR

INCLINE VILLAGE EXPANSION

POCONO TOWNSHIP, MONROE COUNTY

SEPTEMBER 13, 2024



PROJECT LOCATION MAP
SOURCE: USGS 1:50,000 SCALE MAP, MT. POCONO QUADRANGLE
TAN TOWN

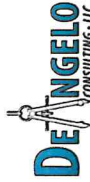


PROJECT LOCATION AERIAL
SOURCE: AERIAL IMAGERY - BING MAPS
TAN TOWN

OWNER / APPLICANT:

CAMELBACK VIEW RESORT LLC
562 INDEPENDENCE ROAD, SUITE 203
EAST STROUDSBURG, PA 18301

ENGINEER:



234 MAPLE STREET
TRUCKSVILLE, PA 18708
PHONE: 570-371-9457
DEANGELO-CONSULTING.COM



Know what's below.
Call before you dig.

LEGEND	
BUILDING	EXISTING
WATER	EXISTING
SEWER	EXISTING
STORM SEWER	EXISTING
OVERHEAD ELECTRIC	EXISTING
UTILITY POLE	EXISTING
LUMINAIRE, POLE, AND FOUNDATION	EXISTING
SIGN	EXISTING
TREELINE	EXISTING
PLANTING	EXISTING
LANDSCAPING	EXISTING
SOIL BOUNDARY	EXISTING
CONTOUR MAJOR	EXISTING
CONTOUR MINOR	EXISTING
SPOT ELEVATION	EXISTING
EDGE OF PAVEMENT	EXISTING
TYPICAL	EXISTING
FINISHED FLOOR	EXISTING
TO BE REMOVED	EXISTING
CENTER LINE	EXISTING
WHITE LINE	EXISTING

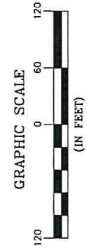
TITLE SHEET	
SKETCH PLAN	DATE: 9/13/2024
INCLINE VILLAGE EXPANSION	SCALE: NTS
FOR	PROJ. # 202112
CAMELBACK VIEW RESORT LLC	SHEET: 1 OF 4
POCONO TWP, MONROE CTY	TS-1

EXISTING CONDITIONS AND DEMO NOTES:

1. PROPERTY BOUNDARY AND TOPOGRAPHIC INFORMATION, AS SHOWN HEREIN, IS BASED ON A BOUNDARY SURVEY CONDUCTED BY J.M. HENNINGS LAND SURVEYING, LLC. REFER TO THE MAP OF THE SURVEY OF THE LANDS OF ANTHONY HENNINGS, ET AL., PREPARED BY J.M. HENNINGS LAND SURVEY, LLC, DATED 6/26/2019, FOR MORE INFORMATION. THIS INFORMATION WAS PROVIDED TO THE ENGINEER BY THE OWNER IN ELECTRONIC FORMAT AND OVERLAIN ONTO THE PLAN DRAWINGS.
2. THIS DRAWING HAS BEEN PREPARED WITHOUT THE BENEFIT OF SUBSURFACE UTILITY ENGINEERING (SUE), AS SUCH, THE LOCATION OF UNDERGROUND UTILITIES, IF SHOWN, IS APPROXIMATE AND SHALL BE VERIFIED BY ANY CONTRACTOR PRIOR TO EXCAVATION.
3. THE PROJECT SITE IS NOT LOCATED WITHIN A 100-YR FLOODPLAIN BASED ON FEMA PANEL 42089C0261E, HAVING AN EFFECTIVE DATE OF 5/2/2013.
4. THE ENGINEER HAS NOT EVALUATED THE SITE FOR THE PRESENCE OR ABSENCE OF WETLAND AREAS.



Know what's below.
Call before you dig.



254 ALPINE STREET
THUNDERBOLT, ARIZONA 86046
PHONE: 520-717-0337
DEANGELO-CONSULTING.COM
© 2019 DEANGELO-CONSULTING, LLC

REVISIONS

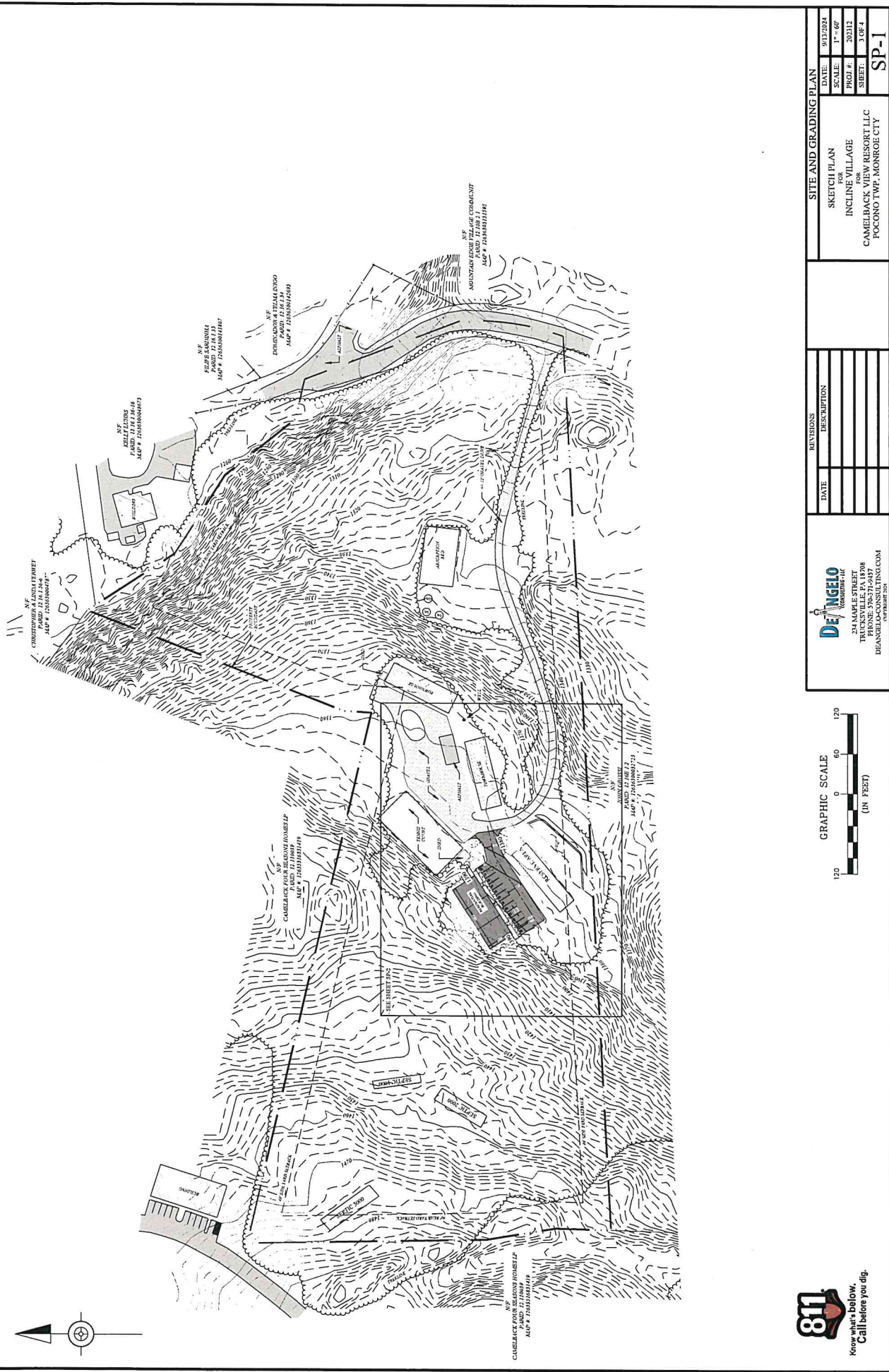
DATE	DESCRIPTION

EXISTING CONDITIONS

DATE	9/13/2024
SCALE	1" = 60'
PROJ. #	202412
SHEET	2 OF 4
EX-1	

SKETCH PLAN

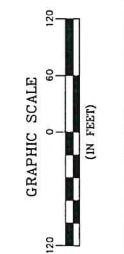
INCLINE VILLAGE
FOR
CAMELBACK VIEW RESORT LLC
POCONO TWP, MONROE CTY



SITE AND GRADING PLAN			
DATE	9/13/2024	SCALE	1" = 60'
PROJECT #	202312	PROJECT #	202312
SHEET #	3 OF 4	SHEET #	3 OF 4
SP-1			

REVISIONS	
DATE	DESCRIPTION

DEANGELO
CONSULTING, INC.
254 MAPLE STREET
POCONO, PA 18342
PHONE 570-371-5457
DEANGELO-CONSULTING.COM





Know what's below.
Call before you dig.

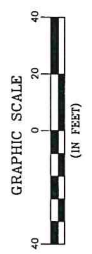
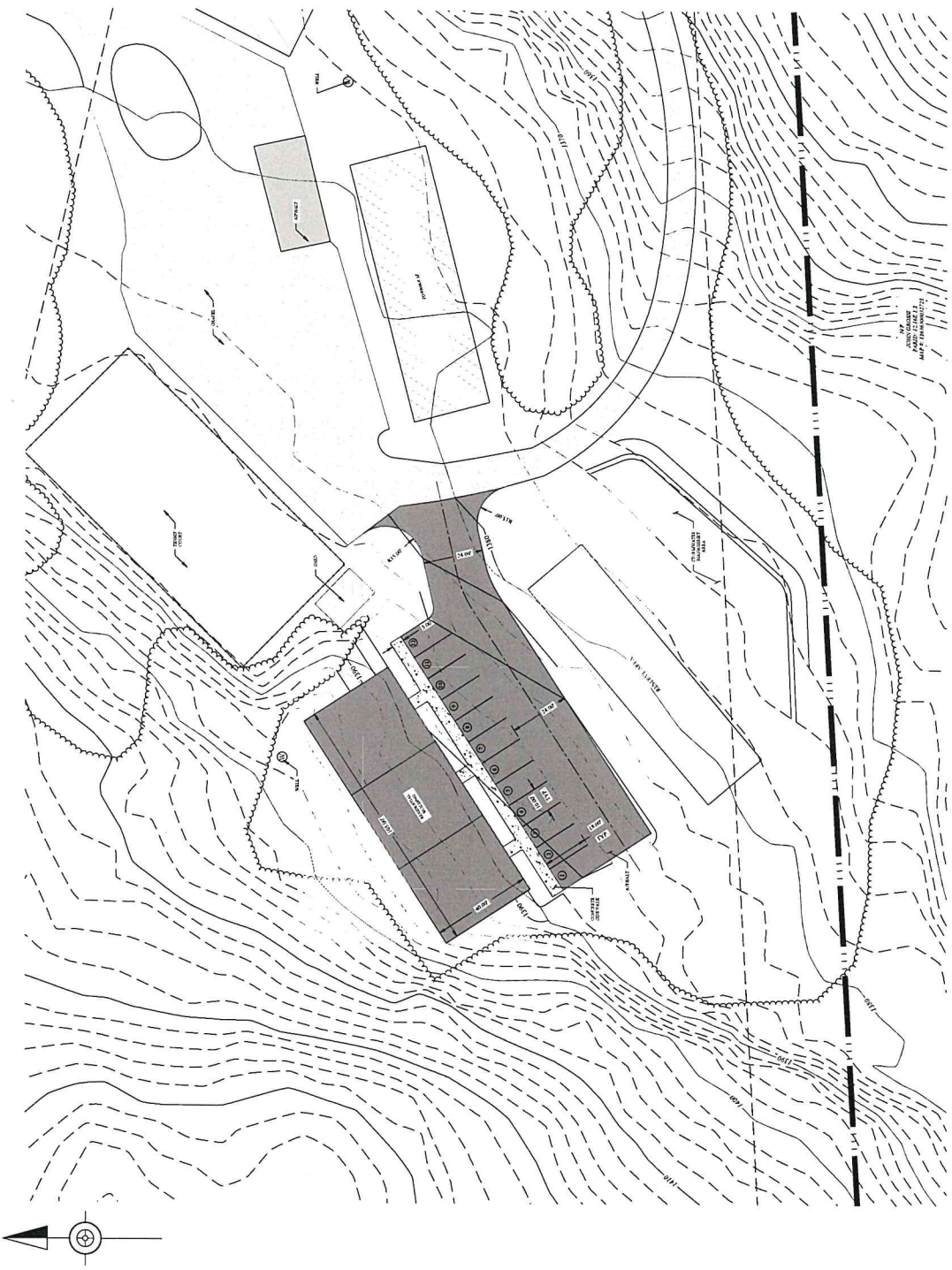
DATE: 9/13/2024

SCALE: 1" = 60'

PROJECT # 202312

SHEET # 3 OF 4

SP-1



DEANGELO
 Consulting LLC
 234 MAPLE STREET
 POCONO, PA 18342
 PHONE: 762-71-2437
 DEANGELOCONSULTING.COM
 04/2012/2024

DATE	DESCRIPTION

SITE AND GRADING PLAN			
DATE	9/17/2024	SCALE	1" = 20'
PROJECT #	202112	SHEET	2 OF 2
SKETCH PLAN INCLINE VILLAGE FOR CAMELBACK VIEW RESORT LLC POCONO TWP, MONROE CTY			
SP-2			

LDP#1378

POCONO TOWNSHIP LAND DEVELOPMENT APPLICATION

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

1. _____ Preliminary Plan Submission _____ Lot Line Adjustment
_____ Final Plan Submission _____ Lot Combination
_____ Final Plan-Minor Subdivision _____ X _____ Sketch Plan

2. Name of Land Development: Incline Village Expansion

Plan Dated: 9-13-2024 County Deed Book No.: 20220

Volume No.: N/A Page No.: 4910

Property located in the Township's Designated R-D Zone.

Camelback View Resort LLC

3. Name of Property Owner(s): John DeCusatis, Member
(If corporation, provide corporations' name and address and two officers of corporation)

Address: 562 Independence Road, Suite 203
East Stroudsburg, PA 18301 Phone No.: (570) 977-5265

4. Name of Applicant: N/A
(If other than owner)

Address: _____
_____ Phone No.: _____

5. Applicant's interest if other than owner: N/A

6. Engineer, Architect, Land Surveyor, or Landscape Architect responsible for plan:
DeAngelo Consulting LLC

Address: 234 Maple Street
Trucksville, PA 18708 Phone No.: (570) 371-9457

7. Total Acreage: +/- 14.5 Total Number of Lots: 1

8. Acreage of adjoining land in same ownership (if any): N/A

9. Type of Development Planned: Single Family: _____
Two-Family: _____
Multi-Family: 1 Building (3 Units)
Commercial: _____
Industrial: _____
Other: _____

10. Will construction of building be undertaken immediately X Yes* No

By Whom: X Person Subdividing

_____ Other Developer

_____Purchasers of individual lots

* Upon attaining all approvals and permits

11. Type of water supply proposed: _____ Public (Municipal) system

_____ Private (Centralized)

 X Individual (On Site)

12. Type of sanitary sewage

Disposal proposed:

Public (Municipal) system

_____ Private (Centralized)

 X Individual (On Site)

13. Are all streets proposed for dedication: Yes X No

14. Acreage proposed for park or other public or semi-public use as per Ordinance 121, Article IX, Section 3.212:

0

15. Present zoning classification and zoning changes, if any, to be requested:

The project site is zoned R-D. No changes requested at this time.

16. Have appropriate public utilities been consulted: Yes X No

17. Material accompanying this Land Development Application:

Number:

a) _____

b) _____

c) _____

d) _____

e) _____

f) See Attached Transmittal

Item:

Preliminary Plan

Final Plan

Final Plan-Minor Subdivision

Development Agreement

Street Profiles and Cross-sections

Other

18. List all subdivision standards and requirements which have not been met and for which a waiver or change is to be required:

None at this time.

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

Date: 9-25-24

Signature of Owner or Applicant:

(By) John DeCusatis



234 Maple Street, Trucksville, PA
570-371-9457
info@deangelo-consulting.com

Project Narrative

DATE: 10-15-2024

PROJECT NAME: Incline Village Sketch Plan

PROJECT NUMBER: 202312

The purpose of this project is to construct a multi-family residential structure, consisting of three dwelling units. Each dwelling unit will have six (6) bedrooms. Furthermore, each dwelling unit will have four (4) parking spaces allocated. The project will also include construction of a well for potable water, on site sewage facilities, stormwater management, and other necessary appurtenances.

The project site is currently developed with two, multi-family residential structures. These structures are served by an existing well and on site sewage facilities.

Regarding sewage planning, attached are documents from the original development. The project site was approved for twelve (12) units. Eight (8) units were constructed. With three (3) units proposed, the total development does not exceed the approved twelve (12) units. This was discussed at a Pre-Application Meeting, held on October 11, 2023. During this meeting, the previous land development approval and sewage planning was reviewed, and the property owner was instructed to complete testing to verify the remaining units can be built. Testing was successful and there is enough land area for both primary and reserve septic locations for the three (3) proposed units. Copies of the test pit data have been included.



YOUR GOALS. OUR MISSION.

October 22, 2024

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: TANNERSVILLE POINT APARTMENTS – PRELIM/FINAL LAND DEVELOPMENT
PLAN AND LOT CONSOLIDATION – REVIEW NO. 2
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1358, T&M PROJECT NO. POCO-R0730**

Dear Planning Commission Members:

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

- Land Development Response Letter prepared by Keystone Consulting Engineers, dated September 4, 2024.
- Stormwater & Technical Review Response Letter prepared by Keystone Consulting Engineers, dated September 4, 2024.
- Waiver Request Letter prepared by Keystone Consulting Engineers, dated September 4, 2024.
- Construction Security Cost Estimate (Phases 1 and 2) revised August 23, 2024.
- Special Warranty Deed for Property Ownership dated March 27, 2019.
- PennDOT HOP Plan set prepared by Keystone Consulting Engineers, 15 sheets, last dated July 19, 2024.
- PennDOT Cycle 3 response letter dated August 14, 2024.
- Transportation Impact Assessment prepared by Keystone Consulting Engineers, dated December 21, 2023, last revised July 19, 2024.
- Existing Resources and Site Analysis Map prepared by Keystone Consulting Engineers, dated September 5, 2024.
- Site Context Map prepared by Keystone Consulting Engineers, dated September 5, 2024.
- Architectural Rendering Proposed Multi-Family 36 Unit 3-Story Apartment Building Town Center at Wantage prepared by Jacob Solomon, dated July 13, 2023.
- Erosion Control Narrative prepared by Keystone Consulting Engineers, dated May 24, 2024, last revised September 4, 2024.
- Post Construction Stormwater Narrative prepared by Keystone Consulting Engineers, dated May 24, 2024, last revised September 4, 2024.
- Tannersville Point Apartments Lot Line Adjustment (Preliminary/Final) and Land Development (Preliminary/Final) Plan set prepared by Keystone Consulting Engineers, 59 sheets, dated May 24, 2024, last revised September 5, 2024.



BACKGROUND INFORMATION

The Applicant, Tannersville Point LLC, has submitted a plan proposing the Tannersville Point Apartments Land Development and Lot Consolidation at the southeastern corner of the intersection of Warner Road (S.R. 4012) and Interstate Route 80. The existing property is located within the C, Commercial Zoning District and consists of two parcels (Tax ID Nos. 12/7/1/28-2 and 12/7/1/28-3). The property has an area of 26.96 acres and consists of woodland and meadow areas with existing steep slopes and wetlands.

The proposed land development is comprised of six (6) apartment buildings totaling 280 units. A community building, pool, pavilion, 636 parking spaces, and various retaining walls are also proposed. Access to the development will be via a driveway taking access from Warner Road (S.R. 4012) and located directly across from Old Mill Road. The Plan also depicts a sanitary sewer pump station, and the project is proposed to connect to public water and sewer.

Pocono Township Planning Commission previously recommended conditional Preliminary Land Development approval on February 25, 2019, for a plan for 80 apartment units on this tract. The Board of Commissioners did not act on the plan. It is our understanding that the previous plan will be withdrawn by the applicant.

In accordance with Section 470-20.B.(1)(c) and the 470 Attachment 1 Zoning Use Schedule, Multifamily dwellings (Apartments) are a permitted use in the C Commercial Zoning District.

The project site is located within the B-1 and B-2 Stormwater Management Districts of the Brodhead-McMichaels Watershed. The receiving water is the Pocono Creek, which has a Chapter 93 classification of High-Quality, Cold-Water Fishery with Migratory Fishes (HQ, CWF/MF).

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

Based upon our review of the above information and our previous review letter dated July 3, 2024, we offer the following comments and/or recommendations related to the proposed development.

ZONING ORDINANCE COMMENTS

1. Previous Comment 1 satisfied.
2. Previous Comment 2 satisfied.
3. In accordance with Section 470-20.C.(2)(c), the rear yard width is required to be a minimum of 25 feet. *The plans do not depict a rear yard and must be revised to show the location in accordance with the ordinance requirements. (Previous Comment 3) While the plan has been revised to show a rear yard, it is still missing along some areas of the boundary. It shall be labeled in accordance with the definition of the rear lot line which is "The lot line opposite and most distant from the front lot line."*
4. Previous Comment 4 satisfied.
5. Previous Comment 5 satisfied.



6. 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. *The proposed earth disturbance exceeds one (1) acre, and an NPDES Permit is required from the Monroe County Conservation District. All correspondence with, submissions to, and NPDES Permit from the County Conservation District shall be provided to the Township.*

(Previous Comment 6) The response letter acknowledges these requirements.

7. 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. (Previous Comment 7) The response letter acknowledges this requirement.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Waivers in Comments 9, 12, 27, 55, 56, 58, 61, 62, and 96 were requested and recommended for approval by the Township Planning Commission.

8. Previous Comment 8 satisfied.
9. Per Section 390-17.B., “An application for final plan approval can be submitted only when the following conditions have been met: (1) The subdivision has previously been granted an unconditional preliminary plan approval in accord with § 390-16 of this chapter or all conditions established by the Township for the preliminary plan approval have been fulfilled by the applicant, excluding any outside agency approval or permits.” ***(New Comment) The plans have been resubmitted as Preliminary/Final Land Development Plans and a waiver has been requested to permit the combined submission. It is noted that the cited SALDO section number is incorrect in the submitted waiver request letter and on the plans and shall be revised accordingly. The Township Planning Commission recommended approval of this waiver request at its meeting held on October 15, 2024.***
10. Previous Comment 9 satisfied.
11. In accordance with Sections 390-25.B.(3) and 390-29.E.(3), “The survey shall not have an error of closure greater than one in 10,000 feet and shall include a boundary closure report.” *Boundary closure*



reports shall be submitted. (Previous Comment 10) The response letter states, "A boundary closure report will be submitted under separate cover." The closure must still be submitted.

12. In accordance with Sections 390-25.B.(4) and 390-29.E.(4), "The sheet size shall be no larger than 24 inches by 36 inches, unless permitted by the Planning Commission." *The submitted plans are 30"x42" in size. The applicant is requesting a waiver to permit this plan size for legibility. (Previous Comment 11) A waiver has been requested to permit the larger plan size due to the size and layout of the project site. The Township Planning Commission recommended approval of this waiver request at its meeting held on October 15, 2024.*
13. Previous Comment 12 satisfied.
14. In accordance with Sections 390-25.D and 390-29.G, Existing resources and site analysis. "For all land developments, an existing resources and site analysis shall be prepared to provide the developer and the municipality with a comprehensive analysis of existing conditions, both on the proposed development site and within 500 feet of the site. Conditions beyond the parcel boundaries may be described on the basis of existing published data available from governmental agencies, and from aerial photographs. The Planning Commission shall review the plan to assess its accuracy, conformance with municipal ordinances, and likely impact upon the natural and cultural resources on the property." The information required in Subsections (1) through (12) shall be included. *The Existing Resources and Site Analysis plan shall be prepared and submitted in accordance with the requirements of this Section including, but not limited to, an aerial photograph, identification of slopes between 15% and 25%, and vegetative cover conditions. Additionally, it shall cover the area of the proposed development site and within 500 feet of the site. Topography shall be coordinated with official USGS benchmarks and the location and datum shall be shown on the plan. (Previous Comment 13) A separate Existing Resources and Site Analysis plan has now been provided, however; the slope identifications per the legend are not legible on the plan and the location and datum are not shown on the plan.*
15. In accordance with Sections 390-25.E, and 390-29.H, a resource impact and conservation analysis are required. *A Resource Impact and Conservation Analysis shall be provided on the plan and shall include the existing resources in square feet, the proposed disturbance of the existing resources in square feet and percent, and the maximum permitted disturbance. (Previous Comment 14) The response letter states, "A Resource Impact and Conservation Analysis has been provided on the plans." We are not able to locate this information. The response shall clarify the exact location of the information.*
16. Previous Comment 15 satisfied.
17. Per Sections 390-25.F.(4) and 390-29.I.(4), the improvements plan shall include "Information indicating available and safe sight stopping distances for all driveways, access drives, roads, etc., which must be in compliance with the most current PennDOT specifications." *The required information shall be shown on the plans. (Previous Comment 16) The required information is shown on Sheet 4; however, it is not legible on the printed plans. This information shall be provided in a larger text.*
18. Per Sections 390-25.F.(9) and 390-29.I.(9), the improvements plan shall include the limit of disturbance line. *While some plan sheets depict a limit of disturbance within their legend, the actual limit of disturbance is not shown on the plan view and must be added. (Previous Comment 17) The response letter states, "The limit of disturbance is now shown in plan view." We are not able to locate this information on the plans as there is no line on the plans that matches the LOD line type in the legend. The response shall clarify the exact location of the information.*



19. Previous Comment 18 satisfied.
20. Per Sections 390-25.F.(15) and 390-29.I.(15), the improvements plan shall include “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.” *Pocono Township's specific signature block language will be provided directly to the design engineer for incorporation onto the plans. (Previous Comment 19) The response letter states, “Pocono Township's signature block language is now provided.”; however, the previously provided language for the Planning Commission and the Board of Commissioners has not been incorporated onto the plan. The plan must still be revised.*
21. Per Sections 390-25.F.(16) and 390-29.I.(16), the improvements plan shall include “Signature blocks for the Township Engineer and Monroe County Planning Commission.” *Pocono Township's specific signature block language will be provided directly to the design engineer for incorporation onto the plans. (Previous Comment 20) The response letter states, “Pocono Township's signature block language is now provided.”; however, the previously provided language for the Township Engineer signature has not been incorporated onto the plan. The plan must still be revised.*
22. Per Sections 390-25.F.(20) and 390-29.I.(20), the improvements plan shall include the “Name and address of the owner of record (if a corporation, give name of each officer) and current deed book and page where the deed of record is recorded.” *The required information shall be provided on the plan. (Previous Comment 21) The response letter states, “The name and address of the owner of record and current deed book and page are now provided.”; however, we are unable to locate the information. The response shall clarify the exact location of the information.*
23. Per Sections 390-25.F.(29) and 390-29.I.(29), the improvements plan shall include a “Certificate of ownership and acknowledgment of the plan, in the form provided by the Township, which shall be accurately completed, signed by the owner of the property, dated and notarized.” *The certificate on the plan must be corrected to reflect Pocono Township. Sample certificate language will be provided directly to the design engineer for incorporation onto the plans. (Previous Comment 22) The response letter states, “The certificate on the plan has been corrected.”; however, the previously provided language has not been incorporated onto the plan. Additionally, the new owner's certification on the plan references “Borough of Lehighton, Carbon County”. The plan must still be revised.*
24. Previous Comment 23 satisfied.
25. Per Sections 390-25.F.(32)(n) and 390-29.I.(32)(m), the improvements plan shall include “A listing of any subdivision/land development waivers or modifications, zoning variances, special exceptions and/or conditional uses that have been granted, including the date of the order of the Pocono Township Zoning Hearing Board or Board of Commissioners granting the same.” *The referenced information shall be listed on the plans, as applicable. (Previous Comment 24) While the requested waivers have been added to the cover sheet, a location for the date of the granting by the BOC must still be provided.*
26. Per Sections 390-25.F.(33) and 390-29.J.(20), the supporting documents shall include “Design plans and calculations, signed and sealed by a professional engineer, for any retaining walls over four feet in height.” *Since this information will be required as part of the project building code permitting, a note*



may be added to the plans identifying this requirement. (Previous Comment 25) A retaining wall note was added to Sheet 2; however, it must be further stated that the information is required for a permit. It is not supplemental to the land development plan as currently noted.

27. Per Sections 390-25.G.(1)(c), 390-25.G.(19), and 390-29.J.(1)(c), the plans shall include “truck turning movement diagrams for at least a WB-50 truck.” *A turning movement diagram for a WB-50 truck shall be provided. (Previous Comment 26) A waiver has been requested to not require a WB-50 truck turning movement. The Township Planning Commission recommended approval of this waiver request at its meeting held on October 15, 2024.*
28. Per Sections 390-25.G.(2), 390-25.G.(20), and 390-29.J.(2), “Exterior elevations (including at least front and side elevations) of any proposed buildings if the property is to be developed for a use other than single-family detached dwellings.” *Architectural renderings of the front and side elevations of the proposed buildings shall be submitted. (Previous Comment 27) The response letter states, “Architectural renderings are now provided as an example.” The provided elevations are for a building in New Jersey. It must be clarified if the developer is proposing to use the same building type for this project. If not the same, then any appearance differences must be identified.*
29. In accordance with Sections 390-25.G.(4) and 390-29.J.(4), submittals shall include “All proposed offers of dedication and/or reservation of rights-of-way and land areas with conditions attached.” *It is our understanding that the pump station is proposed to be dedicated to the Township. This shall be addressed through an offer of dedication and the plans shall reflect any subdivision of the property. (Previous Comment 28) The response letter states, “An offer of dedication has been provided.” The offer was not included in the resubmission and shall be provided.*
30. In accordance with Sections 390-25.G.(6) and 390-29.J.(6), the plan submission shall include “Proof of legal interest in the property, a copy of the latest deed of record and current title search report.” *The Applicant shall provide the latest deed of record and current title search report. (Previous Comment 29) The response letter states, “The latest property deed has been submitted. A title search report will be submitted under separate cover.” The title search must still be provided.*
31. In accordance with Sections 390-25.G.(7)(c) and 390-29.J.(7)(c), Water supply information. Publicly owned central system. “A letter from the water company or authority stating that said company or authority will supply the development including a verification of the adequacy of service.” *A letter from BCRA shall be provided verifying adequate service of the proposed development. (Previous Comment 30) The response letter acknowledges this requirement.*
32. In accordance with Sections 390-25.G.(8)(a) and 390-29.J.(8)(a), “Completed sewage facilities planning module(s) for land development and other required sewage planning documents as required by the Pennsylvania Sewage Facilities Act and PADEP.” *The Applicant shall provide a copy of the Planning modules and PADEP Act 537 Approval to the Township. (Previous Comment 31) The response letter acknowledges this requirement.*
33. In accordance with Sections 390-25.G.(8)(c) and 390-29.J.(8)(c), “If service by the Township, a sewer authority or a public utility is proposed, a letter or other written certification from the Township, the authority or the public utility stating that it will provide the necessary sewer service and verifying that its system has adequate capacity to do so.” *The Applicant shall obtain and provide the required written certification to the Township. (Previous Comment 32) The response letter acknowledges this requirement.*



34. In accordance with Sections 390-25.G.(9) and 390-29.J.(9), supporting documents to be submitted include “A list of any public utility, environmental or other permits required and if none are required, a statement to that effect. The Township may require a professional engineer's certification of such list.” In addition, and in accordance with Section 390-29.J.(19), “All required state or federal environmental and other permits.” *The Design Engineer shall submit the required list of required permits/approvals to the Township. The following outside agency approvals are required:*
- a. *Monroe County Planning Commission*
 - b. *Monroe County Conservation District/Pennsylvania Department of Environmental Protection – NPDES Permit*
 - c. *Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module*
 - d. *Pocono Township – Sanitary Sewer Review and Service, all comments received by the Township Sewer Engineer shall be addressed.*
 - e. *Brodhead Creek Regional Authority – Water Service Will-Serve, Treatment Plant capacity*
 - f. *Pennsylvania Department of Transportation – Highway Occupancy Permit*
 - g. *Pocono Township Fire Department*

(Previous Comment 33) The response letter acknowledges these requirements and an approvals table has been added to the cover sheet.

35. In accordance with Sections 390-25.G.(10) and 390-29.J.(10), the Applicant shall provide “Confirmation that the soil erosion and sedimentation control plan has been accepted for review by the Monroe County Conservation District. (See also §390-51.)” *Submissions to, correspondence with, and permit from the Monroe County Conservation District shall be provided. (Previous Comment 34) The response letter acknowledges this requirement.*
36. In accordance with Sections 390-25.G.(14) and 390-29.J.(14), “Where the land included in the subject application has an electric transmission line, a gas pipeline, or a petroleum or petroleum products transmission line located within the tract, the preliminary plan shall be accompanied by a letter from the owner or lessee of such line stating any conditions on the use of the land and the minimum building setback and/or right-of-way-lines. This requirement may also be satisfied by submitting a copy of the recorded agreement.” *The required information with respect to the PPL easement at the rear of property and any conditions associated with the existing easement shall be provided to the Township. The plan currently reflects proposed grading within the easement and elimination of the existing access to the easement. Approvals for this work may be required from PPL. (Previous Comment 35) The response letter acknowledges this requirement.*
37. In accordance with Sections 390-25.G.(15) and 390-29.J.(15), the Applicant shall provide “Confirmation that the highway occupancy permit application has been accepted for review by the Township or PennDOT as applicable.” *Submissions to, correspondence with, and permit from the Pennsylvania Department of Transportation shall be provided. (Previous Comment 36) The response letter acknowledges this requirement.*
38. In accordance with Sections 390-25.G.(16) and 390-29.J.(16), the Applicant shall provide “A written plan for the ownership of and maintenance of all improvements, common areas and open space as required by §§390-38 and 390-39 of this chapter.” *A written plan shall be provided within the plan set. (Previous Comment 37) A list of Ownership and Maintenance Responsibilities has been added to Sheet 4. Several items, including, but not limited to, the sanitary sewer to the pump station and*



the site infrastructure (driveways, parking areas, retaining walls, and signage) are missing and the list shall be updated accordingly.

39. In accordance with Sections 390-25.H. and 390-29.K., the Applicant shall provide a "Community/financial impact analysis. A community impact analysis including the following information shall be required for residential subdivisions or land developments containing 15 or more dwelling units." *The required community/financial impact analysis shall be provided. (Previous Comment 38) The response letter states, "A community impact analysis has been provided with this submission."; however, it was not provided either in the print or electronic submission.*
40. In accordance with Sections 390-25.K. and 390-29.N., "Prior to approval of the preliminary/land development plan, the applicant shall submit to the Township a preliminary/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." *The required certification shall be provided. (Previous Comment 39) The response letter states, "Acknowledged." The certification is still required. It may be placed on plan that will be recorded.*
41. Previous Comment 40 satisfied.
42. In accordance with Section 390-32.B and Section 390-41, no final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until:

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

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

The Applicant shall submit, with the final plan, a construction cost estimate for the proposed site improvements in order to determine the required escrow amount for the developer's agreement. A developer's agreement and performance guarantee will be required prior to plan recordation. (Previous Comment 41) A construction cost estimate has been provided. It will be reviewed under separate cover when the plan revisions are nearing completion.

43. In accordance with Section 390-38.A and Section 390-38.B, the developer shall provide to the satisfaction of the Board of Commissioners, and prior to final plan approval, evidence of the provision, including a plan, for the succession of ownership and responsibility for the operation and maintenance of development improvements." *The required documentation and agreement(s) shall be provided to the Township prior to final plan approval. (Previous Comment 42) The response letter acknowledges this requirement.*
44. In accordance with Section 390-38.C.(3), "Any improvements which will remain private. In the case where roads, drainage facilities, a central sewage treatment system or central water supply, or any other improvements are to remain private, the developer shall provide for the establishment of an escrow



fund in accord with §390-35A to guarantee the operation and maintenance of the improvements. Said fund shall be established on a permanent basis with administrative provisions approved by the Board of Commissioners. The amount of said fund shall be 15% of the construction cost of the system as verified by the Township Engineer. The maintenance and operation of the improvements and the administration of any required maintenance fund account shall be clearly established as the joint responsibility of the owner(s) of each structure or dwelling unit served by such system. Such responsibility and the mechanism to accomplish same shall be established by deed covenants and restrictions which shall be subject to the approval of the Board of Commissioners.” *An operation and maintenance agreement and guarantee shall be required for the stormwater management facilities. (Previous Comment 43) The response letter acknowledges this requirement.*

45. In accordance with Section 390-43.A.(6)(e), “Steep slopes. The purpose of steep slope regulations is to conserve and protect those areas having steep slopes from inappropriate development and excessive grading; to prevent potential dangers caused by erosion, stream siltation, and soil failure; and to promote uses in steep slope areas that are compatible with the preservation of existing natural features, including vegetative cover by restricting grading of steep slope areas.” *Steep slopes are defined as being 20% or greater and shall be identified on the plan accordingly. Additionally, the restrictions and requirements of this section shall be addressed. (Previous Comment 44) The response letter states, “The steep slopes have now been identified as 20% or greater.” We are unable to find this required identification within the submitted information; the plans show slopes of 15%-25% and 25% and greater. Additionally, the restrictions and requirements of the cited ordinance section must be addressed.*
46. In accordance with Section 390-46.A., “Protection of vegetation from mechanical injury. Where earthwork, grading, or construction activities will take place in or adjacent to woodlands, old fields or other significant vegetation or site features, the Township may require that the limit of disturbance be delineated, and vegetation protected through installation of temporary fencing or other approved measures. Such fencing shall be installed prior to commencing of, and shall be maintained throughout, the period of construction activity.” *The Erosion & Sedimentation Control Plan shall be revised to show tree protection fence along the limits of disturbance lines and/or along the dripline of the trees to be preserved. (Previous Comment 45) The response letter states, “Tree protection fence is now shown on the E&S plans.” The plans show only a few small sections of fence and is very difficult to discern on the plans due to the light line type. The tree protection fence shall be shown along all limit of disturbance lines (where there is no tree line) and/or along the dripline of the trees to be preserved, whichever is applicable. Additionally, the fence shall be depicted in the legend on the plan sheets.*
47. In accordance with Section 390-46.C., “Protection of vegetation from excavations. When digging trenches for utility lines or similar uses, disturbances to the root zones of all woody vegetation shall be minimized. If trenches must be excavated in the root zone, all disturbed roots shall be cut as cleanly as possible. The trench shall be backfilled as quickly as possible.” *This shall be noted on the Erosion & Sedimentation Control Plans. (Previous Comment 46) The response letter states, “A note has been added to the plans.” We are not able to locate this note in the plan set. The response shall clarify the exact location of the information.*
48. Previous Comment 47 satisfied.
49. Per Section 390-48.C., “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.” The Cartway width of a



Connector Road shall be 44 feet with shoulders or with curbs – no parking. *The plans propose an 18-foot half-width cartway for Warner Road at and east of the proposed driveway. Warner Road west of the proposed driveway reflects no proposed widening and has an approximately 11.4-foot existing half-width. Since Warner Road is a PennDOT road, we recommend deferring the improvement requirements to PennDOT. (Previous Comment 48) The response letter acknowledges these requirements.*

50. Per Section 390-48.O.2(a), “Utility easements shall be a minimum of 10 feet in width and shall be provided along all road rights-of-way in addition to the required road width.” *The required utility easement shall be shown along Warner Road. (Previous Comment 49) The plans have been revised to show the utility easement on the Utility Plans. The easement must also be clearly depicted on both the Record Plans and the Landscape Plans.*
51. Per Section 390-48.S. Clear sight triangles. “At all road intersections and all land development driveways/accesses, a triangular area shall be graded and/or other sight obstructions removed in such a manner as not to obscure vision between a height of two to 10 feet above the center-line grades of the intersecting roads.” *Clear sight triangles shall be shown on the plan and restrictions noted. (Previous Comment 50) The response letter states, “Clear sight triangles are now shown on the plan and the restrictions have been noted.” The landscape plans show a shaded area along what appears to be the “available sight distance”; however, it is neither labeled nor shown in the legend and there are numerous proposed landscape plantings within it. The clear sight triangle should be a minimum of 75 feet along each road/driveway leg with no obstructions. Additionally, the requirements of this section must be added to the Landscape Notes on Sheet 2.*
52. In accordance with Section 390-48.T.(2), “Sight distance requirements for all driveways and access drives intersecting a state, Township or private road shall be in accordance with the Pennsylvania Code, Title 57, Transportation, Chapter 441 “Access to and Occupancy of Highway by Driveways and Local Roads,” last edition. All sight distance obstructions, including, but not limited to, embankments and vegetation, shall be removed by the applicant to provide the required sight distance.” *The required and provided sight distances shall be added to the plans. (Previous Comment 51) The sight distance information has been added to Sheet 4, but is too small to read on the printed plan. The size of the font shall be increased for legibility.*
53. Per Section 390-48.T.(10), “Where access is to a state road, a valid state highway occupancy permit shall be obtained prior to plan recording. Where PennDOT standards differ from those of the Township, the more restrictive regulations shall apply. *A PennDOT HOP is required for access to Warner Road. Submissions to, correspondence with, and permit from the Pennsylvania Department of Transportation shall be provided. (Previous Comment 52) The response letter acknowledges this requirement.*
54. In accordance with Section 390-48.T.(13)(a), “The access drive within the legal right-of-way of the public road, or for a distance of at least 20 feet from the edge of the cartway, whichever is greater, shall not have a grade in excess of 4%. The grade of any access drive shall not exceed 10%.” *The plans must demonstrate compliance with this requirement. (Previous Comment 53) The plans must still address the compliance of the new pump station access drive/emergency access to Warner Road.*
55. Per Section 390-48.T.(13)(b), “Access drive entrances into all nonresidential and nonagricultural use properties shall be no less than 24 feet in width, shall not exceed 36 feet in width at the road line, unless provided with a median divider, and shall be clearly defined by curbing. The curbs of these driveway entrances shall be rounded with a minimum radius of 20 feet from where they intersect a road.” *Radii*



dimensions must be added to the driveway entrance at Warner Road as required by the ordinance. Additionally, the "road line" is defined as being at the right-of-way line; therefore, the proposed driveway is 40 feet wide at that point and does not meet the ordinance requirement. (Previous Comment 54) A waiver has been requested to permit the driveway to have a width of 40.25 feet at the road line. The Township Planning Commission recommended approval of this waiver request at its meeting held on October 15, 2024.

56. Per Section 390-48.T.(14), "Concrete aprons shall be provided for all access drives with concrete sidewalks." *Concrete aprons must be provided for the driveway. Since Warner Road is a PennDOT road, if they do not permit the apron, a waiver will be required. (Previous Comment 55) A waiver has been requested to permit this use of asphalt in lieu of the required concrete apron. The Township Planning Commission recommended approval of this waiver request at its meeting held on October 15, 2024.*
57. Previous Comment 57 satisfied.
58. In accordance with Section 390-48.AA, "sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans with Disabilities Act standards." *It is noted that the plan proposes sidewalk along Warner Road east of the proposed driveway and a small area to the west. Sidewalk shall be provided along the entire frontage unless a waiver/deferral is obtained by the Board of Commissioners. (Previous Comment 57) A waiver has been requested to not provide sidewalk west of the site entrance due to the configuration of the I-80 bridge in that area. The Township Planning Commission recommended a deferral of the requirement to extend sidewalk from the entrance drive to I-80 at its meeting held on October 15, 2024. Additionally, the applicant agreed to extend the sidewalk extended from the pump station driveway to the property line to the east.*

Sheet 34 of the revised plans now contains a "sidewalk detail with curb" that shows a sidewalk width of 4.33 feet. In accordance with Chapter 3, R302 of the U.S. Access Board Public Right-of-Way Accessibility Guidelines, "Except as provided in R302.2.1 and R302.2.2, the continuous clear width of pedestrian access routes shall be 48 inches (1220 mm) minimum, exclusive of the width of any curb." and "Where the clear width of pedestrian access routes is less than 60 inches (1525 mm), passing spaces shall be provided at intervals of 200 feet (61 m) maximum. Passing spaces shall be 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum. Passing spaces and pedestrian access routes are permitted to overlap." With the longitudinal joint being parallel to the travel path, the surface area of the curb cannot be counted towards the clear width. The sidewalks shall either be revised to be 5 feet (60 inches) wide or the required passing spaces provided.

59. In accordance with Section 390-48.BB, "Parking on roads. Off-road parking for all uses shall be provided in accord with this chapter; and roads shall not be designed to accommodate on-road parking except in accord with § 390-48X(6)." *The applicant represented at their Planning Commission presentation that the interior roadway was designed to accommodate on-street overflow parking and it is noted that a portion of the cartway is shown to be wider. The on-street parking shall be clarified on the plans. (Previous Comment 58) The response letter states, "No on-street parking will be provided. No parking signs have been added to the shoulder of the proposed driveway." It is still*



unclear as to why the driveway is proposed to be 32 feet within Phase 2. This must be clarified. Also, no parking signs must be provided on both sides of the driveway for its entire length.

60. In accordance with Section 390-49.A.(4), “Monuments shall be set at all outbound locations where permanent monuments did not exist at the time of the perimeter survey unless site conditions preclude the installation, and the missing monument shall be noted on the final plan. Existing monuments shall not be removed.” *The Lot Line Adjustment Plan (Sheet 3) shall be revised to provide the required monuments at each change of direction along the outbound of the property. (Previous Comment 59) Eight (8) additional concrete monuments are required to be placed along the property line at I-80. These are incorrectly shown as iron pins.*
61. Per Section 390-50.D.(3), “Side slopes. Whenever possible, the side slopes and basin shape shall conform to the natural topography. When such design is impracticable, the construction of the basin shall utilize slopes as flat as possible to blend the structure into the terrain.” *(New Comment) A waiver has been requested to this requirement due to the basin being an underground modular concrete structure which is completely out of sight. The Township Planning Commission recommended approval of this waiver request at its meeting held on October 15, 2024.*
62. Per Section 390-50.D.(4), “Water depth. The maximum water depth, measured from the invert of the lowest outlet orifice to the peak one-hundred-year water surface elevation, shall not exceed five feet.” *The proposed underground basin depth exceeds the ordinance limitations. The design shall be revised or a waiver requested. (Previous Comment 60) A waiver has been requested to permit the underground concrete vault system/basin to have a depth of 9.32 feet. The Township Planning Commission recommended approval of this waiver request at its meeting held on October 15, 2024.*
63. In accordance with Section 390-50.D.(11)(a) “Emergency overflow facilities shall be provided for detention facilities to handle runoff in excess of design flows.” *It is unclear as to where the emergency overflow for the detention basin is located. This must be clarified. (Previous Comment 61) The response letter states, “The emergency overflow has been denoted as OCS-1 on the plans. Additionally, a detail has been provided.” We are unable to locate the referenced detail. The response shall clarify the exact location of the information. Additionally, the OCS-1 label on Sheets 50 and 51 is obscured and it is missing from Sheets 52 and 53.*
64. In accordance with Sections 390-51.A. and B., “All soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control”, and, “Preliminary plan approval shall be conditioned on all required approvals and permits from the Monroe County Conservation District and/or PA DEP.” *The proposed site disturbance is greater than one (1) acre, therefore an NPDES Permit is required. A copy of the NPDES Permit and letter of determination of erosion and sediment control adequacy shall be provided to the Township, as well as any correspondence between the Applicant and Monroe County Conservation District and PADEP. (Previous Comment 62) The response letter acknowledges this requirement.*
65. In accordance with Section 390-52, “All subdivisions and land developments shall be served by an adequate water supply and sewage disposal system; and the developer shall provide evidence documenting said adequacy.” *The Applicant shall provide confirmation of adequacy from the Township and BCRA. (Previous Comment 63) The response letter acknowledges this requirement.*



66. In accordance with Section 390-52.A.(4), "In the case of utilization of a publicly owned or other existing centralized water supply and/or sewage disposal system the developer shall submit at the preliminary stage a letter from the operator of such utility indicating the utility owner's willingness to supply service to the development and including a verification of the adequacy of the utility system to serve the proposed development. At the final approval stage an executed agreement with the service supplier shall be submitted." *A copy of the will serve letter for public sanitary sewer service and public water service shall be obtained. (Previous Comment 64) The response letter acknowledges this requirement.*
67. In accordance with Section 390-52.A.(5), "All required certificates of convenience, approvals and permits shall be obtained by the developer and/or the utility owner as a condition of preliminary approval and shall be submitted with the final plan application." *PADEP Act 537 Approval shall be obtained and a copy of the approval letter from PADEP shall be provided to the Township. (Previous Comment 65) The response letter acknowledges this requirement.*
68. In accordance with Section 390-52.E.(4)(c), "Where water is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision or land development, the applicant shall present evidence to the Township that the subdivision or land development is to be supplied by a certificated public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a certificate of public convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence. Such evidence shall be provided prior to recording of the final plan." *The required documentation confirming public water service shall be provided to the Township. (Previous Comment 66) The response letter acknowledges this requirement.*
69. Per Section 390-52.E.(4)(f), fire protection standards shall apply to the design and construction of the water system. *Confirmation of compliance with these requirements shall be provided to the Township. (Previous Comment 67) The response letter acknowledges this requirement.*
70. In accordance with Section 390-52.E.(4)(j), "Approvals/reviews. No construction of any water distribution system shall commence prior to written approvals and/or comments from the Department of Environmental Protection, the Fire Department, and the Township." *Copies of all required permits and approvals shall be submitted to the Township. (Previous Comment 68) The response letter acknowledges this requirement.*
71. In accordance with Section 390-53, "All utility lines required to service the subdivision shall be planned in cooperation with the respective utility companies. A letter shall accompany the subdivision or land development plan stating that the utility plan has been reviewed by the applicable utility company, such plan is approved, and service will be available. All cables, wires, conduits, pipes, and lines servicing the development shall be subject to the requirements set forth in this chapter." *Documentation shall be submitted to the Township as required. (Previous Comment 69) The response letter acknowledges this requirement.*
72. In accordance with Section 390-55.B.(1), "Preservation of existing vegetation. Each mature tree, tree mass, or woodland on the site shall be designated "TO REMAIN" or "TO BE REMOVED" and shall be shown on the plan" in accordance with the criteria in this section. *The plan shall be revised to show the disposition of existing vegetation on the site. This information should be provided on a demolition plan. (Previous Comment 70) The response letter states, "The plan has been revised accordingly."*



We are unable to locate the required preservation information. The response shall clearly indicate how the comment has been addressed.

73. Pursuant to Section 390-55.B.(2), “Protection of existing vegetation. Existing vegetation designated “TO REMAIN” in accord with Subsection B(1)(c), above, shall be identified in the field prior to any clearing and shall be physically protected throughout the construction process. A temporary physical barrier, such as a snow fence, shall be erected a minimum of one foot outside the dripline on all sides of individual trees, tree masses, or woodlands prior to major clearing or construction. The barrier shall be placed to prevent disturbance to, or compaction of, soil inside the barrier and shall remain until construction is complete. The barrier shall be shown on the landscape plan.” *Tree protection fencing shall be shown along the “proposed” treeline. A detail of the fencing shall also be added to the plans. (Previous Comment 71) The response letter states, “Tree protection fencing is now provided and a detail has been added.” The plans show only a few small sections of fence and is very difficult to discern on the plans due to the lightness of the line type. The tree protection fence shall be shown along all limit of disturbance lines (where there is no tree line) and/or along the dripline of the trees to be preserved, whichever is applicable. Additionally, the fence shall be depicted in the legend on the plan sheets.*
74. Per Section 390-55.B.(6), “Clear sight triangles. All landscaping shall comply with the sight distance requirements of this chapter, including intersections of public streets and access drives of commercial, industrial, and multifamily developments.” *The clear sight triangles shall be shown on the landscaping plan. (Previous Comment 72) The response letter states, “The clear sight triangles are now shown on the landscaping plan.” The landscape plans show a shaded area along what appears to be the “available sight distance”; however, it is neither labeled nor shown in the legend and there are numerous proposed landscape plantings within it. The clear sight triangle should be a minimum of 75 feet along each road/driveway leg with no obstructions.*
75. Per Section 390-55.C.(2)(a), “One planting island shall be provided for every 10 parking stalls.” *(New Comment) It appears that 50 islands have been provided; however, 64 are required based on the number of parking spaces. The plan shall include a tabulation demonstrating that this requirement has been met.*
76. Per Section 390-55.C.(2)(g), “The placement of light standards shall be coordinated with the landscape plan to avoid a conflict with the effectiveness of light fixtures.” *The proposed light standards must be shown on the Lighting and Landscape Plans. (Previous Comment 73) The response letter states, “The plan has been revised accordingly.”; however, no light standards have been shown on the Lighting and Landscape Plans. The required information must still be added to the plans.*
77. Previous Comment 74 satisfied.
78. Previous Comment 75 satisfied.
79. Per Section 390-55.D.(3)(c), “Trees shall be located so as not to interfere with the installation and maintenance of sidewalks and utilities. Trees shall be planted a minimum distance of three feet from curbs and sidewalks, 15 feet from overhead utility poles with appropriate species selection for trees under utility wires, and six feet from underground utilities.” *The plans must clarify the location of the new utility poles along Warner Road to verify that the proposed street trees are not located within 15 feet of overhead utilities. (Previous Comment 76) The response letter states, “The plan has been revised accordingly.”; however, the utility pole relocations have not been shown. Additionally, there*



are numerous locations where the proposed trees are shown to be located less than 6 feet from underground utilities and must be relocated.

80. Previous Comment 77 satisfied.
81. Previous Comment 78 satisfied.
82. In accordance with Section 390-55.F.(3)(c) and Table 390-55-1, "The width and quantity and type of plants required shall be determined by the intensity of the proposed land use and the adjacent land use, vacant land, or zoning district, according to Table 390-55-1." *Buffer calculations must be provided on the Landscaping Plan. The calculations/tabulation shall include the property line lengths, the intensity of the buffer, and the required and provided number of plants for each. (Previous Comment 79) The response letter states, "The buffer calculations are now provided on the landscape plans." We are unable to verify how the lengths in each buffer calculation were determined as they do not appear to match property line lengths. The landscape architect shall provide a plan identifying the location of each buffer type and/or clearly identify each property line length included within each calculation.*
83. Previous Comment 81 satisfied.
84. In accordance with Section 390-55.F.(3)(f)[4], "A variety of tree species is required". *The plan shall demonstrate compliance with the required maximum percentage of any one species. (Previous Comment 81) The response letter states, "The plan now demonstrates compliance with the maximum percentage of any one species." The plans do not meet the variety requirements. The variety shall be determined by material type, e.g., shade trees, evergreen trees, ornamental/flowering trees, deciduous shrubs, and evergreen shrubs. For example, the plan currently proposes 215 shade trees, with 5 species, of which Acer Saccharum comprises 48.8%. A minimum of 6 species are required and a maximum of 20% of any one species provided. The plans shall be revised accordingly for each material type.*
85. In accordance with Section 390-55.F.(4)(c), "The type of site element screen required shall be determined by the site element and the adjacent existing land use or zoned use in the case of vacant land, according to Table 390-55-2." *Site element screens and calculations must be provided on the Landscaping Plan for the dumpster areas and the sewer pump station. (Previous Comment 82) The response letter states, "The plans have been revised accordingly.", but no calculations have been provided for the dumpster areas or the pump station. Calculations and additional screening must be provided for the dumpsters and pump station.*
86. Previous Comment 83 satisfied.
87. Previous Comment 84 satisfied.
88. In accordance with Section 390-55.I., "Landscape plans shall be prepared by a landscape architect licensed and registered to practice by the Commonwealth of Pennsylvania or other person deemed qualified by the Township." *The landscape plans shall be signed and sealed by the landscape architect who prepared them. (Previous Comment 85)*
89. In accordance with Section 390-55.I.(2)(k), "A detailed cost estimate shall be submitted, showing the value of all proposed landscaping, including all labor and materials." *The required cost estimate for*



the project shall include the proposed landscaping. This will be required for the final plan. (Previous Comment 86) A construction cost estimate has been provided. It will be reviewed under separate cover when the plan revisions are nearing completion.

90. In accordance with Section 390-56.A.(4)(a), "Lighting plans shall be submitted for reviews and approval of any installation of lighting in connection with a land development application for any use identified in Subsection A(2) of this section. Lighting plans shall include the following:
- [1] A site plan, complete with all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), vegetation that might interfere with lighting, and adjacent uses that might be adversely impacted by the lighting, containing a layout of all proposed fixtures by location and type.
 - [2] Description of the proposed equipment shall be included, including fixture catalog cuts, photometrics, glare-reduction devices, lamps and mounting heights."

The submitted "Lighting and Landscape" Plans do not contain any information on the proposed lighting. Lighting plans conforming to the ordinance requirements shall be submitted. (Previous Comment 87) The response letter states, "Lighting has been added to the Lighting and Landscape plans." The only lighting shown on the plans are wall-mounted lights on the buildings. The required information shall be provided for the site lighting as well.

91. Previous Comment 88 satisfied.
92. Per Section 390-56.A.(6), lighting shall meet the specified performance standards. *Lighting plans conforming to the ordinance performance standards shall be submitted. (Previous Comment 89) The only proposed lighting shown on the plans are wall-mounted lights on the buildings. Per Section 390-56.A.(6)(c), "the use of floodlights and wall-mounted luminaires shall not be permitted to illuminate parking areas unless it can be proven to the satisfaction of the Township that the employment of no other means is possible." The plans shall be revised accordingly.*
93. Per Section 390-56.B., "Road, parking area and building lighting. Road lights may be required when considered necessary by the Board of Commissioners and shall be of such design and spacing as required by the Board of Commissioners. A lighting plan shall be provided by the developer when required and shall include details for lighting of roads, parking areas and buildings. Road lights shall be required for all major subdivisions unless the developer documents that such lighting is not necessary and a modification is granted by the Board of Commissioners. All lighting shall comply with the standards of the Illuminating Engineering Society (IES) of North America." *(New Comment) The only proposed lighting shown on the plans are wall-mounted lights on the buildings. Lighting shall be provided in the parking areas, along the driveways, in the community building area, and at the pump station.*
94. Per Section 390-57.E., "Protection. Where the study shows the existence of wetland areas, the delineated boundary shall be properly fenced to prevent encroachment. Snow fence or other acceptable material shall be used (the use of silt fence is not acceptable). The fence shall be properly installed, at a minimum distance of 20 feet outside the delineated boundary, prior to any construction or issuance of building permits. No land shall be disturbed within any required buffer area except in accord with Township requirements. The fence must be properly maintained until all occupancy permits have been issued and/or for the extent of all construction." *It appears that a permanent fence is proposed around the wetlands, but the plans do not contain any detail or information on the fence itself. The required*



snow fence shall be provided on the Erosion & Sedimentation Control Plans and its installation included in the construction sequence. (Previous Comment 90) The response letter states, "The plans have been revised accordingly." While the plans have been revised to reflect the fence, there is disturbance shown within the required buffer area, which is not permitted.

95. In accordance with the Section 390-58 Common Open Space, Recreation Areas, and In-Lieu Fees:
- A. Section 390-58.3B.(1), "This §390-58 shall apply to any subdivision for which a preliminary plan or a combined preliminary/final plan and any land development for which a plan is submitted after the effective date of this §390-58."
 - B. Section 390-58.C.(1), "The proposal for common open space, installation of recreation facilities and/or fees shall be offered for review by the Planning Commission and the Pocono Township Park and Recreation Committee."
 - C. Section 390-59.F., "Fees. If the Board of Commissioners and the applicant agree that a proposed subdivision or land development will pay fees-in-lieu of dedicating open space, this fee shall be as established by the Township Fee Schedule, which may be updated by resolution of the Board of Commissioners."
 - D. Section 390-58.K., "Timing of nonresidential fees. Fees required by this §390-58 for any nonresidential subdivision or land development shall be paid prior to the recording of the final plan of a subdivision or land development, as applicable."

*The plans do not propose any open space to be dedicated to the Township, therefore, the Applicant shall pay the applicable in-lieu fees, as required by Section 390-58. Should it be determined that open space is required and a fee in-lieu-of will be provided, that fee will be \$392,000.00 (280 dwelling units * \$1,400.00). (Previous Comment 91)*

OTHER ORDINANCE COMMENTS

96. Per Section 220-8.C., "Edges of newly created slopes shall be a minimum of five feet from property lines, ultimate/future right-of-way lines of streets, and easements to permit the normal rounding of the edge without encroachment on the abutting property, right-of-way, or easement." *The submitted plans propose grading less than 5 feet from property lines and shall be revised accordingly. (Previous Comment 92) A waiver has been requested to permit grading up to and beyond the property lines. The Township Planning Commission recommended approval of this waiver request at its meeting held on October 15, 2024 contingent on the applicant obtaining a temporary construction easement from the adjacent property owner for the proposed grading work. Easement documentation must be provided to the Township.*

MISCELLANEOUS COMMENTS

97. Previous Comment 93 satisfied.
98. The Applicant shall coordinate with the school district for school bus stops. *(Previous Comment 94) The response letter acknowledges this requirement.*
99. Previous Comment 95 satisfied.



100. Previous Comment 96 satisfied.
101. Previous Comment 97 satisfied.
102. Previous Comment 98 satisfied.
103. The sign tabulations on Sheets 8, 9, and 10 do not match the signage as shown on the plan sheets and shall be revised accordingly. *(Previous Comment 99) The response letter states, "The sign tabulation has been revised." The Sign Tabulation for Phase 1 (Sheet 5) indicates 9 handicap accessible signs, but there appear to be 10 within this phase. The Sign Tabulation for Phase 2 (Sheet 6) indicates 2 stop signs, but there are 5 within this phase. The tabulations shall be revised to match the plans.*
104. Previous Comment 100 satisfied.
105. An R1-3P (All Way) sign should be added to each leg of the 3-way intersection south of Building 3. *(Previous Comment 101) The response letter states, "The plans have been revised accordingly." While a R1-3P sign has been added to the sign tabulation, it is incorrectly specified. In accordance with the MUTCD, the R1-3P sign is a supplemental plaque to be mounted below each Stop Sign. The plans shall be revised accordingly and the correct size of the sign specified.*
106. The Record Plans shall reflect all required dimensioning of proposed improvements, including the driveway widths. *(Previous Comment 102) The response letter states, "The required dimensioning is now provided." The driveway between Buildings 1 and 2 is still not dimensioned. Additionally, the location where the width of the driveway changes must be identified.*
107. The Overall Existing Features Plan (Sheet 11) reflects five (5) cleanouts (c/o) on the northern portion of the site; however, these are not shown on the detailed plan sheets. These shall be clarified. *(Previous Comment 103) The response letter states, "The cleanouts have been clarified as To Be Removed." The purpose of the cleanouts must still be identified, i.e., what they are/were used for.*
108. The Overall Existing Features Plan (Sheet 11) reflects five (5) small circles with the label "SP" on the southwestern portion of the site; however, it is unclear as to what they represent, and they are not shown on the detailed plans sheets. These shall be clarified. *(Previous Comment 104) The response letter states, "The standpipes have been clarified as To Be Removed." The purpose of the standpipes must still be identified, i.e., what they are/were used for.*
109. An existing well is shown on Sheet 11 near the wetland area. The disposition of the well shall be addressed on the plans. *(Previous Comment 105) The response letter states, "The well is now shown as To Be Abandoned." A note shall also be added to the plans stating that copies of the PADEP well abandonment forms shall be provided to the Township.*
110. Several stone and material stockpiles are shown to be encroaching onto the eastern side of the subject property on Sheet 11. The applicant shall clarify the disposition of these stockpiles as they are not addressed on the Grading or Erosion and Sedimentation Control plans. *(Previous Comment 106) The response letter states, "The stone stockpiles have been clarified as To Be Removed." The "TBR" is not legible on Sheet 7 as it is overwritten by other text. This shall be corrected.*



111. The 100-year floodplain is shown to be at elevation 848.00 and is depicted to be at a lower elevation than the “water” line of the pond on the adjacent property on Sheet 11. This elevation does not match the FEMA mapping for this location. The design engineer shall review the floodplain elevation and its depiction and revise accordingly. *(Previous Comment 107) The response letter states, “The plans have been revised accordingly.” The floodplain is now missing from the Existing Features Plans and must be added back onto the plans.*
112. Previous Comment 108 satisfied.
113. Previous Comment 109 satisfied.
114. A temporary construction easement is required for the storm sewer and endwall EW-100 located on the adjacent Belanger property. An additional permanent easement may also be required. It is recommended that an enlargement of the proposed work be shown within the grading plans. *(Previous Comment 110) The response letter states, “The Applicant is working with the neighboring property owner to obtain an extended permanent stormwater easement to the limit of the pond and also a temporary construction easement to permit tie-in grading and for the defined swale between the pipe outfall and the pond.”*
115. The grading plans must clearly reflect how each phase of the project will be graded and how the grading will tie together from one phase to the next. The plans, as presented, have a lot of overlapped information instead of true matchlines. Also, the grading is inconsistent between the proposed community building and matchline A-A on several plan sheets. *(Previous Comment 111) The response letter states, “The plans have been revised accordingly.” The grading for each of the 2 phases continues to be somewhat unclear. Driveway grading is shown depicting a curblin on Sheets 12 and 13, but no curb is proposed. Also, the E&S plans Sheet 43 depicts NAG SC150 matting in an area that is not shown to be graded as part of Phase 1 on the grading plans. It is unclear as well, if Inlet I-601 is proposed to be installed as part of Phase 1 because it is not shown on Sheet 13. Additional clarification of the phases must be provided.*
116. The grading plans must be revised to show spot elevations at critical grade points including, but not limited to, high points, low points, building corners, and ADA routes. *(Previous Comment 112) The response letter states, “Spot elevations are now shown at critical grade points.” While some spot elevations have been added, there are still spot elevations missing. Specifically, high points, low points, and ADA routes must be addressed.*
117. Previous Comment 113 satisfied.
118. Previous Comment 114 satisfied.
119. Previous Comment 115 satisfied.
120. Previous Comment 116 satisfied.
121. Previous Comment 117 satisfied.
122. Previous Comment 118 satisfied.
123. Previous Comment 119 satisfied.



124. The Proposed Access Drive and Proposed Parking Lot Typical Cross Sections detail on Sheet 36 is missing the depiction of the curb. The detail shall be corrected. Additionally, the detail reflects a cross sectional width of 24 feet; however, the drive appears to be up to 34 feet wide in some areas. The detail shall reflect the actual proposed driveway widths or noted to vary. *(Previous Comment 120) The detail (now on Sheet 34) has been updated; however, notes A, B, C, D, and E are missing from the detail and must be added.*
125. Previous Comment 121 satisfied.
126. Previous Comment 122 satisfied.
127. Previous Comment 123 satisfied.
128. The Concrete Top Unit details on Sheet 39 reference Notes 4 and 5 which do not appear on this plan sheet. The references shall be corrected. *(Previous Comment 124) The response letter states, "The references have been included." The details, now on Sheet 37, still reference Note 4 which does not appear on the plan. The reference must still be corrected.*
129. Previous Comment 125 satisfied.

PLAN REVISION COMMENT

130. Two (2) signs are shown on the east side of the driveway near STA 6+00 and STA 7+50 on Sheet 4; however, these signs are not shown on the Record Plan Sheets 5 or 6. The signs must be shown and labeled. *(New Comment)*
131. The overall record plan shall reference the proposed project phasing. *(New Comment)*
132. Additional speed limit shall be added to both sides of the driveway between STA 6+00 and 12+00. *(New Comment)*
133. Signs G and H are missing from Sheet 5 at STA 4+90. Even if they are part of Phase 2, they need to be depicted somewhere on the plans. *(New Comment)*
134. Interstate I-80 shall be labeled on Sheets 6, 8, 9, 12, 13, 15, 19, 23, 42, 43, 45, 50, 51, 52, and 53. *(New Comment)*
135. The source and date of survey information shall be provided. *(New Comment)*
136. Depressed curb locations such as at the emergency access points and the dumpster locations (with curb) must be identified on the plans. *(New Comment)*
137. The hatched area behind Building 6 as shown in the plans set is neither labeled nor shown in the legend. The hatching must be identified. *(New Comment)*
138. Numerous plans show what appears to be the spray irrigation system; however, it is neither identified nor shown in a plan legend. The identification must be made on all sheets where this linework appears. *(New Comment)*



139. The proposed 893 and 894 contours near STA 5+00 appear to be incorrect on Sheet 12. It is unclear as to how the sidewalk will be constructed with this steep slope. *(New Comment)*
140. Proposed 888 contour on Sheet 12, to east of future driveway, is incorrectly tied into two (2) other proposed 888 contours. This must be corrected. *(New Comment)*
141. It is unclear in what phase(s) the community building, pool/deck, and pavilion will be constructed. The community building and pool/deck are shown on Sheets 12 and 14 in the same linetypes, while the pavilion is shown only on Sheet 14 with a light grey linetype. The construction phase assignments for these amenities shall be clarified. *(New Comment)*
142. The proposed 907 contours in the parking area north of Building 4 on Sheet 15 do not appear to be correct. *(New Comment)*
143. Note 4 on Sheet 20 shall be revised to also reflect the ordinance required separation distance of 6' minimum from any other underground utility. *(New Comment)*
144. Sheets 21-23 contain information in the lighting table regarding parking and drives, but there is no lighting or details shown on the plans related to this. The lighting information and details shall be added to the plan sheets. *(New Comment)*
145. The Reserved Parking Space Detail on Sheet 34 shows a R7-8F fine sign which is not noted in the sign tabulation on Sheets 5 and 6. Additionally, the sizes of other signs in this detail do not match the sizes in the tables on Sheets 5 and 6. All references shall be consistent throughout the plan set. *(New Comment)*
146. Sheet 34 has two (2) different handicap parking space details with the same name. The plans do not depict any 10' wide handicap parking spaces as shown in one of the details. The engineer shall clarify usage of each detail. *(New Comment)*
147. Sign references in the tables on Sheet 5 and 6 and the sign details on Sheet 35 shall be updated to reflect the MUTCD standards. *(New Comment)*
148. A combined curb and gutter detail is shown on Sheet 35. It must be clarified on the plans where this is to be used. *(New Comment)*
149. The legend on the E&S plans contain line types for both the NPDES Permit boundary and Limit of Earth Disturbance, but neither line type appears on the plan view. The NPDES Permit boundary and Limit of Earth Disturbance shall be clearly depicted on the plans using the legend line types. *(New Comment)*
150. On Sheet 43, the end of Swale 2 appears to encroach beyond the limit of disturbance. The LOD may need to be adjusted. *(New Comment)*
151. Compost filter socks are shown to be encroaching beyond the limit of disturbance throughout the E&S plans. The LOD line should be revised to be behind the compost filter socks. *(New Comment)*
152. The proposed tree line (as cleared by removals) appears to be located beyond the limit of disturbance



on the E&S plans. The LOD should be revised to be at or behind the “proposed tree line”. *(New Comment)*

153. Proposed grading is shown beyond the limit of disturbance on the E&S plans. The LOD line should be revised to be behind the proposed grading limits. *(New Comment)*
154. Sequence of BMP Construction Note 3 on Sheet 48 incorrectly reference Leigh County Conservation District instead of Monroe County and must be revised accordingly. *(New Comment)*
155. The Sequence of BMP Construction does not reference any proposed project phasing. The sequence must be specifically written to include the proposed phasing as identified in the plan set. *(New Comment)*

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

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

In order to facilitate an efficient re-review of revised plans, the Design Engineer shall provide a letter, addressing item by item, their action in response to each of our comments. **Additionally, the response letter shall identify the plan sheet number(s) where plan revisions were made based on our comments. A highlighted plan set may also be provided.**

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
Tannersville Point, LLC – Applicant
Alan Fornwalt, P.E. – Keystone Consulting Engineers, Inc.
Kristina Heaney – Monroe County Conservation District
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates

Waiver Request Summary

Brookdale Spa

SALDO Section	Description
390-38.C(3)	Financial security for O/M – 15%
390-48.T(13)(b)	Driveway width at Road Line
390-48.W(1)	Side Slopes
390-50.D(5) & 390-55.E.(3)	Basin Side Slopes & Grading Side Slopes
390-50.D(8)	Basin Bottom Slope
390-55.I(1)(a)	Locate existing trees
390-59.B	Parking Space width
390-55.C(2)(h)	Plant species
390-52.E.(4)(g)[7]	Water system capacity beyond requirement for sprinklers
390-52.E(4)(i)[1] & [4]	Looped water system
390-52.E(4)(i)[20][a]	Water main size
390-52.G(1)(b)[8]	Concrete Encasement of storm sewer not required if minimum 12" of separation but not 18"
390-55.B(2)	Delineate existing trees for preservation
390-55.C(2)(e)	Rock Mulch for ground cover
Stormwater Management Ordinance	
365-11.A(3)	Utilize PA DEP spreadsheets for volume calculations
365-13(B), (D) & (E) and Appendix A, design criteria	Rainfall Intensity/Data

Interpretations:

Ordinance Section		Township Comment	RRR Interpretation
390-17.B	An application for final plan approval can be submitted only when the following conditions have been met: (1) The subdivision has previously been granted an unconditional preliminary plan approval in accord with 390-16 of this chapter or all conditions established by the Township for the preliminary plan approval have been fulfilled by the applicant, excluding any outside agency approval or permits. § 390-19 Optional process for plans for land developments. A. Applicability. All plans for land developments, except as noted in Subsection D below, may, at the applicant's option, be submitted and processed in accord with this § 390-19. D. Nonqualifying land developments - preliminary plans and final plans required. Land developments which involve the transfer of any interest in real estate other than rental or short-term lease shall comply with § 390-16. Preliminary plans, and § 390-17. Final plans, of this chapter.	The application indicates this is a Final Plan submission; however, a waiver would be required to permit a Preliminary/Final Land Development application and approval. We recommend the applicant request a waiver for the Preliminary/Final Land Development application.	Section 390-19 provides an optional process for land development plan submission allowing the preliminary and final plan stages to be combined. This project does not involve the transfer of real estate and qualifies for the optional submission process.
390-19 A & D	Wherever there exists a dedicated or platted portion of a road or alley along a boundary of the tract being subdivided or developed the remainder of said road or alley shall be platted to the width required by this chapter based on the classification of the road within the proposed development.	As noted in the Sketch Plan review, Back Mountain Road is a Collector Road. Minimum design standards are a 60' right-of-way, 20' travel way, and 28' cartway with shoulders. The plans appear to show a 60' proposed ultimate right-of-way, a 19' existing travel way, and a 20.6' existing cartway. Therefore, the plans shall be revised to reflect the required travel way and cartway along the property frontage to meet the ordinance requirements.	The ordinance requires that the road shall be platted (mapped) to the width required this chapter based on the classification of the road within the proposed subdivision. The required right of way for a Collector Road is 60 feet, 30 feet from the centerline. The current right of way is 25 feet from the centerline of Back Mountain Road. The Plan shows an additional 5 feet of right of way will be offered for dedication to the Township for a total of 30 feet (ultimate right of way). This offer of dedication for additional right of way meets the requirement of the ordinance. We do not understand the term "platted" to require the improvement of the physical roadway. Improvements are proposed at the driveway intersection with Back Mountain Road to provide access to the site. The Traffic impact study has confirmed the existing roadway can accommodate the anticipated traffic from the project in the current condition.
390-48.H(1)	Sidewalks, crosswalks. Sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans With Disabilities Act standards.	Sidewalks are required to be provided along Back Mountain Road.	The ordinance requirements indicated sidewalks may be required where necessary for property pedestrian circulation or to provide access to community facilities and common areas. There are no sidewalks on Back Mountain Road or any of the roadways that adjoin the site. Guests or employees on the site will not be accessing community facilities or common areas off site by walking. Pedestrian routes and walkways are provided within the site to accommodate the anticipated pedestrian circulation. Offsite sidewalks are not required for this project.
390-52.E(4)(f)(6)	Commercial or industrial use. [a] For purposes of fire protection in commercial and industrial uses, the system shall be capable of providing fire-flow and flow duration based on the type of use, hazard, and construction as specified in the Pennsylvania Uniform Construction Code as amended from time to time; however, the fire flow shall not be less than 1,500 gallons per minute. [b] A reduction in the required fire flow by 50% may be permitted when all buildings within a development are provided with an approved automatic sprinkler system in accordance with the International Fire Code as adopted by the Pennsylvania Uniform Construction Code as amended.	Documentation that the required fire flows can be met must be provided to the Township.	The site water system will provide adequate fire flow for the sprinkler systems for the buildings. Bulk water supply for fire protection will be provided by a dry hydrant at the project entrance from Brookdale Lake. A waiver of the requirement to provide fire flow in excess of the building sprinkler system requirements is requested. It is our understanding that the International Fire Code as adopted by the PA Uniform Construction Code as amended does not require fire hydrants on the site.
390-55.D(1)(a)	Street trees shall be required along all existing streets abutting or within the proposed subdivision or land development. 390-55.D(2) Waiver for existing vegetation. The street tree requirement may be waived by the Township where existing vegetation is considered sufficient to provide effective screening and to maintain scenic views of open space, natural features, or other valued features.	Street trees are required along Back Mountain Road.	Street trees will be provided in open areas per the Ordinance. We will not be providing street trees where there are existing trees to remain.

Date: _____

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Subdivision and Land Development Ordinance: 390-38.C(3)

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

Justification for Relief:

An operation and maintenance agreement will be provided for stormwater management facilities, the sewer system and water supply system. The requirement for operation and maintenance of these systems is the owner of the property. The agreements are anticipated to outline the operation and maintenance responsibility of the owner to maintain the required improvements and penalties and consequences if the owner fails to properly operate and maintain these required facilities.

This requirement is appropriate where common facilities are provided by a developer and lots or portions of the project are conveyed to other owners. In this case, entity responsible for the operation and maintenance of the required improvements is the entity who owns the property. Because of this, we request the requirement for financial security for operation and maintenance of required site improvements be waived.

Is the hardship self-imposed?	Yes	<u> x </u>	No
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Is the hardship related to financial issues?	Yes	<u> x </u>	No
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Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes No Explain:

Date: _____

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Subdivision and Land Development Ordinance: 390-48.T(13)(b)

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

Justification for Relief:

The driveway width is proposed to be 41 feet wide at the proposed limit of the 30-foot right of way, in excess of the 36 feet maximum width specified in the ordinance. This width is required to accommodate truck traffic accessing the site. A waiver is requested to allow a driveway width necessary to meet the appropriate standards for truck access to the site.

Is the hardship self-imposed?

Yes

x

No

Is the hardship related to financial issues?

Yes

x

No

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

Yes **No** **Explain:**

Date: _____

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Subdivision and Land Development Ordinance: 390-48.W(1)

Section 390-48.W(1) The maximum slope of any earth embankment or excavation shall not exceed one foot vertical to three feet horizontal unless stabilized by a retaining wall or cribbing, except as approved by the Board of Commissioners for special conditions.

Justification for Relief:

The NPDES standards provide for grading to be stabilized with vegetation up to slopes to 2 horizontal to 1 vertical (2:1). Slopes 3:1 and over require erosion control matting to aid in the establishment of vegetation. To minimize the impact to existing vegetated area, we are requesting to grade proposed slopes to a (2:1) slope using the required erosion control matting to establish the vegetation or provide another stable surface. The stability of these slopes will be documented in the geotechnical report prepared for the site.

Is the hardship self-imposed?	Yes	<input checked="" type="checkbox"/>	No
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Is the hardship related to financial issues?	Yes	<input checked="" type="checkbox"/>	No
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Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes	No	<input checked="" type="checkbox"/>	Explain:	By providing stable but steeper proposed grade slopes, site impacts are minimized consistent with the goals of this ordinance
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Date: _____

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Subdivision and Land Development Ordinance: 390-50.D(8)

Basin bottom slope - In order to ensure proper drainage on the basin bottom, a minimum grade of 2% shall be maintained for areas of sheet flow. For channel flow, a minimum grade of 1% shall be maintained

Justification for Relief:

The ordinance requires a minimum grade of 2% on the basin bottom or 1% if a flow channel is used to ensure proper drainage. The proposed stormwater facilities propose both infiltration and evapotranspiration (ET) to manage the volume and water quality increase from the development based upon onsite soils testing. Stable steeper basin slopes allow the maximization of the basin bottom surface area, necessary to increase ET and infiltration to meet the permit requirements. Proper drainage of the basin bottom will be confirmed.

Is the hardship self-imposed?	Yes	<u>x</u>	No
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Is the hardship related to financial issues?	Yes	<u>x</u>	No
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Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes No x Explain: _____

Date: __

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Subdivision and Land Development Ordinance: 390-50.D(5) & 390-55.E(3)

Section 390-50.D(5) The maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical.

Section 390-55E(3) Minimum grades inside stormwater basins shall be 1% unless infiltration is an integral part of the design; and maximum side slopes of the basin shall be 33% (3:1 slope)

Justification for Relief:

The NPDES standards provide for grading to be stabilized with vegetation up to slopes to 2 horizontal to 1 vertical (2:1). Slopes 3:1 and over require erosion control matting to aid in the establishment of vegetation. To minimize the impact to existing vegetated area we are requesting to grade proposed slopes to a (2:1) slope using the required erosion control matting to establish the vegetation or provide another stable surface. The stability of these slopes will be documented in the geotechnical report prepared for the site.

The proposed stormwater facilities propose both infiltration and evapotranspiration (ET) to manage the volume and water quality increase based upon onsite soils testing. Stable steeper basin slopes allow the maximization of the basin bottom surface area, necessary to increase ET and infiltration to meet the permit requirements. Proper drainage of the basin bottom will be confirmed.

Is the hardship self-imposed?	Yes	<u>x</u>	No
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Is the hardship related to financial issues?	Yes	<u>x</u>	No
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Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes	No	<u>x</u>	Explain:	Basing slopes will be graded to provide stable slopes and stormwater quality goals will be met.
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Date: _____

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Subdivision and Land Development Ordinance: 390-52.E(4)(g)[7]

Section 390-52.E(4)(g)[7] With regard to minimum water supply requirements, each new residential dwelling shall be provided with a minimum domestic pressure of 30 pounds per square inch at the house connection and each such dwelling shall be provided with a minimum of 300 gallons of water per residential unit per day. For any new commercial or industrial use, a minimum pressure of 30 pounds per square inch shall be provided which shall meet all potable water supply requirements for the intended use in addition to providing fire-flow water requirements for a minimum duration of two hours of not less than 500 gallons per minute at residual pressures of 30 pounds per square inch. Fire hydrants for either residential, commercial, or industrial development shall be spaced every 600 feet within the proposed development.

Justification for Relief:

A waiver of the requirement is requested related to water system design capacity beyond the requirements for sprinkler systems.

Is the hardship self-imposed?	Yes	<u> x </u>	No
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Is the hardship related to financial issues?	Yes	<u> x </u>	No
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Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes No Explain: _____

Date: _____

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Subdivision and Land Development Ordinance: 390-52.E(4)(i)[1] & [4]

Section 390-52.E(4)(i)

[1] Distribution mains of the overall system shall be connected into loops so that the supply may be brought to the consumer from more than one direction.

[4] Water mains shall be configured to form a loop system to enhance the continual supply of fresh water. When dead ends occur on new mains, they shall all be closed with cast-iron plugs and caps, with a blowoff valve, with a concrete anchor, or fire hydrant. Concrete anchors (thrust blocks) shall be provided at all vertical and horizontal bends. Water mains shall be installed 10 feet from the center line of the cartway.

Justification for Relief:

Based on the relatively short distance between the source and the buildings and the limited service area of the proposed water system, a single water main will adequately serve project. The entire water distribution system is smaller than a typical block in a looped water system. Calculations confirm in the adequacy of the distribution system design for flow and pressure will be provided. A waiver of this requirement is requested.

Is the hardship self-imposed? _____ **Yes** x **No**

Is the hardship related to financial issues? _____ **Yes** x **No**

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

Yes _____ **No** _____ **Explain:** _____

Date: _____

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Subdivision and Land Development Ordinance: 390-52.E(4)(i)[20][a]

Section 390-52.E(4)(i)[20]

Pipe size shall comply with the following requirements:

[a] Water mains shall be a minimum diameter of eight inches except at the end of a permanent cul-de-sac, unless another size is required for fire flow or other criteria. A six-inch main may be used when it serves not more than 20 dwelling units and only one fire hydrant.

Justification for Relief:

The confirmation of the water main size will be provided with the detailed design of the water distribution system upon confirmation of the well capacity. A waiver will be requested if necessary.

Is the hardship self-imposed?	_____	Yes	_____	x	_____	No
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Is the hardship related to financial issues?	_____	Yes	_____	x	_____	No
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Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes _____ No _____ Explain: _____

REQUEST FOR MODIFICATION

Name of Subdivision or Land Development: Brookdale Spa

Section 390-52.G(1)(b)[8]

Justification for Relief:

Is the hardship self-imposed? Yes ☐ No ☒

Is the hardship related to financial issues? Yes x No

Yes No Explain:

Date: _____

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Subdivision and Land Development Ordinance: 390-55.B(1)(a)

Section 390-55.B(1)(a)

(1) Preservation of existing vegetation. Each mature tree, tree mass, or woodland on the site shall be designated "TO REMAIN" or "TO BE REMOVED" and shall be shown on the plan in accord with the following criteria:

- (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.

Justification for Relief:

The site is mostly forested. Tree masses will be maintained on undisturbed areas of the site, especially in steep slope areas. Hundreds of trees will be preserved. The limit of disturbance (LED) will be marked in the field to protect trees beyond the limit of the LED, although some tree in close proximity to the LED may be removed as necessary. Waivers have been requested for proposed grades slopes to allow the required site grading to occur in a way that limits impacts to wooded areas. A waiver is requested of the requirements to delineate individual trees for preservation due to the number of trees being preserved and the need to grade the site efficiently to minimize overall tree impacts.

Is the hardship self-imposed? _____ Yes x No

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

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

Yes _____ No _____ Explain: _____

Date: _____

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Subdivision and Land Development Ordinance: 390-55.C(2)(e)

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.

Justification for Relief:

The planting island details have been added to the plan. Rock mulch is provided as an attractive and maintainable accent to vegetated ground cover. A waiver is requested to allow rock mulch to be included in the landscape design.

Is the hardship self-imposed?	Yes	<input checked="" type="checkbox"/>	No
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Is the hardship related to financial issues?	Yes	<input checked="" type="checkbox"/>	No
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Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes ☐ No ☐ Explain: _____

Date: _____

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Subdivision and Land Development Ordinance: 390-55.C(2)(h)

Section 390-55.C(2)(h) The use of plants selected from the List of Acceptable Plan in § 390-55H is required. In accordance with Section 390-55.C.(2)(h), "The use of plants selected from the List of Acceptable Plants in § 390-55H is required." 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 request is to use the following plant species for landscaping.

- a. Andromeda polifolia /Bog Rosemary

Justification for Relief:

This species provides evergreen foliage and flowers like a rhododendron with resistance to deer browsing.

Is the hardship self-imposed?	Yes	<u> x </u>	No
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Is the hardship related to financial issues?	Yes	<u> x </u>	No
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Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes	No	x	Explain:	Expanding Township list of plans with other suitable the varieties to meet site specific challenges and goals should be encouraged.
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Date: _____

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Subdivision and Land Development Ordinance: 390-55.I(1)(a)

Section 390-55.I(1)(a) Existing features. The location and character of existing buildings; mature trees standing alone; location and elevation of major specimen trees (12 inches or greater dbh) in any area of the site proposed for development; outer limits of tree masses and other existing vegetation; and the location of floodplain, wetlands, and other natural features that may affect the location of proposed streets, buildings, and landscape plantings.

Justification for Relief:

Most of the existing site is wooded. Mass wooded areas will be preserved especially in the areas of steep slopes and along wetlands and streams. The grading of the site will require the removal of the trees in the developed area of the site. The limits of the trees to remain will be indicated on the plan as a limit of clearing and earth disturbance. The limits of tree clearing will be required to be delineated in the field to protect trees to remain.

Is the hardship self-imposed?	Yes	<u>x</u>	No
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Is the hardship related to financial issues?	Yes	<u>x</u>	No
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Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes	No	<u>x</u>	Explain:	The goal of preserving tree masses in critical areas of steep slopes, wetland areas and streams is consistent with the goals of this ordinance.
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Date: _____

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Subdivision and Land Development Ordinance: 390-59.B.

Parking Space Width - Parking space and aisle dimensions shall be no less than 10' wide by 18' deep for 90 degree parking angles as listed on the table.

Justification for Relief:

The Pocono Zoning Ordinance allows a minimum parking space size of 9 feet wide. The Pocono SALDO requires a minimum of a 10-foot wide parking space. We request a modification to implement the parking space dimensions specified in the Zoning Ordinance to allow the 9-foot wide parking spaces. This design will minimize grading requirements and impervious areas created by the parking pavement.

Is the hardship self-imposed? Yes ☒ No

Is the hardship related to financial issues? Yes ☒ No

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

Yes ☐ No ☒ **Explain:** The waiver is required for consistency with the Zoning Ordinance. The SALDO ordinance should be revised.

Date: 8-30-2024

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Stormwater Management Ordinance: 365-13(B)

365-13(D)

365-13(E)

Appendix A

These sections of the ordinance require all calculations to use the appropriate design rainfall depths and intensities for the various return period storms according to the region in which they are located as presented in Table B-1 in Appendix A.

Justification for Relief:

The design is proposing to utilize the NOAA Atlas 14 rainfall data, a standard more current than the sources referenced in the Stormwater Management Ordinance. This data is utilized in the NPDES permit applications submitted to MCCD and PADEP. Therefore, for consistency with the NPDES permit application, we are requesting to utilize NOAA Atlas 14 rainfall data for the stormwater management design

Is the hardship self-imposed? Yes x No

Is the hardship related to financial issues? Yes x No

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

Yes No x Explain:

Date: _____

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Stormwater Management Ordinance: 365-11.A(3)

The size of the recharge facility shall be based upon the volume criteria in this section.

Justification for Relief:

The proposed development requires an NPDES permit from PADEP. As part of the NPDES permit application process, the 2-year volume and water quality increase associated with the net change from pre to post development, must be managed. DEP requires their own spreadsheets be completed and submitted to verify this requirement has been met. Therefore, for consistency with the NPDES permit application, we are requesting to utilize the PADEP Spreadsheets to calculate the volume required to be managed.

Is the hardship self-imposed? Yes ☒ No

Is the hardship related to financial issues? Yes ☒ No

Will relief from the referenced section of the Stormwater Management Ordinance alter the intent of the Ordinance?

Yes ☐ **No** ☒ **Explain:** The request is to provide consistency with the NPDES permit requirements with goals of stormwater management consistent with Township goals.



WELL PERMIT

PERMIT MUST BE POSTED ON JOB SITE

112 Township Drive
Tannersville, Pa. 18372
Phone: 570-629-1922

Permit #: W-2024-8

Application Date: 8/28/2024

C of O Date:

Occupancy:

Issue Date: 9/27/2024

Expire Date: 9/27/2026

Description: In accordance with Chapter 439 of the Pocono Township Code of Ordinances, this permit for the construction of new well as shown on site plan received 8/28/24. Scope of approval is limited to the dimensional location of the well. A well permit from the Pennsylvania Department of Environmental Protection must also be obtained.

Construction Code:

Est Bldg Cost: \$0.00

Subtype:

Use Group Class:

Type of Construction:

Bedrooms:

Dwelling Units:

Story:

Baths: 15

SQUARE FOOTAGE

Basement:

Attic:

Garage:

Porch:

Deck:

Other:

Total Square Footage:

Parcel ID:

12.11.1.32-4

Account:

12636400318019

Address:

BACK MOUNTAIN RD

Deed Owner:

BROOKDALE ENTERPRISES LLC

Address:

PO BOX 531

Location:

TANNERSVILLE, PA 18372

Zone:

RD

Tenant:

Applicant:

GARY GALLERIE

Contractor:

KOCHER'S WATER PUMPS AND

Address:

P.O. BOX 909

Address:

2786 WEST BEERSVILLE RD

POCONO SUMMIT PA 18346

BATH, 18014

5706560352

Costs

Item

Well Permit

Total Cost

\$100.00

Total:

\$100.00

Inspection requests are to be made online through www.sfmconsultingllc.org/schedule-an-inspection. SFM Consulting needs at least 48 hours notice to schedule an inspection.


Shawn McGlynn, Zoning Officer/BCO #003479
SFM Consulting, LLC



Pocono Township

112 Township Dr PO Box 197 Tannersville, PA 18372

Ph: (570) 629-1922 Fax: (570) 629-7325

W-2024-8

WELL PERMIT

Location: BACK MOUNTAIN RD

PIN: 12.11.1.32-4

Issued To: GARY GALLERIE

Issued On: 9/27/2024

Expires On: 9/27/2026

In Accordance With Ordinance Of Pocono Township

In accordance with Chapter 439 of the Pocono Township Code of Ordinances, this permit for the construction of new well as shown on site plan received 8/28/24. Scope of approval is limited to the dimensional location of the well. A well permit from the Pennsylvania Department of Environmental Protection must also be obtained.

Inspection requests are to be made online through www.sfmconsultingllc.org/schedule-an-inspection. SFM Consulting needs at least 48 hours notice to schedule an inspection.

CERTIFICATE OF OCCUPANCY REQUIRED PRIOR TO OCCUPANCY OR USE

Shawn McGlynn, Zoning Officer/BCO #003479
SFM Consulting, LLC

Date: November 5, 2024

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Subdivision and Land Development Ordinance: 390-52.E(3)(b)

Section 390-52.E(3)(b)

(b) Wells shall be located away from potential source of pollution on a reserved area of not less than 2,500 square feet in size.

Justification for Relief:

Contaminant setback requirements for NCNTWS wells as listed in the table below and shown the site plan in Attachment 1 are more restrictive than those required under Section 390-52.E.(3)(b). Additionally, Brookdale Enterprises, LLC plans to restrict the use or storage of pesticides and herbicides within 100-feet of the well.

Table 2.1: Contamination Setback Requirements	
Source of Contamination	Setback Distance (feet)
Wastewater treatment plants and lagoons, chemical (nondrinking water) or petroleum storage tanks, landfills, or any surface or subsurface wastewater or solid waste disposal field	300
Cesspools, drain fields, manure storage areas, sewage pump stations, building or yard used for livestock or poultry, or other contaminants that may drain into the soil	100
Septic tanks, sanitary sewer lines	50

From: Public Water Supply Manual – Part IV Noncommunity System Design Standards (Doc. no. 394-2128-002)

Is the hardship self-imposed? Yes x No

Is the hardship related to financial issues? Yes x No

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

Yes No x Explain: The well will be protected based on the setback requirements in the Public Water Supply manual listed above.

Date: _____

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Subdivision and Land Development Ordinance: 390-52.E(3)(d)

Section 390-52.E(3)(d)

(d) Wells shall be pump tested utilizing a controlled step-draw down test to establish the specific capacity of each well and to establish a long-term pumping rate. The well shall be pumped at the above determined long-term pumping rate for a sufficient period of time for stabilization to occur and the recovery noted. In no case shall a pumping rate greater than the recharge rate be allowed.

Justification for Relief:

The need for step-drawdown testing of wells for non-community systems is typically determined on a case-by-case basis. Testing may be deemed necessary when the desired well yield is near the yield estimated during drilling. Step-drawdown testing is not required by PADEP. Specific capacity (typically reported as gallons per minute per foot of drawdown after 2-hours of pumping) is available from the constant-rate pumping test data. It is useful for evaluating future well degradation and as a rehabilitation target.

From Cook Geologic LLC response letter dated 10-27-2024 to Brookdale Enterprises LLC.

Is the hardship self-imposed? Yes x No

Is the hardship related to financial issues? Yes x No

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

Yes No x Explain: Water supply will be provided in accordance with DEP requirements

Date: November 5, 2024

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Subdivision and Land Development Ordinance: 390-52.E(3)(f)

Section 390-52.E(3)(f)

(f) Documentation of the effect of the projected area-wide draw down of the water table may be required by the Township if the anticipated pumping of groundwater warrants such documentation.

Justification for Relief:

The nearest neighboring well is approximately 400 feet from proposed well A and approximately 1,200 feet from well B. The estimated transmissivity and storativity values from a well test on the adjacent Brookdale Village property were 684 ft²/d and 0.00024, respectively. Assuming these values and a pumping rate of 60 gpm for 12 hours, the estimated drawdown in a confined aquifer at 400 feet would be ~4 feet. Brookdale Enterprises, LLC will seek landowner's permission to monitor neighboring wells.

Is the hardship self-imposed?	Yes	x	No
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Is the hardship related to financial issues? Yes x No

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

Yes	No	x	Explain: Monitoring of wells on adjacent Brookdale Enterprises LLC properties will provide any effect of draw down on the water table.
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Date: November 5, 2024

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Subdivision and Land Development Ordinance: 390-52.E(6)(d)[6]

Section 390-52.E(6)(d)[6]

At least six monitoring wells shall be employed for each pumping test. Monitoring wells shall be evenly spaced radially around the test well so as to represent the region. Wells shall be evenly distanced from the test well so as to experience background in addition to interaction conditions. At least one well shall be no more than 500 feet from the test well. If such a well is not available, a monitoring well can be drilled on the site to serve that purpose. The monitoring well should be drilled in a location and constructed in a location, depth and yield so as to later be used as a house well. Information regarding monitoring well casing depth, total depth and water producing zones shall be provided in the final report.

Justification for Relief:

Brookdale Enterprises, LLC proposes to monitor any wells on adjacent properties for which it is granted permission. The requirement of at least six monitoring wells is not feasible given the sparse development in the area. Moreover, the requirement is excessive as it goes beyond any reasonable need for the purpose of aquifer characterization and evaluation of potential impacts to surrounding wells.

Is the hardship self-imposed?	<u> </u> Yes	<u> </u> x	<u> </u> No
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Is the hardship related to financial issues?	<u> </u> Yes	<u> </u> x	<u> </u> No
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Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes **No** **x** **Explain:** Wells will be monitored for potential impacts

REQUEST FOR MODIFICATION

Name of Subdivision or Land Development: Brookdale Spa

Section 390-52.E(6)(d)[9]

Justification for Relief:

Is the hardship self-imposed? Yes x No

Is the hardship related to financial issues? Yes x No

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

Yes No x Explain: