



POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

December 8, 2025 6:00 p.m.

205 Old Mill Rd | Tannersville, PA 18372

<https://us06web.zoom.us/j/83215620373>

Meeting ID: 832 1562 0373

Security Passcode: 416428

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

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

ANNOUNCEMENTS

CORRESPONDENCE

OLD BUSINESS

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

PRESENTATIONS:

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

SEWAGE PLANNING MODULES:

SPECIAL EXCEPTIONS:

EPT Ski Properties Inc., Christopher Schubert, Esq., - 301 Resort Drive, Tannersville **(Possible Action Item)**

WAIVERS OF LAND DEVELOPMENT:

- Brookdale Spa, Waiver Requests (*Possible Action Item*)

SKETCH PLANS

NEW PLANS

FINAL PLANS UNDER CONSIDERATION

- Running Lane, LLC Final Plan Submission – LDP 1313 & 1360 (*Possible Action Item*)
- Brookdale Spa, Final Plan Submission (*Possible Action Item*)

PRELIMINARY PLANS UNDER CONSIDERATION – (Possible Action Items)

- Mountain Edge Village Community Townhouses – LDP 1445 – Plans were administratively accepted at the 4/14/25 P.C. meeting. Approval deadline of December 8, 2025. **Deadline for P.C. consideration is 12/31/25.**
 - Motion to recommend – (*Possible Action item*)
- Members 1st Federal Credit Union – LDP 1446 Plans were administratively accepted at the 10/14/25 P.C. meeting. Approval deadline of February 28, 2026 **Deadline for P.C. consideration is 2/9/25 (Possible Action Item)**
 - Waiver request presentation - *Possible Action Item*

Motion to table the following plans (Action Items):

- 3172 Route 715 Minor Residential Development LDP 1451 – Plans were administratively accepted at the 11/10/25 P.C. meeting. Approval deadline of February 8, 2025. **Deadline for P.C. consideration is 1/12/2026**
- 406 Cherry Lane Road LDP 1453 – Plans were administratively accepted at the 11/10/25 P.C. meeting. Approval deadline of February 8, 2025. **Deadline for P.C. consideration is 1/12/26**
- 135 Warner Road – JBAR Pocono LLC (LDP# 1414) – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of March 9, 2026. **Deadline for P.C. consideration is 2/9/26.**
- Alaska Pete's Roadhouse Grille (173 Camelback Road) Land Development Plan (LDP# 1387) – Plans were administratively accepted at the 4/10/23 P.C. meeting. Extension request received with approval deadline of December 31, 2026. **Deadline for P.C. consideration is 12/8/26**

SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS

PRIORITY LIST

UNFINISHED BUSINESS

NEW BUSINESS

- Joint Work session between Pocono Township Planning Commission and the Pocono Township Board of Commissioners. (Highlights of the proposed zoning updates, draft #2 of the zoning ordinance updates, draft zoning map and overlay maps, draft #2 of the SALDO amendments.)
- Joint Work session between PC and BOC Zoning Ordinance, Zoning Map, SALDO Amendments to be held on January 26, 2026

ADJOURNMENT

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

November 10, 2025

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

ROLL CALL

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

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

IN ATTENDANCE

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

PUBLIC COMMENT

ANNOUNCEMENTS

OLD BUSINESS

Christina Kauffman made a motion, seconded by Claire Learn, to approve the minutes of the October 14, 2025 meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

PRESENTATIONS

Historic Overlay District – Pocono Manor: Members of the community to include Wendy Cook, Gina Moyak, and Maria Bonawitz, at Pocono Manor expressed their lack of support for this overlay to the Planning Commission. Solicitor Lisa Perera highlighted the overlay proposal. Jerrod Belvin explained the process that has brought this before the Planning Commission. Commissioner Ellen Gndt spoke to the P.C. about taking a pause and not recommend the matter if they are not sure.

Jeremy Sawicki made a motion, seconded by Claire Learn, to table the matter until more information can be presented. All in favor. Motion carried.

SEWAGE PLANNING MODULES:

SPECIAL EXCEPTIONS:

WAIVERS OF LAND DEVELOPMENT:

SKETCH PLANS:

Learn Road, TL Realty Apartments & Storage Bldg. LDP 1452 was presented for comments.

NEW PLANS

Jeremy Sawicki made a motion, seconded by Christina Kauffman, to accept 3172 Route 715 Minor Residential Development LDP 1451 for review. All in favor. Motion carried.

Jeremy Sawicki made a motion, seconded by Chris Peechatka, to accept the 406 Cherry Lane Road LDP 1453 for review. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION

- Mountain Edge Village Community Townhouses – LDP 1445 – Plans were administratively accepted at the 4/14/25 P.C. meeting. Approval deadline of December 8, 2025. **Deadline for P.C. consideration is 12/31/25.** Jeremy Sawicky made a motion, seconded by Chris Peechatka, to table the plan. All in favor. Motion carried.
- Members 1st Federal Credit Union – LDP 1446 Plans were administratively accepted at the 10/14/24 P.C. meeting. Approval deadline of January 12, 2026. Deadline for P.C. consideration is 12/8/25. Jeremy Sawicky made a motion, seconded by Chris Peechatka, to table the plan. All in favor. Motion carried.
- Lot 1 Trap Hotel & Retail – LDP 1449 – Plans were administratively accepted at the 09/10/25 P.C. meeting. Approval deadline of March 9, 2026. **Deadline for P.C. consideration is 2/9/26.** Attorney Bill Cramer presented the plan update. Two common waivers were presented for consideration. Charles Keppler voiced his opinion on the fact that the second waiver wasn't added to the list until the day of the meeting. The Planning Commission didn't vote on the waivers. Chris Peechatka made a motion, seconded by Claire Learn to recommend the plan for approval to the Board of Commissioners. Bruce Kilby abstained from the vote (Form Attached) All voting members in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION

The Ridge PRD Final Plan Submission – LDP 1388: The engineer gave the Planning Commission and public an outline of what is occurring as a courtesy regarding the project that is going before the Board for Final approval.

Brookdale Spa Final Plan Submission LDP 1425: Jeremy Sawicky made a motion, seconded by J. Folsom, to table the plan. All in favor. Motion carried.

Core5 Final Plan Submission LDP 1373: J. Folsom made a motion, seconded by Claire Learn, to recommend the plan for approval to the Board of Commissioners based on T&M's review letter dated October 30, 2025. All in favor. Motion carried. Attorney Jeff Durney presented the project update to the Planning Commission and Public. Ellen Gndt, Commissioner asked where the sewer line runs and how far from the property lines do the pipes run, with regard to Ruby Lane.

- 135 Warner Road – JBAR Pocono LLC (LDP# 1414) – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of March 9, 2026. **Deadline for P.C. consideration is 2/9/26.** Jeremy Sawicky made a motion, seconded by Claire Learn, to table the plan. All in favor. Motion carried.
- Alaska Pete's Roadhouse Grille (173 Camelback Road) Land Development Plan (LDP# 1387) – Plans were administratively accepted at the 4/10/23 P.C. meeting. Extension request received with approval deadline of December 31, 2026. **Deadline for P.C. consideration is 12/8/26.** Jeremy Sawicky made a motion, seconded by Joe Folsom, to table the plan. All in favor. Motion carried.

NEW BUSINESS

- Joint Work session between PC and BOC Zoning Ordinance, Zoning Map, SALDO Amendments

PRIORITY LIST

PUBLIC COMMENT

ADJOURNMENT J. Sawicki made a motion, seconded by C. Peechatka, to adjourn the meeting at 7:13 p.m. All in favor.
Motion carried.



CONFLICT OF INTEREST DISCLOSURE

I, BRUCE KILBY, hereby disclose that I have a conflict of

interest with regard to DISCOVERY DR/611 intersection

I am unable to vote on: discuss; or participate in any Township action with respect to

I was involved for Sanofi for the proposed day care and intersection and 611 widening

Because of my relationship with the matter, as follows; I did not participate

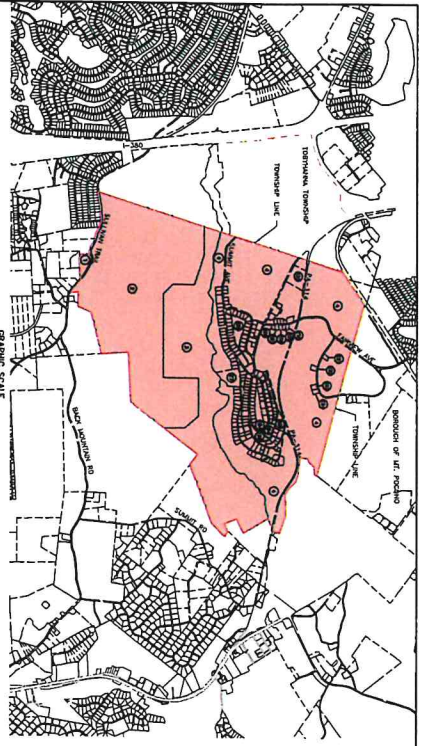
in discussion or voting being I was the alternate and seven other members were present.

Bruce J Kilby
Signature/Name:

11/10/25
Date

Received this 10 day of Nov, 2025

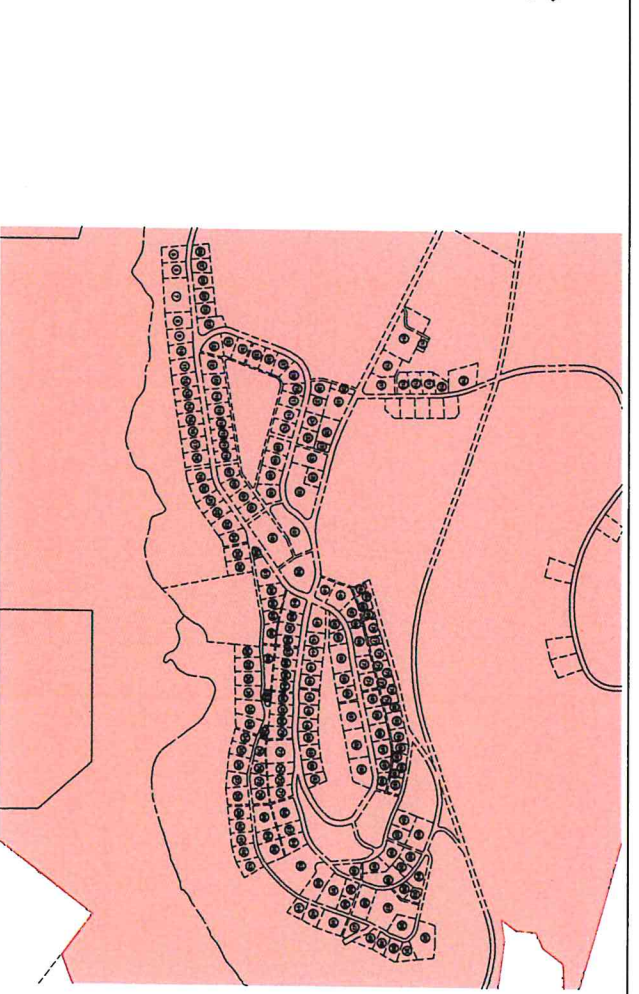
Kusandha Singh
Township Secretary/ Asst. Secretary



GENERAL NOTES:
 1. THE NATIONAL REGISTER OF HISTORIC PLACES IS A NATIONAL PROGRAM OF THE NATIONAL HISTORIC LANDS ACT OF 1966.
 2. THE NATIONAL REGISTER OF HISTORIC PLACES IS A NATIONAL PROGRAM OF THE NATIONAL HISTORIC LANDS ACT OF 1966.
 3. THE NATIONAL REGISTER OF HISTORIC PLACES IS A NATIONAL PROGRAM OF THE NATIONAL HISTORIC LANDS ACT OF 1966.

LEGEND
 1. NATIONAL REGISTER OF HISTORIC PLACES
 2. NATIONAL REGISTER OF HISTORIC PLACES
 3. NATIONAL REGISTER OF HISTORIC PLACES

16. Geographic Data, Verbal Boundary Description (continued)
 The National Register of Historic Places is a national program of the National Historic Lands Act of 1966. The National Register of Historic Places is a national program of the National Historic Lands Act of 1966. The National Register of Historic Places is a national program of the National Historic Lands Act of 1966.



16. Geographic Data, Verbal Boundary Description (continued)
 The National Register of Historic Places is a national program of the National Historic Lands Act of 1966. The National Register of Historic Places is a national program of the National Historic Lands Act of 1966. The National Register of Historic Places is a national program of the National Historic Lands Act of 1966.

16. Geographic Data, Verbal Boundary Description (continued)
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JON S. TRESSLAR, P.E., PLS
 PROFESSIONAL LAND SURVEYOR
 LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
 LICENSE NO. 024085

POCONO TOWNSHIP
 POCONO HISTORIC DISTRICT OVERLAY MAP
 POCONO TOWNSHIP, MONROE COUNTY, COMMONWEALTH OF PENNSYLVANIA
 POCONO MANOR HISTORIC DISTRICT

YOUR GOALS, OUR MISSION.
 714.345.8888
 714.345.8888
 714.345.8888

01
 MAP
 SHEET



Pocono Township
112 Township Drive
Tannersville, PA 18372
P: 570-629-1922 F: 570-629-7325

**Must submit original plus
16 copies of Application, Plans, &
Supporting Documentation**

APPLICATION FOR PUBLIC HEARING

APPLICANT NAME: Northeast Pennsylvania SMSA, d/b/a Verizon Wireless
c/o Christopher H. Schubert, Esq. / REGER RIZZO & DARNALL
Mailing Address: 10 Valley Stream Parkway, Suite 201A, Malvern, PA 19355
Phone Number: (610) 283-7440
Email: cschubert@regerlaw.com

PROPERTY OWNER NAME: EPT Ski Properties, Inc.
Mailing Address: 301 Resort Drive, Tannersville, PA 18372
Phone Number: (515) 515-1288

ATTORNEY (if represented): Christopher H. Schubert, Esquire
Mailing Address: 10 Valley Stream Parkway, Suite 201A, Malvern, PA 19355
Phone Number: (610) 283-7440
Email: cschubert@regerlaw.com

If Applicant is not the Property Owner, state Applicant's authority to submit this application: _____
Lessee pursuant to lease agreement

ADDRESS OF SUBJECT PROPERTY: -See Addendum "A," attached hereto and incorporated herein

PARCEL ID NO.: 12/10/1/1-1 ZONING CLASSIFICATION: RD-Recreation District

PRESENT USE OF PROPERTY: Four season resort

APPLICATION MUST INCLUDE:

- ✓ PROOF OF OWNERSHIP or PROOF OF AUTHORITY FROM OWNER TO SUBMIT APPLICATION
- ✓ SITE PLAN OF PROPERTY - SITE PLAN MUST BE DRAWN TO SCALE, INDICATING LOCATION AND SIZE OF IMPROVEMENTS, BOTH PROPOSED AND EXISTING, RELATION TO EXISTING STREETS OR ROADS, BUILDINGS, ETC.
- ✓ DOCUMENTATION IN SUPPORT OF THE APPLICATION
- ✓ REQUIRED FEE (see Township fee schedule)

THE APPLICANT HEREBY REQUESTS A PUBLIC HEARING BEFORE:

The Zoning Hearing Board (check all that apply):

- ☐ Appeal from a determination of a Municipal Official **(complete section 1 only)**
☒ Request for a Special Exception **(complete section 2 only)**
☒ Request for a Variance **(complete section 3 only)**
☐ Validity challenge to a land use ordinance **(complete section 4 only)**

The Board of Commissioners (choose one):

- ☐ Request for a Conditional Use **(complete section 5 only)**
☐ Appeal involving TDU Licensing Ordinance **(complete section 6 only)**

The UCC Board of Appeals:

- ☐ Appeal to UCC Board of Appeals **(complete section 7 only)**

1. Appeal of a determination of a Municipal Official:

- a. The Municipal Official who made the determination from which this appeal is taken is:

☐ Zoning Officer ☐ Municipal Engineer

- b. Type of determination:

☐ Zoning Ordinance ☐ Preliminary Opinion
☐ Floodplain Ordinance ☐ Transfer of Development Rights
☐ Stormwater Management ☐ Other (explain): _____

- c. Attach a complete copy of the determination in question.

- d. Describe why you believe the determination is erroneous: _____

2. Request for a Special Exception:

- a. Type of use for which a Special Exception is requested: See Addendum "A", attached hereto
b. The requested Special Exception is authorized by Chapter(s) See Addendum "A", attached hereto
Section(s) _____ of the Pocono Township Code of Ordinances.

3. Request for a Variance:

- a. Type of Variance sought: _____ dimensional variance X use variance
- b. List the Section(s) of the Pocono Township Zoning Ordinance from which the Variance(s) is/are requested: See Addendum "A", attached hereto
- c. Describe the unnecessary hardship created by unique conditions of the property that justify the Variance: See Addendum "A", attached hereto

- d. Extent of Variance requested (*e.g., Ordinance requires X, Applicant requests Y*): _____
 See Addendum "A", attached hereto

4. Validity challenge to a land use ordinance:

- a. Ordinance(s) challenged: _____
- b. Describe in detail the nature of the challenge (attach additional pages if necessary): _____

5. Request for a Conditional Use:

- a. Type of use for which a Conditional Use is requested: _____
- b. The requested Conditional Use is authorized by Chapter(s) _____
Section(s) _____ of the Pocono Township Code of Ordinances.

6. Appeal involving TDU Licensing Ordinance:

- a. This appeal is from the Zoning Officer's or Code Officer's determination:
_____ to deny an application for a new TDU License
_____ to deny an application to renew a TDU License. Prior TDU License No. _____
_____ to revoke a TDU License. Prior License No. _____
_____ appeal from violation of TDU Ordinance/License
- b. Attach a complete copy of the determination in question.
- c. Detailed reason or basis for the appeal: _____

- d. Relief sought: _____

7. UCC Board of Appeals:

a. What type of relief are you requesting?

_____ a variance

_____ an extension of time

_____ appeal of BCO's
decision (attach a copy)

b. For an appeal of BCO's decision, which factor below best describes your contention:

_____ the true intent of the Act or Code was incorrectly interpreted

_____ the provisions of the Act do not apply

_____ an equivalent form of construction is to be used

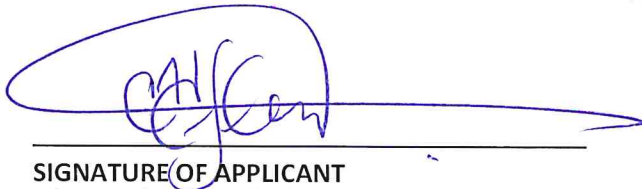
c. For an appeal of BCO's decision, attach a complete copy of the decision in question.

d. State the specific section(s) of the Act or Code from which relief is being sought.

Acknowledgement and Certification

The Applicant acknowledges that all material and information submitted with this application will become the property of Pocono Township and will not be returned except as provided by the Pocono Township Code of Ordinances or by applicable law. The Applicant further agrees to reimburse Pocono Township for all costs incurred by the Township in processing this Application (including, but not limited to, filing fees and hearing costs) to the extent that the costs exceed the filing fee.

The Applicant hereby certifies that all information, data, and statements submitted on or with this Application are true and correct to the best of the Applicant's knowledge and belief.

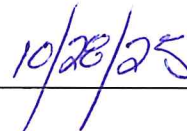


SIGNATURE OF APPLICANT

Christopher H. Schubert, Esquire

Attorney for Applicant, Northeast Pennsylvania SMSA, d/b/a Verizon Wireless

DATE



**APPLICATION TO THE ZONING HEARING BOARD OF
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA**

**IN RE: APPLICATION OF NORTHEAST PENNSYLVANIA SMSA
LIMITED PARTNERSHIP, d/b/a VERIZON WIRELESS
SITE: NEP CAMELBACK SKI RESORT
Being the Premises of Camelback Resort
529 Camelback Road
Tannersville, PA 18372**

ADDENDUM “A” TO ZONING HEARING BOARD APPLICATION

I. BACKGROUND

The subject property (“Property”) is owned by EPT Ski Properties, Inc., a Delaware business corporation, commonly known as the Camelback Resort, and is located at 529 Camelback Road, Tannersville, Pennsylvania. The Property is further identified as Monroe County Parcel No. 12/10/1/1-1, located in the RD Recreational zoning district of Pocono Township, Monroe County, Pennsylvania.

Northeast Pennsylvania SMSA Limited Partnership, d/b/a Verizon Wireless (“Verizon Wireless”) is a provider of personal wireless services licensed by the Federal Communications Commission as a commercial mobile service provider. There is a need for enhanced wireless service coverage at the Camelback resort. To achieve enhanced coverage, Verizon Wireless proposes the installation of a pole mounted telecommunications facility (the “Facility”) on a portion of the Property to be located near a utility building at the base of the mountain near parking. Verizon Wireless proposes to install a new Class-2 wooden utility pole. Existing power lines and fiber optic cable will be attached. An array of six (6) panel-style antennas will be placed on top of the pole, to extend to an overall height of 58 feet above the ground. Equipment cabinets shall be placed on the ground within a 10’ x 20’ fenced compound. The equipment cabinets will house the radio equipment necessary for operation of the Facility, in addition to batteries for power back-up in the event of an electrical outage. The fence surrounding the compound is proposed to be six (6) in height and constructed of chain link with screening. All equipment on the pole can be painted to match the color of the pole.

Pursuant to the Pocono Township Code, the Facility is classified as a “Communication Tower.” The Facility is needed in order to provide reliable service to Verizon Wireless customers and for emergency communications, including e911 service. The proposed Facility represents the least intrusive means for Verizon Wireless to meet its coverage objectives and mandated by its license with the Federal Communications Commission.

II. REQUEST FOR RELIEF

Verizon Wireless requests the following:

1. Special exception approval pursuant to Section 470-19.B(2)(a) of the Pocono Township Code (the “Code”), to allow for the installation of the Facility at the Property within the RD-Recreational District.

2. Variance from the provisions of Section 470-52.A(2) of the Code, which requires a letter of intent to commit to collocation on a Communications Tower. The design of the Facility as a small pole installation does not warrant additional collocation opportunities for other antenna attachments. Such regulation is only applicable to macro-cell installations.

3. Variance from the provisions of Section 470-52.I of the Code, which requires placement of an eight-foot high around the base of a communications tower. The Facility will be adequately secured by the proposed six (6) fence, and the location of the Facility is away from areas access by the public.

4. Such other interpretations, modifications, waivers, or other relief and/or approvals the Zoning Hearing Board deems necessary under the Code to allow for the establishment of the Facility.

III. PROJECT NARRATIVE

SPECIAL EXCEPTION COMMENTS

1. In accordance with Section 470-37.A.(1), the granting of a special exception shall be subject to the following conditions and guiding principles:

a. Such use shall be one which is specifically authorized as a special exception use in said district.

The subject property is located within the RD district. Communication Towers are permitted by special exception in the RD district. Code, §470-19.B(2)(a).

b. Such use shall only be authorized subject to any applicable conditions and safeguards as required by this chapter.

Determination to be made by the Pocono Township Zoning Hearing Board.

c. Such use may be authorized subject to additional reasonable conditions and safeguards as may be deemed necessary by the Board to implement the purpose of this chapter.

Determination to be made by the Pocono Township Zoning Hearing Board.

d. Such use shall be found by the Board to be in harmony with the general purposes and intent of this chapter.

Determination to be made by the Pocono Township Zoning Hearing Board. As a special exception use, the presumption is that the proposed use is in harmony with the general purposes and intent of the Code.

e. Such use shall not adversely affect the character of the district, nor the conservation of property values, nor the health and safety of residents or workers on adjacent properties and in the general neighborhood.

Determination to be made by the Pocono Township Zoning Hearing Board. As a special exception use, the presumption is that the use will not adversely affect the character of the underlying district. Substantial evidence to the contrary is required at the time of the hearing to any party that might be opposed to the application.

f. Such use shall be of appropriate size and so located and laid out in relation to its access streets that vehicular and pedestrian traffic to and from such use will not create undue congestion or hazards prejudicial to the general neighborhood.

Determination to be made by the Pocono Township Zoning Hearing Board. The proposed Facility will not create any congestion or hazards to the surrounding neighborhood.

g. The application complies with all criteria established for the respective land use proposal addressed elsewhere in this chapter.

Determination to be made by the Pocono Township Zoning Hearing Board. Testimony and additional exhibits shall be offered at the time of the hearing to establish that all applicable criteria have been met.

h. The proposed use does not substantially impair the integrity of the Township's Comprehensive Plan.

Determination to be made by the Pocono Township Zoning Hearing Board. As a special exception use, the presumption is that the proposed use is in harmony with the Comprehensive Plan of the Township.

i. All required front yard, side yards, open space areas, and height limitations for the applicable zoning district have been met.

Determination to be made by the Pocono Township Zoning Hearing Board. Appropriate variance relief will be requested to the extent necessary for the proposed Facility.

j. The off-street parking and truck loading provisions are in conformance with those specified in §470-34 of this chapter.

Determination to be made by the Pocono Township Zoning Hearing Board. Parking for the proposed Facility can be accomplished on existing internal drives and parking area located on the subject property.

k. Points of vehicular access to the lot are provided at a distance from intersections and other points of access and in number sufficient to prevent undue traffic hazards and obstruction to the movement of traffic. All traffic studies and analyses shall be in accordance with current Institute of Transportation Engineers (ITE) guidelines.

Determination to be made by the Pocono Township Zoning Hearing Board. No new access drives are proposed. Existing access drives on the subject property have been in use for years and are adequate to handle the infrequent maintenance trips to the Facility.

l. The location of the site with respect to the existing roads giving access to it is such that the safe capacity of those roads is not exceeded by the estimated traffic generated or attracted and is not out of character with the normal traffic using said public road.

Determination to be made by the Pocono Township Zoning Hearing Board. Existing access drives and adjoining roads are adequate to handle the infrequent maintenance trips to the Facility. Each of the Facility locations will be visited once every 3 to 4 months, generating less than 12-16 trips per year.

m. The pedestrian access from the off-street parking facilities is separated from vehicular access and sufficient to meet the anticipated demand.

Determination to be made by the Pocono Township Zoning Hearing Board. There is no need for pedestrian access, since the Facility is in the nature of a utility use.

n. The proposed use is not incompatible with the existing traffic conditions and adjacent uses and will not substantially change the character of the immediate neighborhood.

Determination to be made by the Pocono Township Zoning Hearing Board. The proposed Facility will not create any congestion or hazards to the surrounding neighborhood.

o. Facility are available to adequately service the proposed use (e.g., fire, police, and ambulance protection, sewer, water, and other utilities, etc.)

Determination to be made by the Pocono Township Zoning Hearing Board. The only facilities required for the Facility are telephone/fiber and electric hook-ups. These utilities are located in the immediate vicinity of the proposed location for the Facility. In addition, the Facility will be remotely monitored 24/7, so local police patrols are not required.

p. Screening of the proposed use from adjacent uses is sufficient to prevent the deleterious impact of the uses upon each other.

Determination to be made by the Pocono Township Zoning Hearing Board. The Facility shall utilize a wooden utility pole. Existing vegetation and improvements are more than sufficient to provide screening of the Facility so that it will not be seen from adjoining properties.

q. The use of the site complies with the requirements of all other public agencies having jurisdiction over the proposed use.

Testimony at the time of the hearing before the Zoning Hearing Board shall establish that all outside agencies approvals pursuant to the federal National Environmental Policies Act (NEPA) requirements shall be met for installation and operation of the proposed Facility, in accordance with federal law.

r. Operations in connection with a special exception use will not be more objectionable to nearby properties by reason of noise, odor, fumes, vibration, glare, or smoke than would be the operations of any permitted use.

Testimony at the time of the hearing before the Zoning Hearing Board shall establish that the proposed Facility shall not create any noise, odor, fumes, vibration, glare or smoke.

2. Per Section 470-37.A.(2), "all applications for special exceptions and any exhibits that are submitted with the application shall be submitted to the Planning Commission for its review and recommendations."

The application will be reviewed by the Planning Commission.

3. In accordance with Section 470-37.A.(3), "in addition to any plan informational requirements for a specific land use identified in this chapter, the special exception application shall be accompanied by a scaled drawing of the site with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of this chapter and shall include the following:"

(a) The location of all buildings, parking areas, traffic access and circulation drives, open spaces, landscaping, and other pertinent information.

The site plans submitted with the special exception application contain sufficient detail relative to the low-impact Facility, including reference to any nearby buildings, parking areas, traffic access and circulation drives, and other pertinent information. Open spaces and landscaping are not pertinent to the proposed low-impact use.

(b) The names and addresses of adjoining property owners, including properties directly across a street right-of-way.

The site plans submitted with the special exception application contain sufficient detail relative to the low-impact Facility. There are no adjoining properties nearby. The closest residential condominium mountainside is over 1,500 feet away from the proposed Facility. In the event that the Planning Commission determines that such additional information is needed, the site plans can be revised to provide such information.

(c) Ground floor plans and building elevations of proposed structures.

The utility pole installation does not involve "ground floors." The site plans contain elevation views of the proposed utility pole installation.

(d) A written narrative of the proposed use in sufficient detail to determine that all applicable standards are adequately addressed.

This Addendum “A” to the application provides the required written narrative to confirm that all applicable standards shall be adequately addressed before the Zoning Hearing Board, through testimony and supporting exhibits.

4. In accordance with Section 470-52.A., in addition to the information required elsewhere in this chapter and Chapter 390, Subdivision and Land Development, applications for communication towers shall include the following information and documentation:

a. Section 470-52.A.(1), a report from a qualified and licensed professional engineer which

(a) Describes the communication tower height and design, including a cross section and elevation;

The revised site plans submitted with the application provides the relevant information, including the elevation view of the Facility.

(b) Documents the height above grade for all potential mounting positions for co-located antennas and the minimum separation distances between antennas;

The site plans submitted with the application provide the relevant information, including the height above grade of the antennas for the Facility.

(c) Describes the communication tower's capacity, including the number and type of antennas that it can accommodate;

The utility pole installation for the Facility will support the small panel-style antennas and radio equipment for Verizon Wireless’s facility. The Facility is not designed to afford additional collocation opportunities for other wireless providers, since this is relatively short facility.

(d) Documents what steps the applicant will take to avoid interference with established public safety telecommunications;

Verizon Wireless shall submit to the Township its electro-magnetic frequency emissions report which details the energy and frequency emissions of the proposed Facility, which also advises of the frequency operation for the Facility. Based on the frequency allocation for the Facility, there is no harmful interference that will occur with public safety telecommunications. Testimony shall be presented at the time of the hearing on this issue.

(e) Includes an engineer's license/registration number and seal.

Verizon Wireless shall submit to the Township its electro-magnetic frequency emissions report, which will be sealed by a licensed professional engineer with the Commonwealth of Pennsylvania.

b. Per Section 470-52.A.(2), a letter of intent committing the communication tower owner and his, her or its successors to allow the shared use of the communication tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use.

The referenced Township regulation pertains to large macro-facilities. The proposed Facility is not designed or able to afford usable collocation of antennas for other providers given the relatively short height of the Facility.

c. Per Section 470-52.A.(3), before the issuance of a zoning/building permit, the following supplemental information shall be submitted:

(a) A copy of the FAA's response to the submitted Notice of Proposed Construction or Alteration (FAA Form 7460-1) shall be submitted to the Pocono Township Zoning Officer;

The referenced document is required before issuance of building permits. Verizon Wireless shall comply as applicable in reference to the proposed Facility.

(b) Proof of compliance with applicable Federal Communications Commission regulations.

Verizon Wireless shall submit to the Township its electro-magnetic frequency emissions report, which shall establish compliance with applicable FCC regulations.

d. Per Section 470-52.A.(4), one copy of typical specifications for the proposed structures and antenna, including description of design characteristics and material.

This information has been provided on the submitted plans.

e. Per Section 470-52.A.(5), a site plan drawn to scale showing property boundaries, power location, communication tower height, guy wires and anchors, existing structures, elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan and existing land uses on adjacent property.

The relevant, required information is shown on the plans submitted to the Township.

f. Per Section 470-52.A.(6), name and address of the owners of all antenna and equipment to be located at the site as of the date of the application.

This information has been provided in the Application and on the plans.

g. Per Section 470-52.A.(7), written authorization from the site owner for the application, as well as a copy of any written agreement or other documentation pursuant to which the applicant has obtained the right to use the proposed site.

A sublease agreement for the Facility has been signed by the property owner, a copy of which has been delivered to the Township for filing with this application.

h. Per Section 470-52.A.(8), copy of valid FCC license for the proposed activity or proof that the applicant is the winning bidder for an FCC license at auction and that the final issuance of the FCC license purchased at auction is pending.

Copies of the current FCC license abstracts owned by Verizon Wireless for Monroe County, Pennsylvania, have been delivered to the Township for filing with this application.

i. Per Section 470-52.A.(9), a written agreement to remove the communication tower within 180 days of cessation of use. The applicant, prior to the issuance of a zoning permit, shall provide a financial security bond with the Township as payee in an amount approved by the Board of Commissioners, but not less than \$50,000, from a company and in a form and content acceptable to the Board of Commissioners, to insure the removal of the proposed communications tower and related cabinets, facilities and improvements within 180 days of the expiration of the license or lease and/or cessation of use. The bond shall remain in place for as long as the communications facilities exist at the site. This information has not been provided.

Verizon Wireless is amenable to providing the written agreement to remove the Facility as a condition of approval of its application. In addition, Verizon Wireless is willing to provide a removal bond covering both facilities in an appropriate amount relative to the pole installations, to be issued prior to release of building permits.

j. Per Section 470-52.A.(10), the applicant must establish that the proposed antenna and equipment could not be placed on a preexisting facility under the control of the applicant and function under applicable regulatory and design requirements without unreasonable modification.

Verizon Wireless shall provide testimony at the time of the hearing before the Zoning Hearing Board that its proposed Facility cannot be established on existing utility poles, since no existing utility poles are of sufficient height at the required location.

k. Per Section 470-52.A.(11), a letter of intent committing the communication tower owner and the common carrier(s) utilizing the communication tower and their respective heirs, personal representatives, successors and assigns to allow Pocono Township and any other governmental agency to utilize the communication tower in the case of an emergency, upon reasonable terms and conditions.

Verizon Wireless is amenable to providing the written agreement to allow Pocono Township and other governmental agencies to access the Facility in the event of emergency.

5. Per Section 470-52.B.(1), a proposal for a new communication tower shall not be approved unless the Board of Commissioners finds that the communications equipment planned for the proposed communication tower cannot be accommodated on an existing or approved communication tower or building within Pocono Township and within a one-mile search radius of the proposed tower if such one-mile search radius would include other municipalities, due to one or more of the following reasons:

(a) The planned equipment would exceed the structural capacity of the existing or approved communication tower or building, as documented by a qualified and licensed professional engineer and the existing or approved communication tower cannot be reinforced, modified, or replaced to accommodate planned or equivalent equipment at a reasonable cost.

(b) The planned equipment would cause interference materially impacting the usability of other existing or planned equipment at the communication tower or building as documented by a qualified and licensed professional engineer, and the interference cannot be prevented at a reasonable cost.

(c) Existing or approved communication towers and buildings within Pocono Township (or within the one-mile search radius if applicable) cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a qualified and licensed professional engineer.

(d) Other unforeseen reasons that make it infeasible to locate the planned equipment upon an existing or approved communication tower or building.

Testimony shall be provided at the time of the hearing before the Zoning Hearing Board that existing or approved structures within the telecommunications gap in coverage at the Camelback resort cannot accommodate the planned equipment at a height and location necessary to function reasonably. This shall be documented by a qualified and licensed professional engineer.

6. Per Section 470-52.B.(2), any proposed communication tower shall be designed, structurally, electrically and in all respects to accommodate both the applicant's antennas and comparable antennas for at least two additional users if the communication tower is over 100 feet in height or for at least one additional user if the communication tower is over 60 feet in height. Communication towers must be designed to allow for future rearrangement of antennas upon the tower and to accept antennas mounted at varying heights.

The Facility shall not be over 60 feet in height, so this provision is not applicable to the present application. As a practical matter, the Facility will be too short to allow for practical collocation of other wireless providers.

7. Per Section 470-52.C.(1), communication towers and antennas shall be designed to blend into the surrounding environment through the use of color and camouflaging architectural treatment, except in instances where the color is dictated by federal or state authorities such as the Federal Aviation Administration.

Testimony shall confirm at the time of the hearing before the Zoning Hearing Board that the utility pole installations, equipment and antenna mounted on the pole shall be painted to match the brown color of the wooden pole, to meet the intent of this subsection.

8. Per Section 470-52.C.(2), communication towers shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the Federal Aviation Administration or other federal or state authority for a particular tower.

Testimony shall confirm at the time of the hearing before the Zoning Hearing Board that the Facility shall not be lighted and that no lighting is required pursuant to FAA regulations.

9. Per Section 470-52.C.(3), all utility buildings and structures accessory to a communication tower shall be architecturally designed to blend in with the surrounding environment and shall meet the minimum setback requirements of the underlying zoning district. Ground-mounted equipment shall be screened from view by suitable vegetation, except where a design of non-vegetative screening better reflects the architectural character of the neighborhood.

Testimony shall confirm at the time of the hearing before the Zoning Hearing Board that the equipment located at the base of the utility pole will be placed behind a chain link fence to screen the equipment within the compound. Such non-vegetative screening better reflects the character of the immediately surrounding area and is the most appropriate option.

10. Per Section 4 70-52.C.(4), the use of any portion of a communication tower for signs other than warning or equipment signs is prohibited.

Testimony shall confirm at the time of the hearing before the Zoning Hearing Board that the only signage on the proposed Facility will be signage as required by the FCC.

11. Per Section 470-52.D, interference with public safety telecommunications. No new or existing telecommunications service shall interfere with public safety telecommunications. All applications for new antennas and/or communication towers shall be accompanied by a study, performed, and certified to by a radio frequency engineer or other qualified individual, which provides a technical evaluation of existing and proposed transmissions and indicates all potential interference problems. Before the introduction of new service or changes in existing service, telecommunication providers shall notify Pocono Township at least 10 calendar days in advance of such changes and allow Pocono Township to monitor interference levels during the testing process.

Testimony shall confirm at the time of the hearing before the Zoning Hearing Board that given the assigned frequencies at which Verizon Wireless operates its network, there shall be no practical concern regarding harmful interference. A non-interference report shall be submitted to the Township. Any additional safeguards that the Township may believe necessary can be implemented as reasonable conditions of approval.

12. Per Section 470-52.E.(1), all abandoned or unused communication towers and associated facilities shall be removed within 180 days of the cessation of operations. A copy of the relevant portions of any signed lease, license or other agreement which requires the applicant to remove the communication tower and associated facilities upon cessation of operations at the site shall be submitted at the time of application. In the event that a communication tower is not removed within 180 days of the cessation of operations at a site, the communication tower and associated facilities may be removed by Pocono Township and the cost of removal assessed against both the applicant and the owner of the property on which the communication tower and associated facilities exist.

Verizon Wireless shall agree to meet this requirement as a condition of approval of its application. Pursuant to Section 470-52.A(9), Verizon Wireless is amenable to providing the written

agreement to remove the Facility as a condition of approval of its application. In addition, Verizon Wireless is willing to provide a removal bond covering the Facility in an appropriate amount relative to the pole installation, to be issued prior to release of building permits.

13. Per Section 470-52.E.(2), unused portions of communication towers above the manufactured connection shall be removed within 180 days of the time of antenna relocations. The replacement of portions of a communication tower previously removed requires the issuance of a new zoning permit.

Verizon Wireless agrees to meet this requirement as a condition of approval of its application.

14. Per Section 470-52.F., the setback of the base of a communication tower from all adjacent properties and/or lot lines shall be a distance equal to 100% of the antenna height or the building setback requirements for the underlying zoning district, whichever is greater.

As the site plans show, the placement of the Facility complies with this requirement.

15. Per Section 470-52.G., the minimum lot area requirement for a communication tower use in an R-1 Low Density Residential District shall be the greater of 5.0 acres or the minimum area necessary to comply with the setback requirements of Subsection F above; provided, however, that other uses may be made of such a lot within an R-1 Low Density Residential District as long as no such other use is located within a distance equal to 100% of the antenna height measured from the base of the communication tower, and such other use is in compliance with all other Pocono Township ordinances. The minimum lot area requirement for a communication tower use in any other zoning district where the same is allowed shall be in accordance with the minimum lot area requirements set forth in this chapter for the applicable zoning district where the communication tower use is proposed or the minimum area necessary to comply with the setback requirements of Subsection F above, whichever is greater.

The underlying property complies with the minimum lot area requirements for the RD district, which is two acres.

16. Per Section 470-52.H., the maximum antenna height shall not exceed 150 feet in any zoning district.

The proposed Facility complies with this requirement.

17. Per Section 470-52.I, a security fence and gate, of approved design, of not less than eight feet in height, shall completely enclose the communications tower and anchor locations of guy wire (if used). This fencing shall be designed to be compatible with surrounding land uses.

The application requests a variance from the fence requirement and Verizon Wireless proposes a fence six (6) feet in height around the Facility.

ZONING ORDINANCE COMMENTS

18. Parking and truck loading requirements are outlined in Section 470-34. The Applicant shall address the need for parking and/or truck loading for the site.

Testimony shall establish at the time of the hearing before the Zoning Hearing Board that designated parking and truck loading is not required for the Facility. Parking for the proposed Facility can be accomplished on existing internal drives and parking areas located nearby.

19. Per Section 470-34.C.(1), "all parking areas and all access drives for commercial or industrial uses shall have an all-weather surface constructed as specified in Chapter 390, Subdivision and Land Development."

Verizon Wireless shall utilize existing drives and parking areas located adjoining the proposed Facility. There shall be between 12-16 trips annually associated with maintenance access to the Facility.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

20. In accordance with Section 390-13.B, a land development is defined, in part, as "the improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving: a. A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or b. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of roads, common areas, leaseholds, condominiums, building groups or other features."

The Facility proposed by Verizon Wireless is a low-impact development, affecting disturbance of less than 200 square feet of ground space. Pursuant to Pennsylvania case law, the installation does not constitute a "land development." See *Upper Southampton Tp. V. Upper Southampton Zoning Hearing Bd.*, 934 A.2d 1162 (Pa. 2007). In addition, township regulations that "materially inhibit" the ability of a wireless provider to deploy wireless services to meet the needs of its customers violate Section 253 of the federal Telecommunications Act of 1996. See *Cellco Partnership v. White Deer Tp.*, 74 F.4th 96 (3rd Cir., 2023). Accordingly, Verizon Wireless requests and is entitled to a waiver from any requirements of the Township's subdivision and land development ordinance pertaining to the proposed Facility.

21. In accordance with Section 390-29.A. and B., Plan Requirements for Land Developments, "all plans for land developments, except as noted in Subsection B below, shall be submitted in accord with this §390-29." Subsection B. states "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."

See response set forth under Paragraph 20.

22. The plans shall conform with Chapter 390 Article VI Design Standards and Specifications. Applicable information including, but not limited to, stormwater, driveways and access drives, erosion and sedimentation controls, landscaping, off-street parking, and loading shall be addressed in a land development plan submission.

See response set forth under Paragraph 20.

23. In accordance with Section 390-51.A, "all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control." All proposed development shall meet the requirements of Chapter 102. Should earth disturbance exceed one (1) acre, approval from the Monroe County Conservation District and/or Pennsylvania Department of Environmental Protection will be required.

See response set forth under Paragraph 20.

IV. REASONS WHY THE APPLICATION SHOULD BE GRANTED

The proposed use is suitable for the Property and is in the best interests of the community and the requested relief should be granted for the following reasons:

1. The proposed Facility is necessary in order for Verizon Wireless to provide telecommunications service in accordance with its Federal Communications Commission licenses and the Telecommunications Act of 1996.
2. The addition of the Facility, a passive communications use, is a suitable and appropriate use of the Property. The use will not adversely affect the uses of adjacent and neighboring properties.
3. The proposed use will serve the best interest of the Township, the convenience of the community, and the public welfare by making wireless telecommunications service available.
4. The proposed use will be entirely consistent with the logical, efficient and economical extension of public services and facilities within the Township including police and fire protection and will enhance those services.
5. The proposed use will be designed in accordance with all applicable safety and industry standards, and will not endanger the safety of persons or property.
6. The proposed use will not impair an adequate supply of light and air to adjacent property.
7. The proposed use will not adversely affect transportation or unduly burden public facilities.
8. The Facility complies with all applicable standards established by the Federal Communications Commission.
9. The proposed use will not have an adverse effect on the health and safety of the citizens of the Township, including no danger from fire, explosion, electrocution, pollution, asphyxiation or other similar dangers.

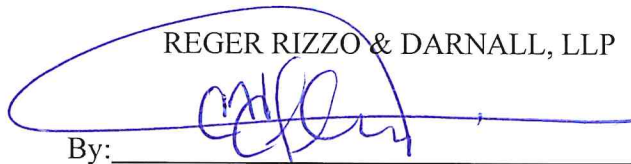
10. The proposed use is compatible with the appearance and general character of the immediate vicinity. The Property has utility poles in the immediate vicinity.
11. The proposed use is consistent with the Township Comprehensive Plan.
12. The proposed use is in the best interest of the Township, for the convenience of the community and shall not adversely affect the general welfare of the community.
13. The Facility shall not cause radio frequency interference with other communications facilities located in the Township.
14. The applicant is licensed by the Federal Communications Commission to operate the Facility.
15. The Facility shall comply with all applicable Federal Aviation Administration Regulations.
16. The surrounding neighborhood will not be subjected to objectionable noise, lighting, glare, heat, ventilation, smoke, fumes, vapors, dust, dirt, gases or radioactive or electrical disturbances by the proposed use.
17. The Facility will be maintained in a safe manner in accordance with the requirements of the applicable building codes.
18. The placement of the proposed service cannot be provided through co-location with an existing facility or attachment to an existing structure.
19. The placement of the Facility will not have an adverse effect on the availability of parking in the immediate area. The Facility is unmanned and nearby parking spaces are available.
20. The proposed use will not affect water, sewer, public transportation, public recreation, school facilities or the needs of other public organizations or systems.
21. Granting the requests will not jeopardize any goals and objectives of the Code.

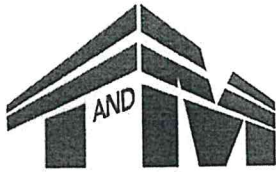
For the reasons stated above, Verizon Wireless requests the above-referenced relief and any other relief the Board deems necessary. Detailed Plans of the proposed use have been submitted to the Zoning Officer, to be incorporated by reference herein, for consideration before the Zoning Hearing Board. Additional exhibits shall be offered at the time of the hearing on the Application to establish compliance with the Code.

Respectfully submitted,

REGER RIZZO & DARNALL, LLP

Date: October 28, 2025


By: _____
Christopher H. Schubert, Esquire
Attorneys for Applicant



YOUR GOALS. OUR MISSION.

November 11, 2025

Pocono Township Board of Commissioners
205 Old Mill Road
Tannersville, PA 18372

**SUBJECT: RUNNING LANE, LLC
 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN REVIEW NO. 6
 POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
 POCONO TOWNSHIP LDP NOS. 1313 & 1360, T&M PROJECT NO. POCO-R0740**

Dear Commissioners:

Pursuant to the Township's request, we have performed our sixth review of the Preliminary/Final Land Development Plan for the Running Lane, LLC Land Development. The submitted information consists of the following items.

- Response to Township Engineer comments dated March 19, 2020, prepared by Bue-Morris Associates, Inc., dated July 8, 2025
- Response to BCRA Plan Review No. 3 prepared by Bue-Morris Associates, Inc., dated October 3, 2025
- Will Serve Letter prepared by Brodhead Creek Regional Authority, dated October 15, 2025
- Response to Monroe County Conservation District Technical Review Comments, prepared by Bue-Morris Associates, Inc., dated September 22, 2025
- Final Land Development Plan (19 sheets) prepared by Bue-Morris Associates, Inc., dated December 20, 2019, revised September 29, 2025

Submitted under Separate Cover

- Sewage Facilities Planning Module Exemption Modification letter prepared by Bue-Morris Associates, Inc., with exemption form and EDU calculations
- PADEP General NPDES Permit No. PAD450053 A-1 issued October 28, 2025
- Site Improvements Cost Estimate for Security dated July 8, 2025
- Pipe Capacity Calculations dated September 11, 2025
- Post Construction Stormwater Management Report prepared by Bue-Morris Associates, Inc., dated March 12, 2025



BACKGROUND INFORMATION

The Applicant, Running Lane, LLC, is proposing a land development and minor subdivision/lot combination on an existing property located along State Route (S.R.) 0611, approximately 0.7 miles south of the intersection with Lower Swiftwater Road (S.R. 0314) (PIN No. 12-6364-04-74-4153). The existing property (Tract 1) is located within the C, Commercial Zoning District and consists of the Pocono Brewing Company with associated parking, stormwater management and on-lot water and sewer services. The existing property is split by S.R. 0611, and has a total gross area of 5.47 acres, with 0.507 acres located on the eastern side of S.R. 0611. The Pocono Brewing Company is located on the remaining western portion of the property.

The proposed Minor Subdivision/Lot Combination was conditionally approved by the Board of Commissioners at its meeting held on March 18, 2019. Vacation of a portion of Wiscasset Avenue was required as part of the Minor Subdivision/Lot Combination. Vacation was approved by the Board of Commissioners at its meeting held on October 21, 2019.

The proposed land development will occur on proposed Tract 1 and will be located on the western side of S.R. 0611. The development will consist of a 4-story, 107 room hotel with a pool. The Pocono Brewing Company will remain, and the existing parking area is proposed to be expanded. Underground stormwater management systems and a rain garden are also proposed. The site will be serviced by public water and sewer. A Conservation Easement Area is now proposed on the eastern side of State Route 0611.

In accordance with Section 405.B.1.j, the existing restaurant, and proposed hotel are permitted uses within the C, Commercial Zoning District.

The Township Board of Commissioners conditionally approved the Final Land Development Plan at its meeting held on April 16, 2020. A time extension for plan recordation to February 6, 2026 was received from Bue-Morris Associates, Inc.

The following revisions have been made to the submitted plan since Preliminary/Final Plan approval.

1. The approved plan included 90 hotel rooms. The revised plan now includes 107 hotel rooms.
2. The new hotel layout has reduced the number of parking spaces, however the required number of parking spaces is still met. One hundred eighty-four (184) parking spaces are required, and 186 parking spaces are proposed. The reduction in parking spaces does not affect the parking lot layout or circulation.
3. The number of required EDUs has increased, and sewage planning will be reviewed. Refer to Comment 2.
4. Storm sewer pipe diameters have decreased, and additional calculations will be required to confirm capacity. Refer to Comments 30 through 33.
5. Four (4) rain gardens were proposed on the approved plan and only one (1) is proposed on the submitted plan. The remaining rain garden and associated storm sewer system continue to capture and bypass off-site stormwater runoff. The proposed underground basins continue to meet the requirements of the Stormwater Management Ordinance.

Based on our review of the above information and Boucher & James, Inc.'s previous review letter dated March 19, 2020, we offer the following comments and/or recommendations for your consideration.



SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS.

1. In accordance with Sections 306.2.6.C and 406.6.J (current Sections 390-17.E.(6)(c) and 390-19.F.(6)(c)), the Applicant shall be responsible for submission of the Plan and all required supporting documentation to the Monroe County Planning Commission, the Monroe County Conservation District, PennDOT, and all other governing agencies. *The proposed Land Development requires the following agency approvals.*

- a. *Pocono Township – Connection of proposed sanitary sewer*

The plan shall be reviewed by the Pocono Township Sewer Engineer.

- b. *Pocono Township – Fire Company*

The Applicant indicates a verbal approval was received.

- c. *Pennsylvania Department of Environmental Protection & Monroe County Conservation District – Letter of Adequacy and NPDES Permit for Stormwater Discharges from Construction Activities*

A Major Amendment to the existing Individual NPDES Permit was included with this submission. Permit No. PAD450053 A-1

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

A Sewage Facilities Planning Module Exemption Modification letter with exemption form and EDU calculations have been provided with this submission. Approval from PADEP is pending.

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

A PennDOT HOP was issued July 3, 2019, however a revised plan is being reviewed. The revised permit shall be provided to the Township upon receipt.

- f. *Brodhead Creek Regional Authority – Water service connection*

A will-serve letter from the Brodhead Creek Regional Authority, dated October 15, 2025 was provided with this submission

(From Previous Comment 1) All submissions, reviews and approvals shall be provided to the Township.

2. In accordance with Sections 306.6, 406.6.H.1, and 611.A (current Sections 390-19.J and 390-29.J.(8)(a)), the Township shall concurrently make its decision on the Sewage Facilities Planning Module, and if approval is granted, the completed sewage planning documents shall be forwarded to the Pennsylvania Department of Environmental Protection. Land Development Plan approval shall be conditioned upon Department of Environmental Protection sewage planning approval. *(From Previous Comment 2) The Sewage Facilities Planning Module has been revised to*



include the required number of EDUs associated with the increase in hotel rooms. The approved Sewage Facilities Planning Module Exemption shall be provided upon receipt.

3. In accordance with Section 306.13 (current Sections 390-17.M and 390-19.Q), “upon completion of all improvements, the Applicant shall provide to the Township two (2) paper sets of plans and one (1) compact disk with the plans in PDF format certified by the Applicant’s engineer showing all such improvements installed to document conformance with the Record Plan. Failure of the Applicant to provide as-built plans shall constitute a violation of this Ordinance and shall be subject to all the enforcement proceedings contained in this Ordinance and may result in rescission of approval. (See Section 408 for As-Built requirements.)” An As-Built Plan deviating in any material respect from the Record Plan will require a revised Land Development Plan to be submitted for approval. *(Previous Comment 3) A note shall be placed on the plan. (From Previous Comment 3) Note 2.VI under the Recordation and Notice of Termination Requirements on Sheet 5 shall be revised to include the requirement that the as-built plan be submitted to the Township for review and acceptance.*
- 4.-7. Previous Comments 4 through 7 satisfied.
8. In accordance with Section 406.6.B (current Section 390-29.J.(2)), “exterior elevations of any proposed buildings including at least the front and side elevations” must be provided. *Exterior elevations of the proposed hotel must be submitted. (Previous Comment) An elevation and site plan of a similar hotel has been submitted for the Township’s review. The Township shall determine if this is acceptable. (From Previous Comment 8) Exterior building elevations were provided with a previous submission. As discussed with the Planning Commission at its meeting held on March 12, 2018, exterior elevations of the proposed hotel shall be submitted for review and comment.*
9. In accordance with Section 500 (current Section 390-32.B), no final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until:
 - A. All improvements required by this Ordinance are installed to the specifications contained in Article VI of this Ordinance and other Township requirements and such improvements are certified by the Applicant’s Engineer; or,
 - B. Proposed developer’s agreements and performance guarantee in accord with Section 503 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended, have been accepted by the Board of Commissioners.*(From Previous Comment 9) A performance guarantee, per Section 503, shall be provided prior to plan recordation. A Site Improvements Cost Estimate for Security was included with this submission and will be reviewed under separate cover.*
- 10.-11. Previous Comments 10 and 11 satisfied.
12. In accordance with Section 509 (current Section 390-41), “all applicants proposing any subdivision and/or land development requiring the installation of improvements as required by this Ordinance shall, prior to final plan approval by the Board of Commissioners, and if so directed by the Board



of Commissioners, enter into a legally binding development agreement with the Township whereby the developer guarantees the installation of the required improvements in accord with the approved plan and all Township requirements.” *(From Previous Comment 12) A development agreement must be executed prior to plan recordation.*

13.-18. Previous Comments 13 through 18 satisfied.

19. In accordance with Sections 615.7.D.2 and 615.9.B.11 (current Section 390-55.G.(4)(b)), landscaping shall be considered an improvement for the purposes of installation and the provision of a performance guarantee in accord with this Ordinance. In addition, the Developer or landowner shall provide to the Township a performance guarantee equal to the amount necessary to cover the cost of purchasing, planting, maintaining, and replacing all vegetative materials for a period of 18 months following the installation and approval of the landscaping. *(From Previous Comment 19) The proposed landscaping must be included in the construction cost estimate.*

20. In accordance with Section 619.B (current Section 390-58.B.(1)), common open spaces, recreation areas, and/or in-lieu-of fees “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 Section 619”. *(From Previous Comment 20) The revised plan indicates a limit of disturbance area of 4.04 acres, therefore the calculated fee in-lieu-of is \$5,656.00 (4.04 acres * \$1,400/acre)*

21.-22. Previous Comments 21 and 22 satisfied.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

The proposed development is located within the McMichaels Creek Watershed and the B-2 Management District. The project site discharges to Scot Run which has a Chapter 93 Classification of High Quality (HQ).

23. In accordance with Section 701.A (current Section 365-27.A), “for subdivisions and land developments the Applicant shall provide a performance guarantee to the Municipality for the timely installation and proper construction of all stormwater management controls as required by the approved Stormwater Management Site Plan in the amount and method of payment provided for in the Subdivision and Land Development Ordinance.” *(From Previous Comment 23) The required performance guarantee must be provided prior to plan recording.*

24. Previous Comment 24 satisfied.

25. In accordance with Section 703.A (current Section 365-29.A), “prior to approval of the site’s Stormwater Management Site Plan, the Applicant shall sign and record a Maintenance Agreement in the form and substance satisfactory to the Board of Commissioners, covering all stormwater control facilities that are to be privately owned.” *(From Previous Comment 25) The required maintenance agreement must be provided prior to plan recording.*



PLAN REVISION COMMENTS

26. The plan shall be relabeled as a Preliminary/Final plan and shall include the original preliminary plan date and subsequent revisions. *(From Previous Comment 26) This shall still be addressed.*
27. On Sheet 2, the date of Revision C referenced for the Minor Subdivision/Lot Combination Plan is not consistent with our files. The plan on file is dated June 2017 and last revised December 20, 2018. Sheet 2 shall be revised accordingly. *(Previous Comment 27) This shall still be addressed.*
28. On Sheet 1, the Pocono Township Engineer signature block shall be revised to reference T&M Associates. *(New Comment)*
29. The list of modifications and sidewalk deferral on Sheet 1 shall be revised to include the approval date from the Board of Commissioners. In addition, Sections 301.1 and 301.6 shall be added to the list to allow preliminary/final plan approval, and Section 406.4 shall be revised to 406.4.A, Section 601.1.F.5.b shall be revised to 601.1.F.5.b.1, and Section 615.6 shall also include Tables 615-1 and 615-2. *(New Comment)*
30. The revised plans now propose 15-inch diameter pipe along storm sewer pipes P-25 through P-29 and P-31 through P-32. Previously, 30-inch, 24-inch, and 18-inch diameter pipes were proposed. Calculations shall be submitted showing the small diameter pipes will convey the stormwater as previously approved. In addition, the pipe diameters listed in the Storm Sewer Structure chart on Sheet 10 shall be revised for consistency with the profiles. *(New Comment)*
31. The invert elevations listed at P-8 and P-10 create a slope of 1.58% through pipe P-8. The Pipe Profile: P-8 & P-9 shall be revised. *(New Comment)*
32. The invert elevations of P-10 listed at inlet I-9 are inconsistent in Pipe Profile: P-8 & P-9 and in Pipe Profile P-10, P-9, P-6, P-4 & P-22. The profiles shall be revised, and the associated pipe slope shall be confirmed and revised as needed. The Storm Sewer Structure chart provided on Sheet 10 shall also be revised accordingly. *(New Comment)*
33. The invert up elevation of P-5 listed at inlet I-5 in the Pipe Profile: P-7 & P-5 is lower than the invert down elevation of P-5 at inlet I-6. The invert elevations shall be revised accordingly. The Storm Sewer Structure chart provided on Sheet 10 shall also be revised. *(New Comment)*
34. The reference made to P-18 in the Storm Sewer Structures chart on Sheet 10 at inlet I-12 shall be revised to P-13 for consistency with the plan view. *(New Comment)*
35. The planting schedule on Sheet 9 shall be revised to list the correct quantity of proposed plantings. *(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 nature of comments, the receipt of a revised plan submission may generate new comments.

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



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

Sincerely,

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

JST/meh

cc: Jerrod Belvin, Manager – Pocono Township
Paul Morgan, Zoning Officer – Pocono Township
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Esquire – Broughal & DeVito, LLP
Silvio Vitiello, Running Lane, LLC – Property Owner/Applicant
Sarah Bue-Morris, Bue-Morris Associates, Inc. – Applicant's Engineer
Chuck Niclaus, P.E. – Barry Isett Associates
Brian D. Courtright, P.L.S. – Applicant's Surveyor
Melissa E. Hutchison, P.E. – T&M Associates



Engineering & General Construction, LLC

October 14, 2025

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

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

Dear Planning Commission Members,

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

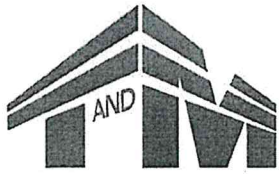
1. Section 390-29.E.(3) – Survey shall not have an error of closure greater than one in 10,000 ft and shall include a boundary closure report.
Justification: An overall boundary was plotted for the land development from a plan prepared by Brian D. Courtright, P.L.S., and the project area location coordinated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

5. Section 390-50.D.(5) – Embankment Slope. The maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical.
Justification: The proposed BMP has limited area based on the existing terrain. 3:1 side slopes have been utilized on the proposed berm.
6. Section 390-50.D.(7) – Top width. The minimum top width of the detention basin shall be 10 feet.
Justification: The proposed BMP is small due to the limited improvements and has limited area based on the existing terrain. A five-foot top of berm width has been provided.
7. Section 390-50.D.(8) – A minimum grade of 2% shall be maintained on the basin bottom.
Justification: The proposed BMP is an infiltration basin, of which a 0% slope is required.
8. Section 390-50.D.(11).(c) – Emergency spillways shall be constructed of reinforced concrete or other material approved by the township engineer.
Justification: The spillway is for storm events greater than a 100-year storm with limited flow going over the spillway. The NAGSC250 matting is proposed for stabilization, which is still a permanent matting.
9. Section 390.58 – Common open space, recreation areas, and in-lieu fees.
Justification: The proposed improvements consist of an existing approved townhouse unit with additional parking. The existing community consists of open space allocated for the existing development.
10. Section 365-8.L – Roof drains should not be connected to streets, sanitary or storm sewers in order to promote overland flow and infiltration/percolation of stormwater.
Justification: A portion of the roof drains will discharge to the stormwater conveyance pipe in order to discharge into the stormwater BMP for infiltration/treatment.
11. Section 365-13.B – All calculations should use the appropriate rainfall depth per B-1 in the appendix.
Justification: NOAA rainfall data was utilized for the stormwater calculations, which is the preferred rainfall data per PADEP.

Sincerely,



Deanna L. Schmoyer, P.E.
Project Manager



YOUR GOALS. OUR MISSION.

October 8, 2025

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

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

Dear Planning Commission Members:

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

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

BACKGROUND INFORMATION

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

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

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

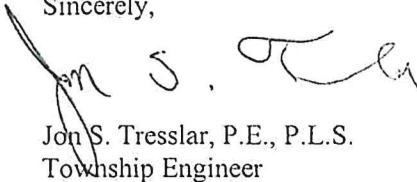


development will be served by public water and sewer. A sidewalk is proposed along Bartonsville Avenue and stormwater management and landscaping will be provided.

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

If you should have any questions, please call me.

Sincerely,



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

JST/meh

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



November 23, 2025

Pocono Township
112 Township Drive
Tannersville, PA 18372

Waiver Request Letter #2
Members 1st Federal Credit Union
Pocono Township, Monroe County, PA
Project No. 25-0463

To Whom It May Concern:

The Applicant hereby requests the following waivers for the above-referenced project. Accordingly, we have compiled a full written justification contained therein.

Pocono Township Subdivision & Land Development Ordinance

1. §390-50.D.(5) – Maximum Slope of Basin Embankments (3:1)
Justification: The Applicant requests a waiver of the requirement that the maximum slope of the earthen detention basin embankments be four horizontal to one vertical. Natural constraints, including steep terrain, limiting zones, and an existing riparian buffer area, limit the area available for stormwater management. Increasing the basin side slopes to three horizontal to one vertical will help to maximize stormwater detention and infiltration, and consequently water quality.
2. §390-29.J.(1)(c) and §390-31.D.(2) – WB-50 Truck Turning Movements
Justification: The Applicant requests a waiver of this requirement, as the site will not receive WB-50 trucks. Alternatively, we are providing turning movements for the largest delivery vehicle (box truck) and emergency vehicle servicing the site on the land development plans.
3. §390-43.A.(6)(e)[2][a] – Maximum Steep Slope Disturbance
Justification: The Applicant requests a waiver of the requirement to disturb more than 35% of the original ground cover with the steep slope are on the property. The project proposes to disturb approximately 3,355 SF/0.08 acres of the +/- 4,530 SF / 0.1 acre of steep slopes on the property (or 74%).

The disturbance has been minimized to the maximum extent practicable. The siting of the proposed building, drive-thru and parking areas were based on several limiting factors. The property is a corner lot with 75' front setbacks along both Bartonsville Avenue and SR 611; the site driveway is required to align with the proposed Wawa entrance across Bartonsville Avenue; and a large riparian buffer from the adjacent property is located at the southeastern corner of the property, within which impacts are prohibited.

Additionally, the total amount of original ground cover on the site over 20% (5:1) slopes is only 0.10 of an acre. Disturbance of these steep slopes, while being 74% of the total, is only 3,355 SF, and can be considered a de minimis amount of disturbance.

4. §390-52.G.(1)(d)[4] – Minimum Sewer Lateral Slope
Justification: The Applicant requests a waiver of the requirement to provide a minimum slope of 2% for sewer lateral design. The sewer authority is requesting that the Applicant connect the proposed sewer lateral from the Members 1st to the existing sewer main within Bartonsville Road at the

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • BUILDING DESIGN

location of the existing connection for the single-family home that is currently on the property. Additionally, the sewer will need to cross under a proposed storm sewer system near the driveway onto Bartonsville Ave. To keep the required cover between the sanitary sewer line and the storm sewer, the lateral will be required to run at a slope of less than 2%.

5. §390-55.B.(1)(a) – Removal of Healthy Existing Trees
Justification: The Applicant requests a waiver of the requirement to identify existing mature trees and major specimen trees. The removal of existing healthy trees will be limited to those which are necessary for site construction. All remaining existing, healthy trees will be protected with tree protection fencing during construction.
6. §390-55.C.(2)(e) – Minimum Parking Planting Island, Required Plantings
Justification: The Applicant requests a waiver of the requirement to provide a minimum of one shade tree plus shrubs and/or ground cover to cover the entire area of all planting islands. One of three required planting islands will provide the required shade tree plus shrubs and/or groundcover to cover the entire area of the planting island. The other two required planting islands will provide shrubs and/or groundcover only (no shade trees). The waiver is being requested for installation of the trees within two of the proposed planting islands due to conflicts with essential security cameras, site lighting and the proposed flagpole which is located within one of the islands.
7. §390-55.D.(3)(a) – Waiver for Existing Vegetation
Justification: The Applicant is requesting a waiver to accept the existing tree at the southeastern corner of the property to be counted toward the street tree requirement.
8. §390-55.D.(3)(b) – Waiver for Trees within Planting Bed
Justification: The Applicant is requesting a waiver to plant street trees within a planting bed within the front yard setback, at least 10 feet in width. Street trees are not proposed along the entire frontage of the property due to an existing traffic easement and Pocono Township permanent sewer easement that prohibits planting along the SR 0611 right-of-way. Additionally, financial institutions require a high level of security for the safety of their employees and customers. A higher level of visibility from surrounding roadways helps to assist in these security efforts. Also, visibility of the building from the surrounding roadways is necessary for brand awareness.
9. §390-55.D.(3)(d) – Street Tree Planting Distance
Justification: The Applicant requests a waiver of the requirement to plant trees at a ratio of at least one tree per 50 linear feet of frontage or fraction thereof, and that trees shall be distributed along the entire frontage of the property, though they need not be evenly spaced. The Applicant is proposing to provide 5 street trees and 1 ornamental tree along Bartonsville Avenue, protect 1 existing street tree along S.R. 0611, and provide 20 shrubs in lieu of 4 trees. The proposed street trees are not being distributed along the entire frontage of the property due to an existing traffic easement and Pocono Township permanent sewer easement that prohibits plantings along the SR 0611 right-of-way. Additionally, financial institutions require a high level of security for the safety of their employees and customers. A higher level of visibility from surrounding roadways helps to assist in these security efforts. Also, visibility of the building from the surrounding roadways is necessary for brand awareness.
10. §390-55.F.(3)(a)[1] – Property Line and Road Right-of-Way Buffers
Justification: The Applicant is requesting a waiver of the requirement to provide road right-of-way buffers. The waiver is requested for the amount of canopy and ornamental trees provided along the right-of-way buffers due to an existing traffic easement and Pocono Township permanent sewer easement that prohibits plantings along the SR 0611 right-of-way. Additionally, financial institutions require a high level of security for the safety of their employees and customers. Therefore, a higher level of visibility from surrounding roadways helps to assist in these essential security efforts. Also, visibility of the building from the surrounding roadways is necessary for brand awareness.

11. §390-55.F.(3)(e) – Right-of-way Buffer Plantings

Justification: The Applicant requests a waiver of the requirement to provide 2 canopy trees and 1 ornamental tree per 100 linear foot of property line (Buffer Type = Low). The waiver is requested for the amount of canopy and ornamental trees provided along the right-of-way buffer due to an existing traffic easement and Pocono Township permanent sewer easement that prohibits plantings along the SR 0611 right-of-way. Additionally, financial institutions require a high level of security for the safety of their employees and customers. Therefore, a higher level of visibility from surrounding roadways helps to assist in these essential security efforts. Also, visibility of the building from the surrounding roadways is necessary for brand awareness.

Please note that per Section 390-55.B(2), up to 20% of the required trees may be substituted out with shrubs at a ratio of 5 shrubs per 1 tree. Therefore, 4 of the required trees have been replaced with 20 shrubs.

12. §390-55.F.(3)(f)[1] – Property Line and Right-of-way Buffer Plantings

Justification: The Applicant requests a waiver of the design criteria to distribute the required plants over the entire length of the buffer area. The required plants are provided over as much of the buffer area as possible. The Applicant is not able to provide the buffer plantings along the right-of-way of SR 0611 due to an existing traffic easement and Pocono Township permanent sewer easement that prohibits plantings along the SR 0611 right-of-way. Additionally, financial institutions require a high level of security for the safety of their employees and customers. Therefore, a higher level of visibility from surrounding roadways helps to assist in these essential security efforts. Also, visibility of the building from the surrounding roadways is necessary for brand awareness.

Pocono Township Stormwater Management Ordinance

13. §365-11 – Groundwater recharge, infiltration and bioretention

Justification: The Applicant requests a waiver of the requirements to completely infiltrate the recharge volume within three days. The design infiltration rate, accounting for safety factor, is 0.1 inches per hour and the proposed dewatering time in the subsurface basin is 88 hours. Both values are within the ranges provided for in the PA DEP PCSM volume spreadsheet. The maximum amount of volume that can be routed to the subsurface basin is accounted for and enlarging the basin to provide for dewatering time of 72 hours or less will not result in additional volume credits. A basin dewatering valve will be provided in the proposed outlet structure in the event that the basin is not properly dewatering or if operation and maintenance of the basin is required.

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

Sincerely,

Integrated Consulting



Terri L DeLo
Senior Project Manager, Partner

November 25, 2025

Michael Martin
Members 1st Federal Credit Union
5000 Marketplace Way
Enola, Pa 17025-2431

Re: Incompleteness Letter
Members 1st FCU at Bartonsville Ave.
NPDES Permit Application No. PAD450239
Pocono Township, Monroe County

Dear Applicant:

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

Please note that pursuant to 25 Pa. Code § 102.6(c)(2), this information must be received within 60 calendar days by **January 26, 2026** or the Monroe County Conservation District may consider the NOI withdrawn.

Items for Resubmittal or Submission of Additional Information

1. ***§102.4(b)(5)(xiv) The E&S Plan shall be planned, designed and implemented to be consistent with the PCSM Plan under § 102.8 (relating to PCSM requirements). Unless otherwise approved by the Department, the E&S Plan must be separate from the PCSM Plan and labeled "E&S" or "Erosion and Sediment Control Plan" and be the final plan for construction.***
 - a. The E&S plan does not provide protection for the infiltration basin from sedimentation during construction. The plan should be revised accordingly.
2. ***§102.6(a)(1) Submit to the Department or a conservation district a complete application or NOI, an E&S Plan meeting the requirements of § 102.4 (relating to erosion and sediment control requirements), a PCSM Plan meeting the requirements of § 102.8 (relating to PCSM requirements), and other information the Department may require.***
 - a. PNDI resolution is required prior to permit issuance. It appears that the IPaC response for the Northern Long Eared Bat and the Monarch Butterfly requires additional coordination.

- b. The check boxes at the bottom of the Stormwater Discharge Table on the NOI should be completed.
 - c. The Delivery confirmation for Pocono Township should be provided in place of the shipping confirmation included in the application. Alternatively, a completed notification from the Township can be provided if available.
3. ***§102.8(f)(8) Supporting calculations.***
- a. The PCSM Module should be updated to the latest form with a revision date of April, 2025.
 - b. Module 2 indicates that a PDSC was performed, however the PDSC spreadsheet and plan was not included.
 - c. Module 2 Stormwater Analysis – Peak Rate, box 1 should be checked because the rate requirement in an Act 167 plan was utilized in the preparation of the rate analysis.
 - d. The rational method was utilized for the rate analysis. The rational method is not an approved method. Please demonstrate that the SCM foot print and storage capacity is greater than or equal to the SCS / NRCS hydrograph method.
 - e. As discussed at the Pre-application meeting, an Erosion Potential analysis is needed for Discharge Point 001. The EP analysis provided states that the post development rate of runoff is less than the pre-development rate of runoff for the 10 year storm. No discussion has been provided which indicates that the existing flow path is stable, no photos of the flow path have been provided, and there is no discussion provided on the flow characteristics. Please revise the EP analysis to provide this information.
 - f. As long as the limit of disturbance in the Riparian Buffer is revised as discussed below, Module 4 should be revised to check the “Restoration Project” box under the allowable activities. The reminder of the module should be blank with the exception of the Certification.
4. ***§102.8(f)(9) Plan drawings.***
- a. The 4” gate valve on the basin underdrain should be replaced with a cap.
 - b. The sediment trap bottom elevation should be placed a minimum of 1 foot higher than the bottom of the infiltration basin to prevent clogging or sealing of the infiltration surface during construction.
 - c. The limit of disturbance within the riparian buffer should be reduced to represent the actual disturbance for the removal of the existing structure and driveway.
5. ***§102.8(h)(1) Evaluate and include nondischarge alternatives in the PCSM plan unless a person demonstrates that non discharge alternatives do not exist for the project.***
- a. Both E&S and PCSM Non-Discharge Alternatives have not been considered in the design of the project. Module 3 should be revised to indicate which non-discharge alternatives were considered and provide the rationale for not selecting a non-discharge alternative.

You may request a time extension, in writing, before **January 26, 2026** to respond to the deficiencies beyond the sixty (60) calendar days. Requests for time extension will be reviewed by the Monroe County Conservation District and considered. You will be notified in writing of the decision either to grant or deny, including the specific due date to respond if the extension is granted. Time extensions shall be in accordance with 25 Pa. Code § 102.6(c).

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

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

If you have questions about the information contained in this letter, please contact Drew Wagner by e-mail at dwagner@monroecountypa.gov or by telephone at 570.629.3060 and refer to Application No. PAD450239.

Sincerely,



Kristina Heaney
District Manager
Monroe County Conservation District

ecc: DEP NERO, c/o ra-epneroww@pa.gov
Pocono Township Supervisors, Planning Commission, Engineer and Zoning Officer
MCPC, c/o Eric Koopman
Terri Delo – Integrated Consulting (terri@integratededdp.com)
File

701 Main Street, Suite 405
Stroudsburg, PA 18360



Phone: 570-517-3100
Fax: 570-517-3858
mcpc@monroecountypa.gov
www.monroecountypa.gov

MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director
FROM: Kevin Glovas, Community Planner
DATE: November 14, 2025
SUBJECT: Cai Conversion
Land Development Plan
Pocono Township
MCPC Review #165-25

This 4.33-acre site is located on the southerly side of State Route 715 (SR 715), approximately 500 feet east of its intersection with Cherry Lane Church Road. Currently, the site contains one mixed-use (restaurant & residential) structure and two residential structures, served by a non-signalized access drive off SR 715. The plan proposes changing the use of the mixed-use structure to be entirely residential and no additional development. The site currently utilizes on-site well and septic systems. The site is located within the Residential (R-1) zoning district where the proposed residential is permitted and the current mixed-use restaurant and residential is not permitted.

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

1. The plan does not contain an existing resources and conservation analysis (prescribed by §390-29). It should be noted that the plan proposes no earth disturbance and only minimal development located within the site's northerly structure. It is recommended that the Township waive this requirement as there is minimal proposed development.
2. The plan does not delineate the location of the on-site well. It should be noted that §390-29 of the Ordinance requires the location of on-site wells to be delineated. The Township should confirm the location of the existing well and ensure its compliance with all applicable DEP and Township regulations.
3. The site currently contains a mixed-use restaurant and residential structure. It should be noted that mixed-use restaurants are not permitted in the R-1 District (§470 Attachment 1); the proposed change in use will eliminate that existing non-conformity. In addition, the site may not meet the minimum lot area required for a mixed-use (restaurant) land use and two primary residential units. The potential impacts and precedent for allowing 3 primary unit on this parcel should be critically reviewed within the context of the Township Ordinances.

4. In relation to non-conformities, the existing and proposed use does not meet the minimum lot area (6-acres) required for three single family detached dwellings (§470 *Attachment 2*). It is recommended that the Township consider the potential impacts and precent of allowing three separate residential dwelling on one parcel.
5. With respect to SR 715, it should be noted that any alterations to an existing structure along a state road may require modifications to the PennDOT Highway Occupancy Permit (HOP). The status of the PennDOT HOP for the site is unknown. It is recommended that the Township confirm with PennDOT whether a PennDOT HOP modification is required for the proposed change in use.
6. The proposed development and change in use will require multiple permits. This includes but is not limited to a zoning permit, building permit, and certificate of occupancy. All necessary approvals should be secured to ensure full compliance with all applicable regulations and building codes.
7. The plan delineates multiple single-family dwellings on the site, but it only contains one Emergency 911 address. It is recommended that the applicant work with the Township and the County E911 Addressing coordinator to assign addresses to all principle structures located on the site.
8. It appears that the northernmost structure of the subject property exists within the front building setbacks of the R-1 zoning district (§470 *Attachment 2*). It should be noted that the proposed development will not eliminate this non-conformity.
9. It appears that the plan does not delineate the area of each structure, and it is unclear how much space is dedicated to each mixed-use structure. This should be delineated on the plan for the most accurate assessment of what is existing and what is proposed conditions. It is recommended that the Township confirm the amount of restaurant space being converted into residential space.
10. According to the Trip Generation Report published by the Institute of Transportation Engineers, 11th Edition (2021), for High Turnover (Sit-Down) Restaurant (ITE #932, page 673) and for Single-Family Detached Housing (ITE# 912, page 598), the restaurant located on the site currently generates an approximate 376 trip ends per weekday and the existing dwellings currently generate an approximate 28 (3 dwellings). The site currently generates an approximate 404 total trip ends per weekday. The proposed development is expected to generate approximately 28 trip ends per weekday (ITE# 912, page 598). It should be noted that the proposed development will result in lower trip end generation.

11. This project is generally consistent with the Hamilton, Stroud, and Pocono Township, and Stroudsburg Borough Regional Comprehensive Plan Draft, January 2022, with regards to expanding the region's housing options.
12. The proposed project is generally consistent with the Monroe County Comprehensive Plan, December 2014, with regards to expanding the County's housing options.

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

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting, December 9th, 2025.

Date: 11-25-2025

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Subdivision and Land Development Ordinance: 390-58.B(1), 390-58.C(1),
390-58.F, 390-58.K

Section 390-58.B(1)

This § 390-58 shall apply to any subdivision for which a preliminary plan or a combined preliminary/final plan and any land development for which a plan is submitted after the effective date of this § 390-58.

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.

Section 390-58.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.

Section 390-58.K

Combination of land and fees. Upon mutual agreement of the Board of Commissioners and the applicant, the Township may accept a combination of common open space and fees-in-lieu of land to meet the requirements of this § 390-58 for a subdivision or land development. For a residential development, this combination shall be based upon the common open space requirement applying for a certain number of dwelling units and the fee-in-lieu of land requirement applying for the remaining number of dwelling units. Section 390-58H shall be considered when applying this § 390-58I.

Justification for Relief:

The proposed project will provide a positive tax benefit to the Township, County and State. The project provides recreation and service to residents and guests of the community. The project does not provide new housing units that will increase the number of residents in the Township and impact the use and demand of existing open space facilities. Based on the specific characteristics of this project, a waiver request of the requirement to provide open space or a fee in lieu of open space 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 x Explain: The proposed project will provide a positive fiscal impact to the Township, County and State and does not create a need for additional Open Space areas.

Date: 10-31-2025

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 agreement will confirm the responsibility of the owner to maintain the required improvements and penalties detailing the consequences if the property owner fails to properly operate and maintain these required facilities.

This requirement for a guaranteed maintenance fund is appropriate where common facilities are provided by a developer and lots or portions of the project are conveyed to other owners who will be responsible for the long term maintenance of the facilities when the developer is gone. 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 operation and maintenance requirements be clearly documented in agreements with the property owner but the requirement for financial security for operation and maintenance of required site improvements be waived.

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** **x** **Explain:** Site improvements will be maintained as required by agreements between the owner and the Township.

Date: 10-31-2025

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 for fire flow water and fire hydrants beyond the requirements for sprinkler systems for the Spa building and the employee housing building as required by the Building Code.

Is the hardship self-imposed?	<u> </u>	Yes	<u> x </u>	No
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Is the hardship related to financial issues?	<u> </u>	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:	Fire protection will be provided to the building by sprinklers and a dry fire hydrant will be provided on site, supplied by Brookdale Lake.
<u> </u>	<u> </u>			

Review Comment #52



| YOUR GOALS. OUR MISSION.

December 4, 2025

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: BROOKDALE SPA – 2436 BACK MOUNTAIN DRIVE
FINAL LAND DEVELOPMENT REVIEW NO. 2
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1425, T&M PROJECT NO. POCO-R0680**

Dear Planning Commission Members:

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

- Response letter dated November 25, 2025 prepared by UTRS.
- Updated Waiver Request.
- Updated Stormwater Calculations dated November 24, 2025.
- Inlet Drainage Area Plan Sheet C.DAI.02 prepared by RKR Hess, dated August 30, 2024, last revised November 24, 2025.
- Brookdale Spa Land Development Plan Sheets C.ES.05, C.DES.01, C.DES.02, C.PC.02, C.PST.05, and C.DPC.03 prepared by RKR Hess, last revised November 24, 2025.

BACKGROUND INFORMATION

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

The site is proposed to be developed with a Nordic style Spa which consists of outdoor thermal and hydrothermal amenities as well as a 2-story 38,150 s.f. building with traditional spa services, restaurant, reception area, retail spaces, and locker rooms. The plans also propose a 2-story 50-bed employee housing building and a maintenance building. The previously submitted narrative states that the spa can accommodate 400 to 525 people and will have up to 55 staff members. Spa services are booked for 4-hour sessions. The plans propose 339 parking spaces, including 9 handicap spaces, 2 bus parking spaces, and 4 off-street loading spaces. Access to the development will be via a driveway taking access from Back



Mountain Road. An existing driveway access at the west end of the property is proposed to remain, but not be improved. The plan also depicts above ground and underground stormwater management facilities. The project is proposed to be served by on-lot water and central sewage disposal via the existing Brookdale Resort Wastewater Treatment Facility.

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

Based on our review of the above information and our previous Final Land Development Plan review letter dated November 19, 2025, we offer the following comments and/or recommendations for your consideration.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Note that the Applicant is requesting waivers from SALDO requirements as discussed in Comments 4, 7, and 8. These waiver requests were deferred to Final Plan approval.

1. In accordance with Section 390-29.J.(7), Supporting documents and information, “Water supply information. In the case of individual on-lot wells, information documenting water table depth and potential for affecting the groundwater supply. In the case of community systems:
 - (a) A statement from a professional engineer of the type and adequacy of any community water supply system proposed to serve the project.
 - (d) Privately owned central system. A statement setting forth the proposed ownership of the system and responsibility for operation and maintenance.
 - (e) A copy of any application for any permit, license or certificate required by DEP or the Pennsylvania Public Utility Commission for the construction and operation of any proposed central water supply system. Land development plan approval shall be conditioned on the issuance of said permits by PA DEP and/or PA PUC.”

The well permit application was submitted to PADEP for review. The department issued a comment letter, and the applicant is currently addressing those comments. The permit must be received prior to the construction of any water supply facility. (Previous Comment 1) The response letter states the permit is pending PADEP signature.

2. In accordance with Section 390-29.J.(9), supporting documents to be submitted include “A list of any public utility, environmental or other permits required and if none are required, a statement to that effect. The Township may require a professional engineer's certification of such list.” In addition, and in accordance with Section 390-29.J.(19), “All required state or federal environmental and other permits.” *The Design Engineer shall submit the required list of required permits/approvals to the Township. The following outside agency approvals are required:*

- c. *Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module, Water Supply Permit – Conditional Approval of Sewage Planning received March 24, 2025. The Water Supply Permit is currently under review with the PADEP. (Previous Comment 2) The response letter states the permit is pending PADEP signature.*



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

The Applicant has requested a partial waiver to this requirement. The waiver justification states, “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 agreement will confirm the responsibility of the owner to maintain the required improvements and penalties detailing the consequences if the property owner fails to properly operate and maintain these required facilities.”

and

*“This requirement for a guaranteed maintenance fund is appropriate where common facilities are provided by a developer and lots or portions of the project are conveyed to other owners who will be responsible for the long term maintenance of the facilities when the developer is gone. 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 operation and maintenance requirements be clearly documented in agreements with the property owner but the requirement for financial security for operation and maintenance of required site improvements be waived.” The Board of Commissioners must make a determination on this waiver request. **(Previous Comment 4)***

5. Per Section 390-52.E.(1), “Project supply. If an approved public water supply is not accessible and water is to be furnished on a project basis, the applicant shall, upon submission of the subdivision or land development plan, submit written evidence that he has complied with all Township and state regulations, and that the proposed system to be installed meets the requirements of the PA PUC, PA DEP, and any other applicable regulations.” *The well permit application was submitted to PADEP for review. The department issued a comment letter, and the applicant is currently addressing those comments. The permit must be received prior to the construction of any water supply facility. **(Previous Comment 5)** The response letter states the permit is pending PADEP signature.*



6. Per Section 390-52.E.(4)(d), “The design and installation of any central (public or community) water supply system shall be subject to the approval of the Township, the PA DEP and other regulatory bodies having jurisdiction. Any such system shall be further subject to satisfactory provisions for the maintenance thereof. Standards and materials for the construction of any central water supply system shall meet or exceed those requirements described in the "Public Water Supply Manual of the Pennsylvania Department of Environmental Protection" and shall be subject to the approval of the Township.” *The well permit application was submitted to PADEP for review. The department issued a comment letter, and the applicant is currently addressing those comments. The permit must be received prior to the construction of any water supply facility. (Previous Comment 6) The response letter states the permit is pending PADEP signature.*
7. Per Section 390-52.E.(4)(g)[7], “For any new commercial or industrial use, a minimum pressure of 30 pounds per square inch shall be provided which shall meet all potable water supply requirements for the intended use in addition to providing fire-flow water requirements for a minimum duration of two hours of not less than 500 gallons per minute at residual pressures of 30 pounds per square inch. Fire hydrants for either residential, commercial, or industrial development shall be spaced every 600 feet within the proposed development.” *Documentation that the required fire flows can be met must be provided to the Township. The Applicant has requested a partial waiver to this requirement. The waiver justification states, “A waiver of the requirement is requested related to water system design capacity for fire flow water and fire hydrants beyond the requirements for sprinkler systems for the Spa building and the employee housing building as required by the Building Code.” (Previous Comment 7)*
8. In accordance with the Section 390-58 Common Open Space, Recreation Areas, and In-Lieu Fees:
 - A. Section 390-58.B.(1), “This §390-58 shall apply to any subdivision for which a preliminary plan or a combined preliminary/final plan and any land development for which a plan is submitted after the effective date of this §390-58.”
 - B. Section 390-58.C.(1), “The proposal for common open space, installation of recreation facilities and/or fees shall be offered for review by the Planning Commission and the Pocono Township Park and Recreation Committee.”
 - C. Section 390-58.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, would be \$28,686.00 (20.49 disturbed acres * \$1,400.00).*



The Applicant has requested waiver to this requirement. The waiver justification states, "The proposed project will provide a positive tax benefit to the Township, County and State. The project provides recreation and service to residents and guests of the community. The project does not provide new housing units that will increase the number of residents in the Township and impact the use and demand of existing open space facilities. Based on the specific characteristics of this project, a waiver request of the requirement to provide open space or a fee in lieu of open space is requested." The Board of Commissioners must make a determination on this waiver request. (Previous Comment 8)

SANITARY SEWER AND PUMP STATION COMMENTS

9. Lot 2 (this project) and Lot 3 are separate legal parcels. An easement on Lot 3, to benefit Lot 2, must be provided to allow for the installation and future maintenance of the force mains. *As noted in our previous review letters, proposed sewer easements have been indicated on the plan. The grant of the easements will be required based on the as-built of the project confirming the location of the forcemain, prior to issuance of an occupancy permit for the project. (Previous Comment 9)*
10. An easement through the Brookdale Resort property for the connection and future maintenance of the force main to the existing Wastewater Treatment Facility must be provided. *A proposed easement has been added to Sheet C.S.01. Since the properties are all controlled by the same owners, we support the applicant's request that the easements be required after the construction of the sewer forcemain prior to the issuance of an occupancy permit. (Previous Comment 10)*
11. Notation shall be added to the Site Plan stating the ownership and maintenance responsibilities of the force main and sewage pump station and the requirement for an operational plan to be prepared which includes the operation and maintenance responsibilities, schedules, and emergency contacts. This shall be provided to the Township prior to issuance of a Certificate of Occupancy. *The notation has been added. The O&M Plan shall be provided to the Township prior to issuance of a Certificate of Occupancy. (Previous Comment 11)*

WATER COMMENTS

12. The plans identify a water treatment, storage, and pump system within the maintenance building. Information related to this treatment must be provided to the Township for review. *The plan has been submitted to the PADEP, which will prepare a technical review. PADEP approval shall be provided prior to construction of any water supply facility. (Previous Comment 12) The response letter states the permit is pending PADEP signature.*
13. The project will require a water supply permit under PA Code, Title 25, Chapter 109. *PADEP approval shall be provided prior to construction of any water supply facility. (Previous Comment 13) The response letter states the permit is pending PADEP signature.*



STORMWATER MANAGEMENT ORDINANCE COMMENTS

14. In accordance with Section 365-19. B.(19), the stormwater site plan shall contain "A fifteen-foot-wide access easement to and around all stormwater management facilities that would provide ingress to and egress from a public right-of-way." *A blanket stormwater easement for access is included in Note 9 of sheet C.C.02. This blanket easement shall be included in the Stormwater Management Agreement. (Previous Comment 14)*
15. In accordance with Section 365-27. C., "At the completion of the project, and as a prerequisite for the release of the performance guarantee, the applicant or his representatives shall:

- 1) Provide a certification of completion from a Pennsylvania-licensed professional engineer, verifying that all required stormwater management facilities have been constructed according to the plans and specifications and approved revisions thereto as follows:

"I (Design Engineer), on this date (date of signature) hereby certify that the stormwater management facilities have all been installed in accordance with the approved Stormwater Management Site Plan for (name of project) and in compliance with the design standards and requirements of the Ordinance."

- 2) Provide a set of record drawings with a certification from the contractor on the record drawings that states:

"I, (insert signer's name), state that I am the (insert position) of (insert name of contractor) on this date (date of signature), hereby certify (1) that I am duly authorized to make this certification of behalf of (insert name of contractor), and (2) that all stormwater management facilities have been constructed according to the approved plans and specifications and approved revisions thereto.""

The certification and drawings shall be prepared and provided as required by this Section. This requirement will be included in the Stormwater Management Agreement. (Previous Comment 15)

16. In accordance with Section 365-29., "Prior to approval of the site's stormwater management site plan, the applicant shall sign and record a maintenance agreement in form and substance satisfactory to the Board of Commissioners, covering all stormwater control facilities that are to be privately owned." *This shall be completed at the time of Final Plan approval and as required by this Section. (Previous Comment 16)*

MISCELLANEOUS COMMENTS

17. Previous Comment satisfied.



If you should have any questions, please call me.

Sincerely,

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

JST/arm

cc: Jerrod Belvin – Pocono Township Manager
Paul Morgan – Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
Brookdale Enterprises, LLC – Applicant
Nate Oiler, P.E. – RKR Hess, a division of UTRS, Inc.
Kristina Heaney – Monroe County Conservation District
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates