



POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

December 9, 2024 6:00 p.m.

112 Township Drive | Tannersville, PA 18372

Dial-In Option: 646 558 8656

Meeting ID: 892 102 5946

Passcode: 18372

Zoom Link:

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

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

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

CORRESPONDENCE

OLD BUSINESS

- Motion to approve the minutes of the November 12, 2024 meeting of the Pocono Township Planning Commission. **(Action Item)**

SEWAGE PLANNING MODULES:

WAIVERS OF LAND DEVELOPMENT:

- Mountain Villa Resort – 406 Cherry Lane Road

NEW PLANS

MCTA Transit Facilities Expansion – LDP 1437

SKETCH PLANS

437-439 Scotrun Ave. – LDP # 1436

FINAL PLANS UNDER CONSIDERATION

PRELIMINARY PLANS UNDER CONSIDERATION

- Tannersville Point Apartments (LDP# 1358) – Plans were administratively accepted at the 6/10/24 P.C. meeting. Approval deadline of February 28, 2024 (***Deadline for P.C. consideration is 02/10/25***) (***Possible Action Item***)
- Brookdale Spa (LDP #1425) – Plans were administratively accepted at the 9/9 24 P.C. meeting with approval deadline of January 31, 2025 ***Deadline for P.C. consideration is Jan. 13, 2025*** (***Possible Action Item***)
- 611 Land Development LLC (LDP #1401) – Dual Brand Hotel – Hotel by Marriot -Plans administratively accepted at the 4/8/24 P.C. meeting. Approval deadline of April 18, 2025. ***Deadline for P.C. consideration is 3/10/25***
- Brookstead Apartments – (LDP# 1423) – Plans were administratively accepted at the 5/13/24 P.C. meeting. Approval deadline of March 9, 2025. ***Deadline for P.C. consideration is 2/10/25*** (***Possible Action Item***)

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

- 1124 Sky View Drive Mono-pine Tower (LDP# 1424) – Plans were administratively accepted at the 4/8/24 P.C. meeting with approval deadline of March 4, 2025. ***Deadline for P.C. consideration is 2/10/25. (Possible Action Item)***
- Cranberry Creek Apartments Land Development Plan (LDP# 1369) – Plans were administratively accepted at the 7/25/22 P.C. meeting. Extension letter request received with approval deadline of February 11, 2025. ***Deadline for P.C. consideration is 1/13/25. (Possible Action Item)***
- Simpson Minor Subdivision (LDP #1426) – Plans were administratively accepted at the 7/8/24 P.C. meeting with approval deadline of Mar. 6, 2025. ***Deadline for P.C. consideration is Feb. 10, 2025. (Possible Action Item)***
- Alaska Pete's Roadhouse Grille (173 Camelback Road) Land Development Plan (LDP# 1387) – Plans were administratively accepted at the 4/10/23 P.C. meeting. Extension request received with approval deadline of December 31, 2025. ***Deadline for P.C. consideration is 12/8/25. (Possible Action Item)***
- 135 Warner Road – JBAR Pocono LLC (LDP# 1414) – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of March 9, 2025. ***Deadline for P.C. consideration is 2/10/25. (Possible Action Item)***

SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS

PRIORITY LIST

- Zoning Ordinance, Zoning Map & SALDO Amendments
 - Review process will continue with Nanci Sarcinello, Sarcinello Planning & GIS Services on the 4th Monday of each month. (***No meeting in December***)

UNFINISHED BUSINESS

NEW BUSINESS

Motion to recommend the zoning map change Ordinance for consideration by the Board of Commissioners at the hearing scheduled for January 6, 2025 (***Possible Action Item***)

PUBLIC COMMENT & ADJOURNMENT

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

November 12, 2024

The regular meeting of the Pocono Township Planning Commission was held on Monday, November 12, 2024 and was opened at 6:00 p.m. by Jeremy Sawicki.

ROLL CALL

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

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

IN ATTENDANCE

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

PUBLIC COMMENT

CORRESPONDENCE

OLD BUSINESS

D. Pursel made a motion, seconded by C. Peechatka, to approve the minutes of the October 15, 2024 meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

WAIVERS OF LAND DEVELOPMENT

C. Peechatka made a motion, seconded by D. Purcell, to recommend Trap Enterprises LLC Plunge Pool Equipment Bay for approval of land development waivers. All in favor. Motion carried.

SKETCH PLAN

Incline Village – DeAngelo Consulting (LDP# 1378) – Three townhomes off Camelback Road.

NEW PLANS

FINAL PLANS UNDER CONSIDERATION

PRELIMINARY PLANS UNDER CONSIDERATION

Cranberry Creek Apartments Land Development Plan (LDP# 1369) – Plans were administratively accepted at the 7/25/22 P.C. meeting. Extension letter request received with approval deadline of February 11, 2025. **Deadline for P.C. consideration is 1/13/25.** C. Peechatka made a motion, seconded by B. Kilby, to table the plan. All in favor. Motion carried.

Tannersville Point Apartments (LDP# 1358) – Plans were administratively accepted at the 6/10/24 P.C. meeting. Approval deadline of December 31, 2024 (**Deadline for P.C. consideration is 12/9/24**) J. Folsom made a motion, seconded by C. Peechatka, to table the plan. All in favor. Motion carried.

- Brookdale Spa (LDP# 1425) Plans were administratively accepted at the 9/9/24 P.C. meeting with approval deadline of January 31, 2025. **(Deadline for P.C. consideration is Dec. 8, 2024)** J. Folsom made a motion, seconded by B. Kilby, to table the plan. All in favor. Motion carried.
- 1124 Sky View Drive Mono-pine Tower (LDP #1424) Plans were administratively accepted at the 4/8/24 P.C. meeting with approval deadline of Jan. 3, 2025. **(Deadline for P.C. consideration is 12/9/24)** D. Purcell made a motion, seconded by J. Folsom to table the plan. All in favor. Motion carried.

J. Folsom made a motion, seconded by D. Purcell to table the following plans listed below. All in favor. Motion carried.

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

PRIORITY LIST

- Zoning Ordinance, Zoning Map & SALDO Amendments
 - The review process will continue with Nanci Sarcinello, Sarcinello Planning & GIS Services on the 4th Monday of each month and will continue in January of 2025.

PUBLIC COMMENT

Dawn Eilber (Resident) – Stated that Incline Village is a planned community with bylaws that do not allow STR's. The road is bad and was a service road at one point.

ADJOURNMENT

J. Folsom made a motion, seconded by B. Kilby, to adjourn the meeting at 7:00 p.m. All in favor. Motion carried.

POCONO TOWNSHIP

WAIVER OF LAND DEVELOPMENT APPLICATION

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

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

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

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

1. Tax Parcel: 12.2.1.1 County Deed Book No.: OBJECTID 22360363

Volume No.: _____ Page No.: MAP 12638200352560

Zoning District: Commercial Area to be Developed or Subdivided, Gross: 300 sf Net: 310 sf

2. Name of Property Owner(s) of Record: Mountain Villa Resort LLC
(If corporation, provide corporations' name and address and two officers of corporation)

Address: 104 Dimmick Ln. East Stroudsburg PA 18301

Email Address: g0jets@yahoo.com Phone No.: (646) 996-6496

3. Name of Applicant, if different than Owner: _____

Address: _____

Email Address: _____ Phone No.: _____

4. Applicant's interest, if other than Owner: _____

5. Engineer, Architect, Land Surveyor, or Landscape Architect responsible for plan: _____

Address: BMA Bue-Morris Associates Inc. 275 S. Sterling Road, P.O. Box 201
Newfoundland, PA 18445

Email Address: _____ Phone No.: (201) 618-5101

6. Name of Attorney (optional): _____

Address: _____

Email Address: _____ Phone No.: _____

7. Brief project description describing the proposed intent of the project and all proposed improvements:

Replacing a 20x6 room with a 20x18 room

8. Type of water supply

proposed: _____ Public (Municipal) _____ Private (Centralized) ☒ Individual (On Site)

9. Type of sanitary sewage

Disposal proposed: _____ Public (Municipal) _____ Private (Centralized) ☒ Individual (On Site)

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

11. Material accompanying this Land Development Waiver Application:

- a) ☒ _____
- b) ☒ _____
- c) ☒ _____
- d) ☒ _____
- e) ☒ _____
- f) _____

Plan – 5 copies

Copy of Deed with any Restrictive Covenants– 2 copies

Written Description of Proposal – 5 copies

Application Fee

Professional Services Agreement and Escrow

Other

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

A minor project, just making a larger room from an existing one
all within zoning boundaries

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

Date: 8/18/24

By: _____

David Kurokawa

Printed Name

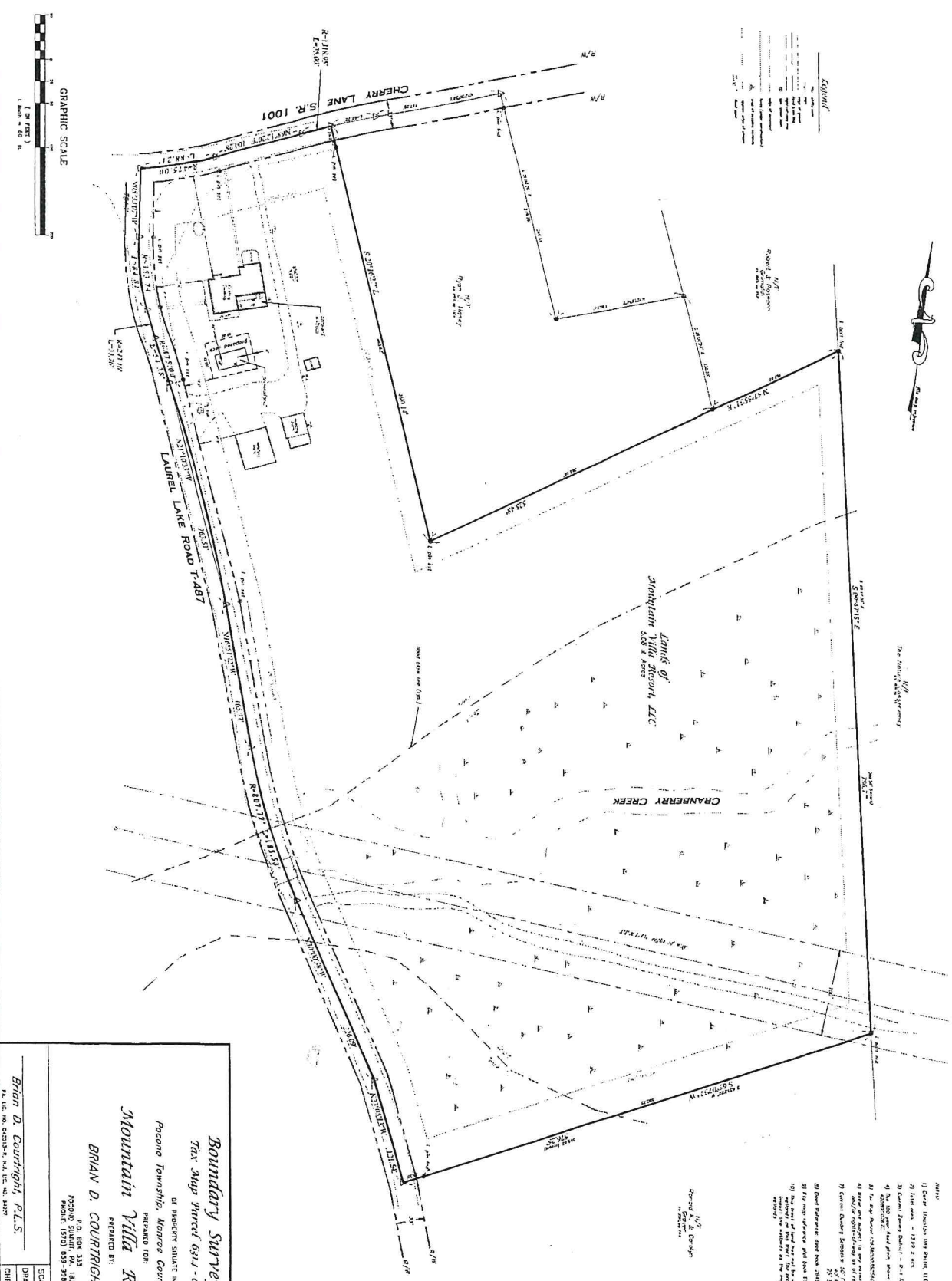
Signature

For Office Use Only:

Date Received: _____ By: _____

Distribution:

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



Legend

—	Property Line
- - -	Survey Line
...	Unclassified Area
△	Survey Station
○	Center of Circle
□	Right Angle

Boundary Survey Map
 Tax Map Parcel 6314 - 00 RD - 1330
 of PROPERTY SHANT N
 Poccano Township, Monroe County, Pennsylvania
 PREPARED BY:
BRIAN D. COURTRIGHT, P.L.S.

Mountain Villa Resort, LLC

P.O. BOX 333
 POCOSINOS, PA 18345
 PHONE: (570) 935-2985

Brian D. Courtright, P.L.S.
 PA. LIC. NO. 62013-A, PA. Exp. No. 10/27

SCALE: 1"=50'	DATE: June 2024
DRAWN BY: B.C.	JOB NO.: 2024-29
CHECKED BY: B.C.	SHEET 1 OF 1

- NOTE:
- 1) Owner: Mountain Villa Resort, LLC
 - 2) Map area: - 1330 & 00
 - 3) Current Survey Station: - 001 Standard Line Survey
 - 4) The 100' wide strip, shown herein, is per community plan as shown on the map.
 - 5) The map shows the 100' wide strip as shown on the map.
 - 6) The map shows the 100' wide strip as shown on the map.
 - 7) Current Survey Station: - 001
 - 8) The map shows the 100' wide strip as shown on the map.
 - 9) The map shows the 100' wide strip as shown on the map.
 - 10) The map shows the 100' wide strip as shown on the map.
 - 11) The map shows the 100' wide strip as shown on the map.
 - 12) The map shows the 100' wide strip as shown on the map.
 - 13) The map shows the 100' wide strip as shown on the map.
 - 14) The map shows the 100' wide strip as shown on the map.
 - 15) The map shows the 100' wide strip as shown on the map.
 - 16) The map shows the 100' wide strip as shown on the map.
 - 17) The map shows the 100' wide strip as shown on the map.
 - 18) The map shows the 100' wide strip as shown on the map.
 - 19) The map shows the 100' wide strip as shown on the map.
 - 20) The map shows the 100' wide strip as shown on the map.
 - 21) The map shows the 100' wide strip as shown on the map.
 - 22) The map shows the 100' wide strip as shown on the map.
 - 23) The map shows the 100' wide strip as shown on the map.
 - 24) The map shows the 100' wide strip as shown on the map.
 - 25) The map shows the 100' wide strip as shown on the map.
 - 26) The map shows the 100' wide strip as shown on the map.
 - 27) The map shows the 100' wide strip as shown on the map.
 - 28) The map shows the 100' wide strip as shown on the map.
 - 29) The map shows the 100' wide strip as shown on the map.
 - 30) The map shows the 100' wide strip as shown on the map.
 - 31) The map shows the 100' wide strip as shown on the map.
 - 32) The map shows the 100' wide strip as shown on the map.
 - 33) The map shows the 100' wide strip as shown on the map.
 - 34) The map shows the 100' wide strip as shown on the map.
 - 35) The map shows the 100' wide strip as shown on the map.
 - 36) The map shows the 100' wide strip as shown on the map.
 - 37) The map shows the 100' wide strip as shown on the map.
 - 38) The map shows the 100' wide strip as shown on the map.
 - 39) The map shows the 100' wide strip as shown on the map.
 - 40) The map shows the 100' wide strip as shown on the map.
 - 41) The map shows the 100' wide strip as shown on the map.
 - 42) The map shows the 100' wide strip as shown on the map.
 - 43) The map shows the 100' wide strip as shown on the map.
 - 44) The map shows the 100' wide strip as shown on the map.
 - 45) The map shows the 100' wide strip as shown on the map.
 - 46) The map shows the 100' wide strip as shown on the map.
 - 47) The map shows the 100' wide strip as shown on the map.
 - 48) The map shows the 100' wide strip as shown on the map.
 - 49) The map shows the 100' wide strip as shown on the map.
 - 50) The map shows the 100' wide strip as shown on the map.
 - 51) The map shows the 100' wide strip as shown on the map.
 - 52) The map shows the 100' wide strip as shown on the map.
 - 53) The map shows the 100' wide strip as shown on the map.
 - 54) The map shows the 100' wide strip as shown on the map.
 - 55) The map shows the 100' wide strip as shown on the map.
 - 56) The map shows the 100' wide strip as shown on the map.
 - 57) The map shows the 100' wide strip as shown on the map.
 - 58) The map shows the 100' wide strip as shown on the map.
 - 59) The map shows the 100' wide strip as shown on the map.
 - 60) The map shows the 100' wide strip as shown on the map.
 - 61) The map shows the 100' wide strip as shown on the map.
 - 62) The map shows the 100' wide strip as shown on the map.
 - 63) The map shows the 100' wide strip as shown on the map.
 - 64) The map shows the 100' wide strip as shown on the map.
 - 65) The map shows the 100' wide strip as shown on the map.
 - 66) The map shows the 100' wide strip as shown on the map.
 - 67) The map shows the 100' wide strip as shown on the map.
 - 68) The map shows the 100' wide strip as shown on the map.
 - 69) The map shows the 100' wide strip as shown on the map.
 - 70) The map shows the 100' wide strip as shown on the map.
 - 71) The map shows the 100' wide strip as shown on the map.
 - 72) The map shows the 100' wide strip as shown on the map.
 - 73) The map shows the 100' wide strip as shown on the map.
 - 74) The map shows the 100' wide strip as shown on the map.
 - 75) The map shows the 100' wide strip as shown on the map.
 - 76) The map shows the 100' wide strip as shown on the map.
 - 77) The map shows the 100' wide strip as shown on the map.
 - 78) The map shows the 100' wide strip as shown on the map.
 - 79) The map shows the 100' wide strip as shown on the map.
 - 80) The map shows the 100' wide strip as shown on the map.
 - 81) The map shows the 100' wide strip as shown on the map.
 - 82) The map shows the 100' wide strip as shown on the map.
 - 83) The map shows the 100' wide strip as shown on the map.
 - 84) The map shows the 100' wide strip as shown on the map.
 - 85) The map shows the 100' wide strip as shown on the map.
 - 86) The map shows the 100' wide strip as shown on the map.
 - 87) The map shows the 100' wide strip as shown on the map.
 - 88) The map shows the 100' wide strip as shown on the map.
 - 89) The map shows the 100' wide strip as shown on the map.
 - 90) The map shows the 100' wide strip as shown on the map.
 - 91) The map shows the 100' wide strip as shown on the map.
 - 92) The map shows the 100' wide strip as shown on the map.
 - 93) The map shows the 100' wide strip as shown on the map.
 - 94) The map shows the 100' wide strip as shown on the map.
 - 95) The map shows the 100' wide strip as shown on the map.
 - 96) The map shows the 100' wide strip as shown on the map.
 - 97) The map shows the 100' wide strip as shown on the map.
 - 98) The map shows the 100' wide strip as shown on the map.
 - 99) The map shows the 100' wide strip as shown on the map.
 - 100) The map shows the 100' wide strip as shown on the map.



December 5, 2024

To: Pocono Township Planning Commission and Board of Commissioners

Re: 406 Cherry Lane Road – Mountain Villa Resort LLC
Land Development Waiver Application
PIN #12638200352560, Tax ID 12.2.1.1

Dear Planning Commission Members:

Pursuant to the Township's request, we have reviewed the Waiver of Land Development Application for the above-referenced project. Based on our review of the information provided, we do *not recommend* approval of the waiver request. Our office offers the following comments in support of our determination:

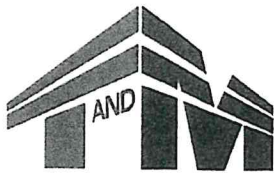
1. In accordance with Item G of the Pocono Township Waiver of Land Development Application, a proposed building addition shall not result in an expansion involving additional occupied space.
 - a. The proposed addition will create additional occupied space, and as a result, is not eligible for a waiver of Land Development.
2. The submitted plans do not demonstrate full compliance with the accessibility requirements outlined in Chapter 11 of the 2018 IBC (International Building Code) or Section 305.7 of the 2018 IEBC (International Existing Building Code).
 - a. Compliance with the above-referenced Chapter or Section may require improvements, such as the installation of a ramp or pedestrian-accessible walkway, which could expand the proposed addition or trigger the need for Land Development approval.

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

Sincerely,

Shawn McGlynn
Pocono Township Zoning Officer/BCO
SFM Consulting, LLC

Cc: Property file
Jerrold Belvin – Township Manager
Leo DeVito, Esq. – Broughal & DeVito, LLP
Lisa Pereira, Esq. – Broughal & DeVito, LLP
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchinson, P.E. – T&M Associates
Krisann MacDougall – Administrative Assistant
Lindsay Scerbo – Zoning Administrator



YOUR GOALS. OUR MISSION.

December 5, 2024

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: MOUNTAIN VILLA RESORT – 406 CHERRY LANE ROAD
LAND DEVELOPMENT WAIVER REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
T&M PROJECT NO. POCO-R1020**

Dear Planning Commission Members:

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

- Pocono Township Waiver of Land Development Application.
- Boundary Survey Map prepared by Brian D. Courtright, P.L.S., dated June 2024.
- Special Warranty Deed dated February 20, 2024.
- Professional Services Agreement and Escrow.
- Sheets A-1 (Plans & Elevations) and A-2 (Framing Plans & Details) of a 3-sheet plan set prepared by Bue-Morris Associates, Inc., dated October 14, 2024.

BACKGROUND INFORMATION

The subject parcel (Parcel ID No. 12.12.1.1) is located at the southeastern corner of the intersection of Cherry Lane Road and Laurel Lake Road and is owned by the Applicant, Mountain Villa Resort, LLC. It consists of a pre-existing non-conforming bed and breakfast with various outbuildings. The application proposes to replace an existing attached 5'-11" x 23'-10" enclosed porch with a new 16'-0" x 23'-11" room and an 8'-0" x 23'-11" composite deck. It is our understanding that the property owners plan to continue the bed and breakfast use on the property and the intended use of the space will be as a dining room/gathering area.

Based upon our review of the above information, we find this **does not** meet the eligibility requirements for a Waiver of Land Development because it is a non-residential structure with an expansion involving additional occupied space. Additionally, the construction of an addition to an existing building is defined as a "regulated activity" per Chapter 365-4.E.(5) which requires stormwater management and which shall be addressed by the applicant. Therefore, **we do not recommend approval** of the waiver request.



If you should have any questions, please call me.

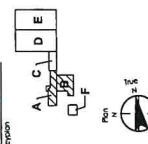
Sincerely,

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

JST/arm

cc: Jerrod Belvin – Township Manager
Lindsay Scerbo – Township Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
Mountain Villa Resort, LLC – Applicant
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates

G:\Projects\POCO\R1020\Correspondence\Mountain Villa Resort LD Waiver.docx



100

[illegible][illegible][illegible]



YOUR GOALS. OUR MISSION.

November 26, 2024

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: 437-439 SCOTRUN AVENUE
SKETCH PLAN REVIEW
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1436, T&M PROJECT NO. POCO-R1010**

Dear Planning Commission Members:

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

- Pocono Township Land Development Application.
- Professional Services Escrow Agreement and fees.
- Cover letter from Newman Williams, P.C., dated November 8, 2024.
- Tax Map/GIS Aerial of subject properties.
- 8.5" x 11" Plan entitled "Site Plan", prepared by NW2 Engineers, dated October 11, 2024.
- 8.5" x 11" Plan entitled "Survey of Lands of Elizabeth Radu", prepared by Borton Lawson, dated November 4, 2022.

BACKGROUND INFORMATION

The Applicant, Wolf Run Properties, LLC, is proposing to develop two (2) existing adjacent properties located at the northern intersection of Scotrun Avenue and SR 0611. Existing Parcel ID No. 12.6A.2.4, has an area of 6.53 acres and currently contains an existing house, a commercial building, and a driveway. Existing Parcel ID No. 12.6.1.20-1 has an area of 4.42 acres and contains several "stone structures". The parcels are located within the "C" Commercial Zoning District. The Scot Run and its associated 100-year FEMA floodplain traverse the property near S.R. 0611. The remainder of the site appears to be mostly wooded.

The proposed development includes the construction of seven (7) cabins (transient dwelling units), a "main building", a parking lot, an overflow parking lot, various internal driveways, and a main driveway accessing Scotrun Avenue/SR 0611 in a similar location as the existing driveway. The existing house and commercial building are not shown on the Site Plan and are therefore assumed to be proposed to be removed. The application indicates the development is proposed to be served by public water and sanitary sewer.

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



ZONING ORDINANCE COMMENTS

1. Per Section 470-20.B.(1)(ii), “Transient dwelling accommodations including hotels, motels, and lodges” are permitted within the C, Commercial Zoning District. Article II defines a Hotel/Motel as “a building or group of buildings containing four or more rooms, designed, arranged and used for overnight lodging of transients and the business conduct of which is licensed under applicable laws.” Lodge is undefined in Article II. *The application identifies the proposed development as “Other TDU” (transient dwelling units). The Applicant shall submit the Sketch Plan to the Zoning Officer for a determination as to the proposed use.*
2. Section 470-20.C. identifies the required lot, yard, and height requirements. *Other than the lot area, which exceeds the one-acre minimum requirement, there is not enough information in what was submitted to verify compliance with this Section. The Applicant shall verify that all requirements are met as part of any future Land Development submission.*
3. In accordance with Section 470-34.A, motels and hotels are required to provide one (1) parking space for each rental unit, plus one (1) parking space for each employee on the peak shift. Restaurants and other accessory uses are viewed separately. *The Site Plan does not identify any specific parking spaces, nor a total number of parking spaces. Any future Land Development Plan submission shall address the number of units per building and the number of employees on the peak shift to determine the required number of parking spaces. Additionally, the proposed use of the “main building” must be identified for parking requirements.*
4. In accordance with Section 470-34.B, “Handicapped parking. Handicapped accessible parking shall be provided in accordance with the Americans with Disabilities Act, as it may be amended from time to time.” *Handicapped parking must be provided.*
5. In accordance with Section 470-34.C(1), “All parking areas and all access drives for commercial or industrial uses shall have an all-weather surface constructed as specified in Chapter 390, Subdivision and Land Development.” *A paved surface for the parking and driveway areas must be provided in accordance with the ordinance requirements.*
6. In accordance with Sections 470-34.D.(1) and (2), “Required loading spaces. Every building or structure, lot or land hereafter put to a commercial or industrial use or an existing building or structure enlarged shall provide one off-street truck loading and unloading space for the first 5,000 square feet or less of gross floor area, plus a minimum of one additional off-street truck loading area for each additional 10,000 square feet of gross floor area.” and “Size of truck loading spaces. An off-street truck loading space shall be a minimum of 12 feet in width and a minimum of 35 feet in length.” *The required loading space(s) shall be provided.*
7. In accordance with Section 470-121, no building, structure, or sign shall be erected, constructed, moved, demolished, added to, or structurally altered, nor shall any use of any land, building structure, or sign be changed or expanded, without a zoning permit therefor issued by the Zoning Officer. No such permit shall be issued except in conformity with the provisions of this chapter; and:



- a. The applicant supplying satisfactory evidence, where applicable, that the property and the proposed use thereof in compliance of the Sewage Facilities Act of the Commonwealth of Pennsylvania and regulations promulgated pursuant thereto by the Pennsylvania Department of Environmental Protection.” *All approvals required by the Pennsylvania Department of Environmental Protection shall be provided to the Township.*
 - b. The applicant supplying, where applicable, stormwater management plans approved by the Pocono Township Board of Commissioners in accordance with the applicable Pocono Township stormwater management ordinances, and an erosion and sedimentation control plan approved by the applicable governmental body or agency charged with that responsibility, with respect to any proposed construction, excavation, or other earthmoving activity. *All associated stormwater management plans, erosion control plans and approvals shall be provided.*
8. All proposed signs shall conform to the requirements of Article VII of the Zoning Ordinance and must receive approval by the Township Zoning Officer prior to erection. *All proposed signage must be submitted to and approved by the Township Zoning Officer.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

9. In accordance with Sections 390-17.E.(6)(c) and (d) and 390-19.F.(6)(c) and (d), the applicant shall be responsible for submission of the plan, and all required supporting documentation to the Monroe County Planning Commission, the Monroe County Conservation District, PennDOT, and all other governing agencies. The applicant is also solely responsible for contacting utility companies, as appropriate, including the appropriate water authority if applicable. *The Applicant shall submit to, and provide comments and approvals from, outside agencies during the land development plan review process. These include, but may not be limited to:*
- a. *Monroe County Conservation District/Pennsylvania Department of Environmental Protection – Erosion and sedimentation control adequacy/NPDES permitting.*
 - b. *Pocono Township Sewer Department – Sewerage design, and capacity.*
 - c. *Brodhead Creek Regional Authority – Public water service will-serve, public sewage treatment capacity.*
 - d. *Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module.*
 - e. *Pennsylvania Department of Transportation.*
 - f. *Monroe County Planning Commission.*
 - g. *Pocono Township Volunteer Fire Company.*
10. In accordance with Section 390-29.J.(1)(c), the Preliminary/Final Land Development Plans shall contain “Truck turning movement diagrams for at least a WB-50 truck.” *Although we understand this is not a Land Development Plan, it appears that the Site Plan layout will not meet the required truck turning movements and will not provide the required access for fire truck apparatus either. The Applicant shall consider this as part of any future Land Development Plans.*
11. Section 390-43.A.(2) and Table 390-43 summarizes the required improvements for various types of subdivisions and land developments. *The Applicant shall refer to this section when preparing their future Land Development Plan.*



12. In accordance with Section 390-43.A.(6)(e)[1][a], “steep slope area is defined and established as those areas having an original, unaltered slope of 20% or greater. The establishment of slopes shall be made by a topographic survey performed by a registered surveyor, or other means acceptable to the Township.” *There appear to be steep slopes on the site which will need to be established as part of a Land Development Plan.*
13. In accordance with Sections 390-43.A.(6)(e)[2][a] and 390-43.A.(6)(e)[2][c], “no more than 35% of the original ground cover within any designated steep slope area on the property may be disturbed by grading, filling or other means. At least 65% of the original ground cover must remain undisturbed during the establishment, alteration or maintenance the property.” “No grading, filling or other alteration of the original undisturbed slopes on a property may be performed with the intent to circumvent the provisions of this section. Unauthorized grading performed within a steep slope area in order to circumvent these regulations shall be considered a violation of this chapter.” *The Land Development Plan shall include a tabulation of the existing 20% and greater steep slopes including the proposed disturbance (in square feet and percent) of the steep slope areas.*
14. Access drives shall comply with the applicable requirements of Section 390-48.T., Driveways and Access Drives. *The Applicant shall refer to this section when preparing their future Land Development Plan. This project would also need to meet the “access drive” requirements in Subsection (13).*
15. Per Section 390-48.AA., “Sidewalks; crosswalks. Sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans with Disabilities Act standards.” *Sidewalks will be required along the Scotrun Avenue and SR0611 frontages and may be necessary internal to the site to access any community facilities.*
16. In accordance with Section 390-50.B., a stormwater drainage and management plan shall be required for all major subdivisions and all land developments, and all subdivisions and land developments shall comply with Chapter 365, Stormwater Management. *Stormwater management in accordance with these requirements shall be addressed on future Land Development Plans.*
17. In accordance with Section 390-51.A, “all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control.” *All proposed development shall meet the requirements of Chapter 102. Since the proposed earth disturbance would exceed one (1) acre, an NPDES Permit, and a Determination of Adequacy letter will be required from the Monroe County Conservation District and/or Pennsylvania Department of Environmental Protection.*
18. In accordance with Section 390-52.A.(1), “all subdivisions and land developments shall be served by an adequate water supply and sewage disposal system; and the developer shall provide evidence documenting said adequacy”. *Public water and sanitary sewer services are proposed. All*



applicable approvals from the Pennsylvania Department of Environmental Protection, Pocono Township, and the Brodhead Creek Regional Authority will be required.

19. In accordance with Section 390-55., a landscape plan meeting the requirements of this section shall be prepared for all land developments and major subdivisions; and no land development or major subdivision shall be finally approved until all landscaping has been installed or guaranteed in accord with this chapter.” *A Landscape Plan is required for any future Land Development Plan submission.*
20. In accordance with Section 390-56. outdoor lighting for the proposed improvements must be designed/provided as outlined in this Section. *Lighting Plans shall be provided with any future Land Development Plan submission.*
21. In accordance with Section 390-57, “if a proposed subdivision or land development includes any area that is suspected of being a wetland, then a professional wetland delineation may be required. The Township may require that the applicant obtain a jurisdictional determination from the United States Army Corps of Engineers. Until such time as the Board of Commissioners has approved application, the wetland limits shall be visibly identified in the field.” *Any existing wetlands shall be identified and protected as required by this Section.*
22. In accordance with Section 390-58.(1) and (2), Common Open Space and Recreation Space shall be provided to provide adequate open spaces, recreational lands, and recreational facilities to serve new inhabitants/occupants of new subdivisions/land developments, for both active and passive recreation, as is specifically authorized by Section 503(11) of the Pennsylvania Municipalities Planning Code (MPC); and to recognize and implement the Official Recreation Plan adopted by Pocono Township.” *The Land Development Plan shall provide the required Common Open Space and Recreation Space, as required by this Section. The application indicates a fee in lieu would be proposed.*
23. Off-street parking and loading shall comply with Section 390-59. *The Applicant shall refer to this section when preparing their future Land Development Plan.*
24. In accordance with Section 390-60., a “traffic impact study shall be submitted to the Township, as part of a preliminary plan and final plan for any subdivision or land development application expected to generate more than 250 new trips per day; for residential subdivisions or land developments containing 15 or more dwelling units or residential lots in the aggregate.” *The Applicant shall quantify the total building area and the number of units to determine whether a traffic impact study will be required.*

OTHER ORDINANCE COMMENTS

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

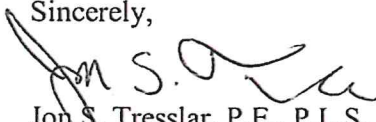


MISCELLANEOUS COMMENTS

26. It is noted that the Site Plan boundary lengths are different than those shown on the Survey Plan. The Applicant must confirm the boundary prior to preparation of any Land Development Plans.
27. The two (2) properties must be consolidated as part of any Land Development application.
28. The driveways to the cabins, as depicted on the Site Plan, do not provide adequate radii to permit vehicular turning movements. This must be considered during site design.
29. The Site Plan depicts new driveways immediately adjacent to the "main building". These driveways must be moved away from the building from a practical and safety perspective.
30. Parking and turnaround areas must be provided at each cabin.
31. Pedestrian access throughout the site shall be addressed on any future Land Development Plans. Walking trails would be an appropriate amenity to offer guests.
32. The location of trash dumpsters or other trash collection area(s) need to be shown. Future Land Development Plans will also need to demonstrate accessibility of the dumpsters by the trash trucks.

If you should have any questions, please call me.

Sincerely,



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

JST/arm

cc: Jerrod Belvin – Township Manager
Lindsay Scerbo – Township Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
Robert J. Kidwell, Esq. – Newman Williams, P.C.
Elizabeth Radu – Property Owner
Wolf Run Properties, LLC – Applicant
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates

POCONO TOWNSHIP LAND DEVELOPMENT APPLICATION

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

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

2. Name of Land Development: 437-439 Scotrun Ave.

Plan Dated: _____ County Deed Book No.: 2503

Volume No.: _____ Page No.: 6399

Property located in the Township's Designated C Zone.

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

Address: P.O. Box 220, Scotrun, PA 18355

_____ Phone No.: _____

4. Name of Applicant: Wolf Run Properties, LLC
(If other than owner)

Address: 20 S. Ash St., Denver, Colorado 80246

_____ Phone No.: _____

5. Applicant's interest if other than owner: Equitable owner

6. Engineer, Architect, Land Surveyor, or Landscape Architect responsible for plan:
NW2 Engineers

Address: 819 Light St., Baltimore, MD 21224

_____ Phone No.: 443.990.0008

7. Total Acreage: 6.93 Total Number of Lots: 1

8. Acreage of adjoining land in same ownership (if any): n/a

9. Type of Development Planned: Single Family: _____
Two-Family: _____
Multi-Family: _____
Commercial: _____
Industrial: _____
Other: x (TDU)

LDP#
LDP#

1436
1436
Pocono Township
Pocono Township

10. Will construction of building be undertaken immediately ☒ Yes ☐ No

By Whom: _____ Person Subdividing
_____ Other Developer
_____ Purchasers of individual lots

11. Type of water supply proposed: ☒ Public (Municipal) system
_____ Private (Centralized)
_____ Individual (On Site)

12. Type of sanitary sewage Disposal proposed: ☒ Public (Municipal) system
_____ Private (Centralized)
_____ Individual (On Site)

13. Are all streets proposed for dedication: _____ Yes ☒ No

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

Fee in lieu. _____

15. Present zoning classification and zoning changes, if any, to be requested:
The property is zoned commercial.

16. Have appropriate public utilities been consulted: _____ Yes ☒ No

17. Material accompanying this Land Development Application:

Number:	Item:
a) _____	Preliminary Plan
b) _____	Final Plan
c) _____	Final Plan-Minor Subdivision
d) _____	Development Agreement
e) _____	Street Profiles and Cross-sections
f) <input checked="" type="checkbox"/> _____	Other Sketch plan

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

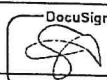
Unknown at this time.

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

Date: 11/1/2024

Signature of Owner or Applicant: _____

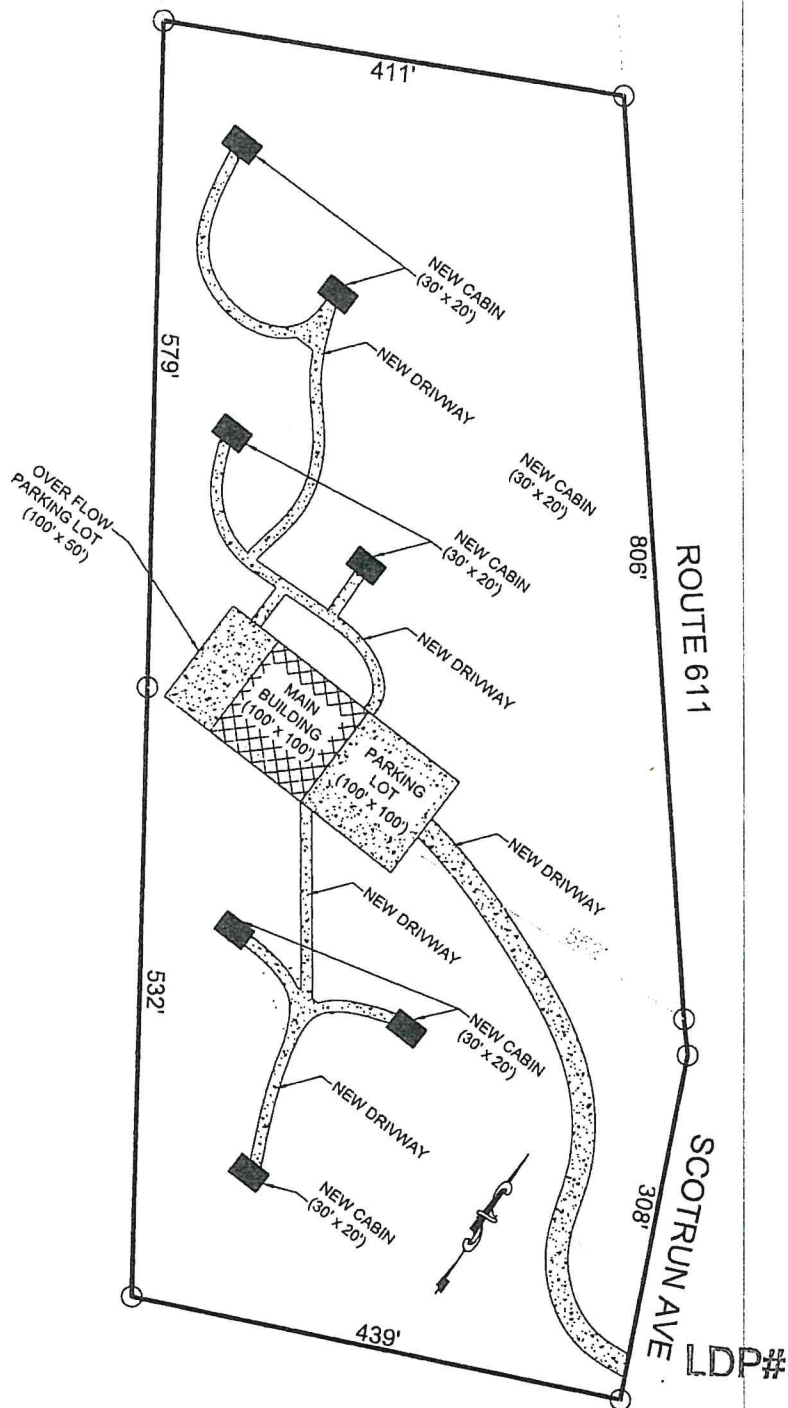
(By) _____

DocuSigned by:

B2D753D3DF4A4D7...

LDP#

1436

Pocono Township



1436

Pocono Township

A-1

PROJECT ADDRESS:
437-439 SCOTRUN AVE

DESCRIPTION:
SITE PLAN

DESIGNED BY: CD
DRAWN BY: CD
REVIEWED BY: JN
DATE: 10/11/2024
SCALE: 1" = 100'

REV	DESCRIPTION	DATE

NW2 ENGINEERS

8181 Lynn St.
Baltimore, MD 21224
(774) 214-0328
(774) 214-1122
info@nw2eng.com



Downloaded from <http://ajph.org/> at UNIV OF CALIF SAN DIEGO on June 11, 2015



YOUR GOALS. OUR MISSION.

November 4, 2024

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

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

Dear Planning Commission Members:

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

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



BACKGROUND INFORMATION

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

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

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

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

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

The following comments are related to our technical review and reflect the design requirements of the Stormwater Management Ordinance, Subdivision and Land Development Ordinance, as well as miscellaneous design comments. A planning review dated October 22, 2024, was distributed separately.

Based upon our review of the above information and our previous review letter dated July 25, 2024, we offer the following comments and/or recommendations related to the proposed development.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

Waivers in Comments 3 and 9 were requested and recommended for approval by the Township Planning Commission.

1. In accordance with Section 365-8.F., "Areas of existing diffused drainage discharge shall be subject to any applicable discharge criteria in the general direction of existing discharge, whether proposed to be concentrated or maintained as diffused drainage areas, except as otherwise provided by this chapter. If diffused drainage discharge is proposed to be concentrated and discharged onto adjacent property, the applicant must document that adequate downstream conveyance facilities exist to safely transport the concentrated discharge, or otherwise prove that no erosion, sedimentation, flooding or other impacts will result from the concentrated discharge." *The plans reflect an existing stormwater management easement on the adjacent property. Although the Stormwater Report indicates that there is an existing drainage channel at this location, the existing grades on the plans do not reflect a channel. Documentation as to the existing easement and information meeting the requirements of this Section must be provided. We are concerned about a new point discharge from the proposed 54" storm pipe.*



(Previous Comment 1) The response letter states, “An existing stormwater easement exists on the neighboring parcel. However, due to Township concerns, additional easement area extending to the limit of the pond will be provided along with a temporary construction easement to permit grading tie-ins.” The comment must still be addressed.

2. In accordance with Sections 365-8.J and 365-19.C.(5), any stormwater management facilities regulated by this chapter that would be located on state highway rights-of-way shall be subject to approval by the Pennsylvania Department of Transportation (PennDOT). *A copy of the Highway Occupancy Permit, as well as any correspondence between the Applicant and PennDOT, shall be provided to the Township. (Previous Comment 2) The response letter acknowledges these requirements.*
3. In accordance with Section 365-8.L., “Roof drains should not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment.” *The plans show the roof drains for the proposed buildings connecting directly into the storm sewer. We would support a waiver to this requirement, since the roof water is “clean” and to allow the water to cross the parking area would add pollutants and increase temperature. (Previous Comment 3) The Township Planning Commission recommended approval of this waiver request at its meeting held on October 15, 2024.*
4. In accordance with Section 365-8.M, “all stormwater runoff, other than rooftop runoff discussed in Subsection L above, shall be treated for water quality prior to discharge to surface or groundwater.” Also, in accordance with Section 365-10.C, “For areas within defined special protection subwatersheds which includes exceptional value (EV) and high quality (HQ) waters, the temperature and quality of water and streams shall be maintained through the use of temperature sensitive BMPs and stormwater conveyance systems.” *The plans must show the required water quality treatment/pretreatment in accordance with this Section. (Previous Comment 4) The response letter states, “Water quality inlets are now labeled.” A “Water Quality Inlets with Sumps” table has been added to Sheet 49; however, the unnamed inlet, which is the junction between Inlets I-614 and I-615, is not included in the table and must be added.*
5. Previous Comment 5 satisfied.
6. In accordance with Section 365-11A.(2)(b), “Infiltration BMPs intended to receive runoff from developed areas shall be selected based on suitability of soils and site conditions and shall be constructed on soils that have the following characteristics: (b) An infiltration and/or percolation rate sufficient to accept the additional stormwater load and drain completely as determined by field tests conducted by the applicant's design professional.” *Although testing information has been stated on the plans, the detailed soil and infiltration test logs and related field data must be provided. (Previous Comment 6) The response letter states, “The soil and infiltration test logs are now provided.” This information was not provided in either the electronic or hard copy of the resubmission and must still be submitted.*
7. In accordance with Section 365-11A.(3), “The size of the recharge facility shall be based upon the following volume criteria:



(a) NRCS Curve Number Equation.

[1] The NRCS runoff shall be utilized to calculate infiltration requirements (P) in inches.

$$\text{For zero runoff: } P = I \text{ (Infiltration) (in.)} = (200/CN) - 2 \quad \text{Equation 365-11.1}$$

Where: CN=SCS (NRCS) curve number of existing conditions contributing to the recharge facility.

[2] This equation is displayed graphically in, and the infiltration requirement can be determined from Figure 365-11.

[3] The recharge volume (Re_v) required would therefore be computed as:

$$Re_v = I * \% \text{ impervious area} / 12 \quad \text{Equation 365-11.2}$$

Where: I = infiltration requirements (in.)”

The recharge calculations shall be provided. (Previous Comment 7) While the recharge calculations have now been provided, it is unclear as to how and where the recharge takes place. If it is through the spray irrigation system, the system is proposed to be non-operational during the winter months and that would need to be addressed. A rain garden has also been depicted on the plans, but there are no associated calculations. The method of recharge shall be identified.

8. In accordance with Section 365-11B., Soils. “A detailed soils evaluation of the project site shall be required to determine the suitability of recharge facilities. The evaluation shall be performed by a qualified design professional, and, at a minimum, address soil permeability, depth to bedrock and subgrade stability.” *The required evaluation shall be provided and the design professional under whose supervision the evaluation was performed shall be identified. (Previous Comment 8) The response letter states, “The soil evaluation is now provided.” This information was not provided in either the electronic or hard copy of the resubmission and must still be submitted.*
9. In accordance with Section 365-13.B, “All calculations consistent with this chapter using the Soil Cover Complex Method shall use the appropriate design rainfall depths for the various return period storms according to the region in which they are located as presented in Table B-1 in Appendix A^{III} of this chapter. If a hydrologic computer model such as PSRM or HEC-1 is used for stormwater runoff calculations, then the duration of rainfall shall be 24 hours. The NRCS “S” curve shown in Figure B-1, Appendix A of this chapter, shall be used for the rainfall distribution.” *The Stormwater Management Report utilizes rainfall values from NOAA Atlas 14, Volume 2, Version 3, location Tannersville, PA”. We have no objection to the Applicant requesting a waiver from this Section to utilize the rainfall data from NOAA. (Previous Comment 9) The Township Planning Commission recommended approval of this waiver request at its meeting held on October 15, 2024.*
10. In accordance with Section 365-14.C, “Any facility located within a PennDOT right-of-way must meet PennDOT minimum design standards and permit submission requirements.” *PennDOT shall review and approve any stormwater facility within their right-of-way. A copy of the Highway Occupancy Permit, as well as any correspondence between the Applicant and PennDOT, shall be provided to the Township. (Previous Comment 10) The response letter acknowledges these requirements.*
11. In accordance with Section 365-15.A, “Any earth disturbance must be conducted in conformance with Pennsylvania Title 25, Chapter 102, Erosion and Sediment Control.” *The proposed disturbance is*



greater than one acre, therefore, a NPDES Permit from the Monroe County Conservation District is required. All correspondence with, submissions to, and NPDES Permit from the County Conservation District, shall be provided to the Township. (Previous Comment 11) The response letter acknowledges these requirements.

12. In accordance with Sections 365-17 and 365-19.A.(4), for any of the activities regulated by this chapter, the preliminary or final approval of subdivision and/or land development plans, the issuance of any building or occupancy permit, or the commencement of any earth disturbance may not proceed until the applicant or his/her agent has received written approval of a stormwater management site plan from the municipality, an adequate erosion and sediment control plan review by the Conservation District and an NPDES permit from the DEP, if required. *The proposed disturbed area is greater than one (1) acre, therefore an NPDES Permit is required. The Applicant shall provide a copy of the NPDES Permit and the Letter of Determination of Adequacy from the Monroe County Conservation District, as well as any correspondence pertaining to the review. (Previous Comment 12) The response letter acknowledges these requirements.*
13. In accordance with Section 365-19.B.(7), “Soil names and boundaries; along with any limitations associated with the soil type and the proposed resolution of the listed limitations.” *The soil boundaries and resolutions must be added to the plans. (Previous Comment 13) The soils boundaries and resolutions have been added to Sheet 49. It is noted that the underground basin is located within soil types WpC and OxC. The WpC soil has a seasonal high water table and the OxC soil has a restricted depth to bedrock. The design engineer shall evaluate these limitations with respect to the specific proposed site design.*
14. Per Section 365-19.B.(8), the stormwater site plan shall contain “Limits of earth disturbance, including the type and amount of impervious area that would be added.” *The required impervious area information shall be added to the PCSM Plan. Additionally, the Limit of Earth Disturbance shall be shown. (Previous Comment 14) The response letter states, “The limit of earth disturbance is now shown.” Neither the impervious area information nor the Limit of Earth Disturbance are shown on the PCSM plan.*
15. Previous Comment 15 satisfied.
16. In accordance with Section 365-19.B.(19), the stormwater site plan shall contain “A fifteen-foot-wide access easement to and around all stormwater management facilities that would provide ingress to and egress from a public right-of-way.” *This easement shall be provided on the plan. In the alternative, the plan may note a blanket easement for access. (Previous Comment 16) The response letter states, “A blanket easement is proposed for access.” It is unclear as to where this is proposed as we are unable to locate any notes on the plans regarding this blanket easement. The easement must be clarified.*
17. Previous Comment 17 satisfied.
18. Previous Comment 18 satisfied.
19. Previous Comment 19 satisfied.
20. In accordance with Sections 365-19.D.(1), “All stormwater management facilities must be located on a plan and described in detail. Plan and profile drawings of all SWM BMPs, including drainage structures, pipes, open channels, and swales.” *Profile drawings of all drainage structures, pipes,*



channels and swales must be provided. (Previous Comment 20) The revised plans now include plan and profile drawings. Our comments on those drawing are as follows:

- a. It is standard engineering practice to match top of pipe elevations for pipe size changes through a structure. For example, the top of the 15" in shall match the top of the 24" out. The plans shall be revised to conform to the industry standard.*
- b. Pipes throughout the profiles are incorrectly drawn. The pipe size is to be measured on the vertical scale, not perpendicular to the slope of the pipe. For example, the 54" pipe between HW-104 and MH-103 is drawn as a 66" pipe when measured on the vertical 1"=5' scale. The profiles shall be corrected.*
- c. According to ADS Technical Note TN 2.01, "Pipe diameters from 4- through 48-inch (100-1200 mm) installed in traffic areas (AASHTO H-20, H-25, or HL-93 loads) must have at least one foot (0.3m) of cover over the pipe crown, while 54- and 60-inch (1350 and 1500 mm) pipes must have at least 24 inches (0.6m) of cover." Additionally, "the thickness of flexible pavements should not be included in the minimum cover." There are numerous pipes which do not meet the minimum pipe cover criteria. The design engineer shall review and revise the design accordingly or provide documentation supporting the use of less cover.*
- d. HW-104 to EW-100: Pipe lengths and slopes as well as several rims and inverts do not match the storm sewer calculations.*
- e. I-221 to I-207: Pipe sizes do not match the storm sewer calculations. Also, inadequate pipe cover.*
- f. I-241 to MH-224: Pipe sizes and lengths do not match the storm sewer calculations.*
- g. I-229 to I-210: Pipe sizes and lengths do not match the storm sewer calculations.*
- h. I-234 to I-210: The crossing of the sanitary sewer is only about 6" above the storm pipe which does not provide adequate depth for proper bedding compaction of the sanitary sewer. The distance between the utilities shall be increased.*
- i. I-214A to I-212: Inadequate pipe cover.*
- j. I-240 to MH-237: A pipe length does not match the storm sewer calculations.*
- k. I-216 to I-205: Inlet I-216 is missing from the profile and there is no separation of the waterline from the top of the storm pipe. There is also a pipe size and reference that are incorrect.*
- l. I-215 to Underground Basin: Inlet I-215 is missing from the profile.*
- m. I-238 to I-211: A 12" pipe reference does not match the storm sewer calculations.*
- n. I-233 to I-211: A pipe size reference does not match the storm sewer calculations.*
- o. I-228 to I-207: Inlet I-228 is missing from the profile.*
- p. I-203 to I-202: Inlet I-203 is missing from the profile.*
- q. I-409 to I-404: Inlet I-409 is missing from the profile and pipe size references do not match the storm sewer calculations.*
- r. I-220 to I-206: Pipe size references do not match the storm sewer calculations.*
- s. I-202 to I-201: Inlet I-202 is missing from the profile and pipe size references do not match the storm sewer calculations.*
- t. I-212 to I-208: Pipe size and slope references do not match the storm sewer calculations. Also, inadequate pipe cover.*
- u. I-207 to I-203: A pipe size reference does not match the storm sewer calculations.*
- v. I-308 to Underground Detention Basin: The crossing of the sanitary sewer is only about 8" above the storm pipe which does not provide adequate depth for proper bedding compaction. The distance between the utilities shall be increased. Also, a pipe size and slope reference do not match the storm sewer calculations.*
- w. I-410 to Underground Basin: A 15" pipe reference does not match the storm sewer calculations. Additionally, Inlets I-402 and I-401 appear to be excessively deep.*



- x. *I-523 to I-512: Pipe slope, sizes and length do not match the storm sewer calculations.*
 - y. *I-521 to I-502: A pipe length does not match the storm sewer calculations. Additionally, Inlets I-518 and I-502 appear to be excessively deep.*
 - z. *I-516 to I-518: A pipe length does not match the storm sewer calculations. Additionally, Inlets I-517 and I-518 appear to be excessively deep.*
 - aa. *I-509 to Underground Basin: A 12" pipe reference does not match the storm sewer calculations.*
 - bb. *I-615 to I-601: Inlet I-601 is incorrectly depicted and at 34 feet is excessively deep.*
 - cc. *I-614 to I-601: Inlet I-601 is incorrectly depicted and at 34 feet is excessively deep.*
 - dd. *I-609 to Underground Basin: The 12" pipe references do not match the storm sewer calculations and Inlets I-601 and I-602 are excessively deep.*
 - ee. *Profiles for I-514 to MH-501 and I-515 to I-514 are missing from the plan set.*
 - ff. *Stationing for the Private Sanitary Sewer profile on Sheet 29 must be shown in plan view for correlation to the profile.*
 - gg. *Cover over the sanitary sewer at STA 3+25 is shown to be 4.46 feet. It must be clarified if this is to the top or bottom of the asphalt.*
21. In accordance with Section 365-21.I., "The applicant shall be responsible for completing record drawings of all stormwater management facilities included in the approved stormwater management site plan. The record drawings and an explanation of any discrepancies with the design plans shall be submitted to the Municipal Engineer for final approval prior to the issuance of any occupancy permits. In no case shall the municipality approve the record drawings until the municipality receives a copy of an approved declaration of adequacy and/or highway occupancy permit from the PennDOT District Office (if required), NPDES Permit, consumptive use tracking report, and any other applicable permits or approvals from PA DEP or the Conservation District. The above permits and approvals must be based on the record drawings. This means that if there are changes during construction, the record drawings must be submitted to the PA DEP and the Conservation District for an updated approval if this was not done previously." *A copy of the NPDES Permit shall be provided to the Township and it shall be noted on the Plans, that if there are changes during construction, the record drawings must be submitted to the PADEP and the Conservation District for an updated approval, if this was not done previously. (Previous Comment 21) The response letter acknowledges these requirements; however, the previously requested note has not been placed on the plans.*
22. In accordance with Section 365-27.A., "For subdivisions and land developments, the applicant shall provide a performance guarantee to the municipality for the timely installation and proper construction of all stormwater management controls as required by the approved stormwater management site plan in the amount and method of payment provided for in Chapter 390, Subdivision and Land Development." *A construction cost estimate for the stormwater management facilities shall be provided to the Township to determine the amount to be required for the performance guarantee. The performance guarantee shall be provided to the Township as part of the Final Plan submission. (Previous Comment 22) A construction cost estimate has been provided. It will be reviewed under separate cover when the plan revisions are nearing completion.*
23. 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. (Previous Comment 23) The response letter acknowledges this requirement.

24. 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 24) The response letter acknowledges this requirement.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

The waiver in Comment 25 was requested and recommended for approval by the Township Planning Commission.

25. In accordance with Section 390-50.CC, "pipes shall be installed at such depth and in such manner as dictated by the site; and no pipe shall be installed that is less than 15 inches in diameter with a minimum 0.5% slope for cross drainage." *Several storm sewer runs have a diameter of 12-inches and shall be revised accordingly. (Previous Comment 25) The Township Planning Commission recommended approval of this waiver request at its meeting held on October 15, 2024.*

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

26. Previous Comment 26 satisfied.
27. Previous Comment 27 satisfied.
28. StormTrap maintenance requirements outlined in Appendix G of the report shall be included on the PCSM plans. *(Previous Comment 28) The response letter states, "The StormTrap requirements have been added to the plans." The plan contains only a very brief inspection statement. The detailed maintenance as outlined in Appendix G must still be included on the PCSM plans.*
29. Previous Comment 29 satisfied.
30. The study point for DA2 must be shown on the drainage area plans at the low point along the property line at approximately elevation 840.75. The plans shall be revised accordingly. *(Previous Comment*



30) The response letter states, “The study point has been added to the plans.” The DA2 study point continues to be incorrectly depicted on the plan and must be revised per our previous comment.

31. It is unclear from the plans and the stormwater report as to the configuration of the basin outlet structure. The configuration shall be specifically presented in the report and in a plan detail. **(Previous Comment 31) The response letter states, “A detail has been provided.” We are unable to find this detail on the plans. The response shall clarify the exact location of the information.**
32. Drainage Area 4 on the drainage area plans is labeled as 2.12 acres; however, it is 2.22 acres in the report. This discrepancy must be corrected. **(Previous Comment 32) The response letter states, “The discrepancy has been addressed.”; however, this discrepancy remains and must be corrected.**
33. Previous Comment 33 satisfied.
34. The following discrepancies are noted with respect to the Weighted “C” Calculations for Inlets in the stormwater report: **(Previous Comment 36) It is noted that the continued lack of detailed spot elevations makes many of the inlet drainage areas unclear and inaccurate.**
 - a. Inlet I-220: The drainage area boundary appears to be incorrect above the wall and the actual drainage area appears to be larger than what is depicted on the plan and in the calculations. This must be revised accordingly. **(Previous Comment 34.b.) The drainage area boundary still appears to be incorrect. It is unclear how the drainage area above the retaining wall is being bypassed to Inlet I-238. It appears this should drain to Inlet I-220. If this is a function of the wall drain, then detailed grading behind the wall and information related to the wall drain must be provided to support the drainage area boundary.**
 - b. Inlet I-407: The actual drainage area appears to extend off-site above the wall and include part of the area shown for Inlet I-408. The calculations shall be revised accordingly. **(Previous Comment 34.e.) The drainage area continues to appear to be incorrect. It is unclear how the drainage area above the retaining wall at Inlet I-407 is being directed to Inlet I-410. (also see Comment 34.a.)**
 - c. Inlet I-408: The actual drainage area appears to extend off-site above the wall. The calculations must be revised accordingly. **(Previous Comment 34.f.) This drainage area appears to be incorrectly depicted.**
 - d. Inlet I-513: The actual drainage area appears to extend into what is currently shown as the drainage area for Inlet I-512, but without spot elevations on the curbline, it is difficult to discern. The design engineer shall review the grading in this DA and make any necessary revisions to the DA calculations. **(Previous Comment 34.h.) The drainage area continues to appear to be incorrect. It is unclear how the drainage area above the retaining wall is not reaching Inlet I-513 and is instead being attributed to Inlet I-613. (also see Comment 34.a.)**
 - e. Inlet I-613: It appears the actual drainage area is smaller than what is depicted on the plan or in the calculations and must be corrected accordingly. **(Previous Comment 34.j.) It is unclear how the drainage area above the wall is not reaching the inlets below the wall. It must be clarified how it is reaching Inlet I-613. (also see Comment 34.a.)**
 - f. **Inlets I-207 and I-208: The drainage areas do not correctly reflect the high point in Driveway A.**
 - g. **Inlet I-209: The drainage area does not correctly reflect the high point in Driveway A.**
 - h. **Inlet I-218: The drainage area is shown to include the dumpsters, but additional information is required to demonstrate the grading in this area. The extent of the curb at the dumpster area is unclear.**



- i. *Inlet I-222: The drainage divide through the 897 contour appears to be incorrectly depicted. A portion of the drainage area shown should be attributed to either I-209 or I-208.*
- j. *Inlet I-234: The drainage area does not correctly reflect the high point in Driveway A.*
- k. *Inlet I-308: The drainage area is shown to include the dumpsters, but additional information is required to demonstrate the grading in this area. The extent of the curb at the dumpster area is unclear.*
- l. *Inlets I-516/I-517: These drainage areas do not appear to be correct. The plans show a curb along the parking lot which would prevent runoff from reaching I-517 as depicted by the drainage area plan. Also, the drainage divide is not shown on the ridge between I-516 and I-517.*
- m. *Inlet I-522: The drainage area shown does not appear to reach this inlet based on the limited grading. It actually reaches Inlet I-523.*
- n. *Inlet I-522: This drainage area is incorrectly labeled as I-521.*

(Previous Comment 34)

35. Previous Comment 37 satisfied.

36. The following structure names contain discrepancies between their tabulation data on Sheet 38 and the report calculations and must be revised: *(Previous Comment 36)*

- a. MH-101; *(Previous Comment 36.a.)*
- b. I-201; *(Previous Comment 36.b.)*
- c. I-206; *(Previous Comment 36.d.)*
- d. I-211; *(Previous Comment 36.f.)*
- e. I-232; *(Previous Comment 36.j.)*
- f. MH-237; *(Previous Comment 36.k.)*
- g. I-302; *(Previous Comment 36.l.)*
- h. I-303; *(Previous Comment 36.m.)*
- i. MH-505; *(Previous Comment 36.q.)*
- j. I-518; *(Previous Comment 36.t.)*
- k. I-522; *(Previous Comment 36.u.)*
- l. I-523; *(Previous Comment 36.v.)*
- m. MH-602; *(Previous Comment 36.w.)*
- n. I-608; *(Previous Comment 36.x.)*
- o. I-611. *(Previous Comment 36.y.)*
- p. *EW-100;*
- q. *MH-102;*
- r. *MH-103;*
- s. *I-220;*
- t. *I-221;*
- u. *I-223;*
- v. *MH-224;*
- w. *MH-226;*
- x. *I-235;*
- y. *I-241;*
- z. *I-301;*
- aa. *I-304;*
- bb. *I-305;*



cc. I-307;
dd. I-308;
ee. I-402;
ff. I-404;
gg. I-405;
hh. I-406;
ii. I-407;
jj. I-409;
kk. I-410;
ll. I-502;
mm. MH-508;
nn. I-512;
oo. I-519;
pp. MH-520;
qq. I-521;
rr. I-601;
ss. I-613;

All discrepancies between the table and the calculations must be resolved. The design engineer shall also verify that elevations on the plan views and profiles also match the calculations and table.

37. Previous Comment 37 satisfied.
38. Previous Comment 38 satisfied.
39. The PCSM plan legends show NPDES Permit Boundary, Limit of Disturbance, and Riprap Apron, but these are not actually depicted on the PCSM Plans and shall be added to the plans. The legends shall also identify PCSM features such as the spray irrigation areas and underground detention basin. ***(Previous Comment 39) The response letter states, "The NPDES Permit Boundary and Limit of Disturbance are now shown on the PCSM Plans." While the NPDES Permit Boundary and Limit of Disturbance were added to the legend, they are not depicted on the plans. Also, the other requested PCSM features have not been shown in either the legend or on the plan. The requested PCSM features must be added to the PCSM plans.***
40. Previous Comment 40 satisfied.
41. Previous Comment 41 satisfied.
42. Previous Comment 42 satisfied.
43. Previous Comment 43 satisfied.
44. Previous Comment 44 satisfied.
45. Longitudinal and cross-sectional profiles based on the actual site conditions shall be provided for the underground detention basin. ***(Previous Comment 45) The response letter states, "Longitudinal and cross-sectional profiles for the underground detention basin are now provided." The plans contain three (3) sections on Sheet 38 that have no labeled scale. Additionally, they are labeled as Section***



1, Section 2, and Section 3, but the locations of these sections are not shown on the plans for verification. The sections must be further clarified.

PLAN REVISION COMMENTS

46. *Link 36L on page 1487 is labeled “post total channel flow to Headwall 104”. This appears to actually be to MH-101 because the basin discharge has not been added yet. This shall be clarified. (New Comment)*
47. *The cable concrete design on page 1804 indicates a channel capacity of 146.64 cfs. According to the Link routing on page 1484 (without winter discharge), the flow through Headwall 104 is 154.64 cfs. The design shall be revised to utilize the correct discharge. Also, actual dimensions for the entire cable concrete mat, as it is to be installed, shall be provided on the plans. (New Comment)*
48. *Page 1816 of the report states that “88,093 ft³ of stormwater shall be re-applied back on the site per week to prepare for a two-year 24-hour storm event”. It must be clarified how this volume was determined as it does not appear to be for the two-year storm. (New Comment)*
49. *The spray irrigation maintenance requirements outlined in Appendix L of the report shall be included on the PCSM plans. (New Comment)*
50. *It is noted that the Construction Schedule Item 1 on page 1819 of the report states that the “existing subgrade within footprint of spray irrigation area should not be compacted or subject to excessive construction equipment prior to construction.” A portion of the spray irrigation is proposed within the northeastern corner of the site which is proposed to be cut and graded. This must be addressed as it appears to be in conflict with the Schedule. (New Comment)*
51. *Segment 2 of the travel time for I-403 on page 1662 of the report appears to be incorrect. The design engineer shall review and revise as necessary. (New Comment)*
52. *It is unclear where Segment 3 of the travel time for I-409 on page 1664 of the report is taken. This shall be clarified by the design engineer. (New Comment)*
53. *Line 5 of the storm sewer calculations on page 1693 of the report shows a Total Flow of 15.69 cfs. This appears to be the same as Link 61P on page 1300 which has a flow of 20.99 cfs. This shall be clarified. Also, both flows exceed the capacity of the 15” pipe per the calculations. (New Comment)*
54. *The HGL of Lines 4 (HW104 to MH103) and 5 (Basin 1 OCS to MH101) exceed the elevations of the corresponding crowns. The design engineer shall review and revise the calculations as necessary to eliminate the surcharge conditions. (New Comment)*
55. *RD-7 to I-241 is missing from the storm sewer calculations. (New Comment)*
56. *RD-5A to I-518 is missing from the storm sewer calculations. (New Comment)*
57. *Plan Sheets 31 and 32 appear to have the same “Driveway Centerline Utility Profile”. If they are the same, one may be deleted from the plan set. (New Comment)*



58. *Various pipe sizes, lengths, and slopes on the detail for MH-101 on Sheet 38 do not match the calculations and the plans. All reference information shall be consistent. (New Comment)*
59. *Doubletrap Design Criteria Sheet Number 1.1 on plan Sheet 37 contains a section entitled "Structural Design Loading Criteria". This section cites a number of requirements including, ground water table level, soil bearing pressure, soil density, and backfill type. Since none of the requirement information has been provided on the submitted plans, it is unclear if the requirements have been satisfied. Additional information and verification from the StormTrap manufacturer shall be provided to document the adequacy of the proposed design. (New Comment)*
60. *The Underground Basin Cross – Section 3 on Sheet 38 shows approximately 28.5 feet of cover over the top of the StormTrap basin with a total depth of approximately 44.5 feet. Site Specific Design Criteria Note 2 in the Doubletrap Design Criteria Sheet Number 1.1 on plan Sheet 37 states "Cover Range: Min. 0.50' Max. 6.00' Consult StormTrap for additional cover options". The design engineer shall provide documentation that the 28.5 feet of cover can be accommodated by the StormTrap system. (New Comment)*
61. *The layout of the proposed storm sewer between MH-102 and EW-100 should be further evaluated by the design engineer. This pipe is shown to convey flows of 131+ cfs in the 100-year storm event. The numerous changes in direction and the misaligned angle of EW-100 with respect to the proposed drainage easement will be problematic. (New Comment)*
62. *The purpose of MH-226 is unclear. We suggest the design engineer evaluate connecting the pipe directly from I-225 to I-227. (New Comment)*
63. *The purpose of Inlet I-223 is unclear. From the limited grading information shown, the inlet receives no runoff. (New Comment)*
64. *MH-605 appears to be unnecessary. We suggest the design engineer evaluate connecting the pipe directly from I-606 to I-604. (New Comment)*
65. *Inlet I-611 appears to be unnecessary. We suggest the design engineer evaluate connecting the pipe directly from I-612 to I-610. (New Comment)*
66. *The PCSM BMP Operation and Maintenance Schedule on Sheet 55 lists "Vegetated Swale" as a BMP. The locations of the vegetated swales must be specifically labeled on the PCSM plans. (New Comment)*
67. *The PCSM BMP Operation and Maintenance Schedule on Sheet 55 lists "Water Quality Raingarden" as a BMP; however, the raingarden be labeled on the PCSM plans. (New Comment)*
68. *The PCSM BMP Operation and Maintenance Schedule on Sheet 55 must also include the spray irrigation system since it is being used as a BMP. (New Comment)*



69. *A detail and information for a raingarden are included on Sheet 55, but the PCSM report contains no calculations for a water quality raingarden BMP. The design of the raingarden must be provided for review. (New Comment)*
70. *The raingarden detail on Sheet 55 identifies 12" of planting soil, but the Sequence of Construction on the same sheet identifies 18" of planting mix. This apparent discrepancy must be corrected. (New Comment)*
71. *Sheet 55 contains a "Rain Garden Grass Mix" and a "Water Quality Raingarden Plant Schedule (Entire Basin Bottom)", both of which are seed mixes. The application location for each of the mixes shall be identified on a plan view. The maintenance and mowing requirements for the vegetation shall also be addressed. (New Comment)*
72. *Sheets 56 and 37 contain the exact same details for the StormTrap detention basin. The details should only appear in the PCSM portion of the plans for clarity and future reference for maintenance. (New Comment)*
73. *Details 12 and 15 on Sheet 59 appear to be in conflict with respect to the wet well pipe. One detail shows it to be 10" while the other shows a 6" pipe. This shall be clarified. (New Comment)*
74. *Detail 13 on Sheet 59 requires the understory vegetation to be cleared "to below a 25° trajectory for 20' perimeter around sprinkler" and to "clear all vegetation 3" and taller within 8' diameter" of the sprinkler. Monthly Maintenance Item 7 on page 1818 of the report indicates that vegetation must be mowed or cleared from the sprinklers and valve boxes for the irrigation system. These clearing requirements and the required maintenance of the clearing shall be further clarified. Additionally, the LOD on the plans indicate that no disturbance is proposed in the areas of the irrigation system, which is inaccurate. The LOD shall be revised to reflect the disturbance required for the installation and operation of the irrigation system. (New Comment)*
75. *Detail 13 on Sheet 59 shows an "inlet structure by others" connecting to the wet well. The inlet structure shall be identified on the plans. (New Comment)*
76. *Inlet I-601 must be labeled on the plans. (New Comment)*

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

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

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



Also, given the numerous comments in this letter and in our previously issued planning review letter, we suggest it would be beneficial to meet with the Applicant's Engineer to further discuss some of our concerns.

If you should have any questions, please call me.

Sincerely,

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

JST/arm

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



October 9, 2024

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

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

Dear Planning Commission Members:

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

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



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

BACKGROUND INFORMATION

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

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

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

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

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

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

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

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



ZONING ORDINANCE COMMENTS

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

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

5. Per Section 390-17.B., “An application for final plan approval can be submitted only when the following conditions have been met: (1) The subdivision has previously been granted an unconditional preliminary plan approval in accord with § 390-16 of this chapter or all conditions established by the Township for the preliminary plan approval have been fulfilled by the applicant, excluding any outside agency approval or permits.” *The application indicates this is a Final Plan submission; however, a waiver would be required to permit a Preliminary/Final Land Development application and approval. We recommend the applicant request a waiver for the Preliminary/Final Land Development application.*
6. In accordance with Section 390-29.E.(3), “The survey shall not have an error of closure greater than one in 10,000 feet and shall include a boundary closure report.” *A closure report has been submitted for the gross area; however, a closure shall be submitted for the net area of the parcel as well.*



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

The required information shall be provided.

12. In accordance with Section 390-29.J.(9), supporting documents to be submitted include “A list of any public utility, environmental or other permits required and if none are required, a statement to that effect. The Township may require a professional engineer's certification of such list.” In addition, and in accordance with Section 390-29.J.(19), “All required state or federal environmental and other permits.” *The Design Engineer shall submit the required list of required permits/approvals to the Township. The following outside agency approvals are required:*
 - a. *Monroe County Planning Commission*
 - b. *Monroe County Conservation District/Pennsylvania Department of Environmental Protection – NPDES Permit*
 - c. *Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module, Water Supply Permit*



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

13. In accordance with Section 390-29.J.(10), the Applicant shall provide “Confirmation that the soil erosion and sedimentation control plan has been accepted for review by the Monroe County Conservation District. (See also §390-51.)” *Submissions to, correspondence with, and permit from the Monroe County Conservation District shall be provided.*
14. In accordance with Section 390-30, “As-built plans shall include the information required by this §390-30 and additional information may be required on a case-by-case basis.” *As-built plans shall be submitted when construction is complete as outlined in this Section. A note requiring an as-built plan per Section 390-30 of the Subdivision and Land Development Ordinance shall be provided on the plan.*
15. In accordance with Section 390-32.B and Section 390-41, no final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until:

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

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

The Applicant shall submit a construction cost estimate for the proposed site improvements in order to determine the required escrow amount for the developer's agreement. A developer's agreement and performance guarantee will be required prior to plan recordation.

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



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



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

26. Per Section 390-48.T.(13)(b), “Access drive entrances into all nonresidential and nonagricultural use properties shall be no less than 24 feet in width, shall not exceed 36 feet in width at the road line, unless provided with a median divider, and shall be clearly defined by curbing. The curbs of these driveway entrances shall be rounded with a minimum radius of 20 feet from where they intersect a road.” *Radii dimensions must be added to the driveway entrance at Back Mountain Road as required by the ordinance. Additionally, the “road line” is defined as being at the right-of-way line; therefore, the proposed driveway is 50 feet wide at that point and does not meet the ordinance requirement. A waiver request has been submitted. The justification states that the width is required to accommodate the turning movements for a WB-62 truck.*
27. Per Section 390-48.T.(14), “Concrete aprons shall be provided for all access drives with concrete sidewalks.” *A concrete apron must be provided for the driveway at Back Mountain Road.*
28. Per Section 390-48.W.(1), “Cuts and fills. The maximum slope of any earth embankment or excavation shall not exceed one foot vertical to three feet horizontal unless stabilized by a retaining wall or cribbing, except as approved by the Board of Commissioners for special conditions.” *It is noted the proposed embankments along the access drive and throughout the site are shown to be 2:1. A waiver has been requested to permit the 2:1 slopes. The justification states that erosion control matting will be provided and the stability of the slopes will be documented in a geotechnical report. The submitted geotechnical report indicates that slopes greater than 3H:1V will require additional engineering evaluation; therefore, the “additional engineering evaluation” supporting the waiver request must be provided.*
29. Per Section 390-48.AA., “Sidewalks; crosswalks. Sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans with Disabilities Act standards.” *Sidewalks are required to be provided along Back Mountain Road.*
30. Per Section 390-49.A.(4), monuments shall be set at all outbound locations where permanent monuments did not exist at the time of the perimeter survey unless site conditions preclude the installation and the missing monument shall be noted on the final plan. *The Plans must be revised to reflect the required monuments at each change of direction along the outbound of the property.*
31. In accordance with Section 390-49.B.(4), “Markers shall be set at each existing and proposed lot corner. If it is impossible or impractical to set a survey marker precisely on the corner, then survey markers may be established on the line of the lot and offset a distance from the actual corner. Such distance shall be so noted on the final plan.” *The plan shall be revised to provide the required markers at each proposed corner of the property.*
32. Per Section 390-50.D.(5), “Embankment slope. The maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical.” *The proposed basins show interior side slope grades of 3:1 (33%) and exterior side slopes of 2:1 (50%). A waiver has been requested to permit the*



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

33. Per Section 390-50.D.(12)(c), “The anti-seep collars shall extend a minimum of two feet beyond the outside of the principal pipe barrel.” *The design currently shows the projection to be 1.5 feet. This must be revised to the required minimum of 2 feet.*
34. Per Section 390-50.D.(12)(d), “The maximum spacing between collars shall be 14 times the minimum project of the collar measured perpendicular to the pipe.” *The collar spacing for the 36” pipe out of Basin 4 exceeds the 14 times dimension and must be revised accordingly.*
35. Per Section 390-50.D.(12)(e), “A minimum of two anti-seep collars shall be installed on each outlet pipe.” *The 36” pipe out of Basin 4 only has 1 collar proposed and must be revised to show the two collars required.*
36. Per Section 390-50.D.(13)(a), “All outlet pipes through the basin berm shall be reinforced concrete pipe with watertight joints.” *The plan shall identify the requirement for watertight joints.*
37. In accordance with Section 390-50.D.(15), “All detention/retention basin embankments shall be placed in a maximum of eight-inch lifts compacted to a minimum of 95% of modified proctor density, as established by ASTM D-1557. Prior to proceeding to the next lift, the compaction shall be checked by the Township Engineer or a certified soils engineer. Compaction tests shall be run on the leading and trailing edge of the berm along with the top of berm.” *A note regarding the compaction testing requirement shall be added to the plans outlining these requirements.*
38. In accordance with Sections 390-51.A. and B., “All soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control”, and, “Preliminary plan approval shall be conditioned on all required approvals and permits from the Monroe County Conservation District and/or PA DEP.” *The proposed site disturbance is greater than one (1) acre, therefore an NPDES Permit is required. A copy of the NPDES Permit and letter of determination of erosion and sediment control adequacy shall be provided to the Township, as well as any correspondence between the Applicant and Monroe County Conservation District and PADEP.*
39. Per Section 390-52.A.(2), “All suppliers of non-municipally owned, centralized water and/or sewer services shall be organized in such a fashion as may be required by the Pennsylvania Public Utility Commission and the Developer shall provide for operation, maintenance, and continuity of services in a manner which is acceptable to the Township.” *The O&M requirements and ownership/maintenance plan for the water and sewage facilities must be provided to the Township, including any certificate of public convenience from the PUC.*
40. Per Section 390-52.B., “Well setbacks. All wells shall comply with the setback requirements of the Township in any Well Ordinance[1] or in Chapter 470, Zoning. Proposed well locations shall be shown on the plan to confirm compliance.” *The plans show a proposed well and a future well. The required well setbacks must be shown on the Plans.*



41. Per Section 390-52.E.(1), “Project supply. If an approved public water supply is not accessible and water is to be furnished on a project basis, the applicant shall, upon submission of the subdivision or land development plan, submit written evidence that he has complied with all Township and state regulations, and that the proposed system to be installed meets the requirements of the PA PUC, PA DEP, and any other applicable regulations.” *The required documentation must be provided for the on-lot water supply.*
42. Per Section 390-52.E.(3)(a), “Wells shall be sited, drilled and tested under the direct supervisor of a registered professional engineer and/or a professional hydrogeologist.” *Drilling logs, testing, and installation oversight of the well drilling and testing must be provided.*
43. Per Section 390-52.E.(3)(b), “Wells shall be located away from potential source of pollution on a reserved area of not less than 2,500 square feet in size.” *The reserved areas for the proposed and future wells must be defined on the plans.*
44. Per Section 390-52.E.(3)(c), “The capacity of the well(s), as certified by a professional engineer, shall be sufficient to produce at least 110 gallons per capita per day and/or 400 gallons per day for each residential dwelling unit to be served. Adequate capacity of any well(s) to service industrial or commercial establishments shall be documented by the applicant to the satisfaction of the Township and the Township Engineer.” *The design engineer is required to provide documentation that the wells can provide adequate capacity for the proposed commercial development.*
45. Per Section 390-52.E.(3)(d), “Wells shall be pump tested utilizing a controlled step-draw down test to establish the specific capacity of each well and to establish a long-term pumping rate. The well shall be pumped at the above determined long-term pumping rate for a sufficient period of time for stabilization to occur and the recovery noted. In no case shall a pumping rate greater than the recharge rate be allowed.” *The required pump testing results must be provided.*
46. Per Section 390-52.E.(3)(f), “Documentation of the effect of the projected area-wide drawdown of the water table may be required by the Township if the anticipated pumping of groundwater warrants such documentation.” *It is unclear what other existing wells may exist on the neighboring properties that could be affected by the proposed wells. The design engineer shall identify other wells and the effect of the new well(s) within the potential drawdown area.*
47. Per Section 390-52.E.(4)(d), “The design and installation of any central (public or community) water supply system shall be subject to the approval of the Township, the PA DEP and other regulatory bodies having jurisdiction. Any such system shall be further subject to satisfactory provisions for the maintenance thereof. Standards and materials for the construction of any central water supply system shall meet or exceed those requirements described in the "Public Water Supply Manual of the Pennsylvania Department of Environmental Protection" and shall be subject to the approval of the Township.” *The design engineer shall provide an operational and maintenance plan prepared by a PA Licensed Water Supply Operator.*
48. Per Section 390-52.E.(4)(e), “In all subdivisions and land developments served by a central water system, the following water pressure and gallonage requirements shall apply: [2.] Commercial or industrial use a minimum working pressure of 30 pounds per square inch shall be provided at each commercial or industrial building connected to the water supply main. Where a building wishes to



connect to a central water system, a study shall be made to determine if there is adequate water supply in the system to supply the building and use.” *The required study of the distribution system must be submitted for review.*

49. Per Section 390-52.E.(4)(f)[1], “Fire hydrants suitable for the coupling of equipment serving the Township shall be installed as specified by the Insurance Services Office of Pennsylvania and shall comply with applicable fire company standards. Location of hydrants shall be approved by the Township.” *Proposed fire hydrants must be shown on the plans and approved by the Fire Company.*
50. Per Section 390-52.E.(4)(f)[6], Commercial or industrial use.
 - [a] For purposes of fire protection in commercial and industrial uses, the system shall be capable of providing fire-flow and flow duration based on the type of use, hazard, and construction as specified in the Pennsylvania Uniform Construction Code as amended from time to time; however, the fire flow shall not be less than 1,500 gallons per minute.
 - [b] A reduction in the required fire flow by 50% may be permitted when all buildings within a development are provided with an approved automatic sprinkler system in accordance with the International Fire Code as adopted by the Pennsylvania Uniform Construction Code as amended.

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

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



54. Per Sections 390-52.E.(4.)(i)[1] and [4], “Distribution mains of the overall system shall be connected into loops so that the supply may be brought to the consumer from more than one direction.” and “Water mains shall be configured to form a loop system to enhance the continual supply of fresh water.” *The required loop must be added to the water system.*
55. Per Section 390-52.E.(4.)(i)[20][a], “Water mains shall be a minimum diameter of eight inches except at the end of a permanent cul-de-sac, unless another size is required for fire flow or other criteria. A six-inch main may be used when it serves not more than 20 dwelling units and only one fire hydrant.” *The plans depict two separate 8” water lines for fire and domestic use. We recommend the size of the domestic line be reconsidered. Providing potable water at a flow rate which is able to flush the 8” line is likely not possible from a system this small. Provided there is adequate distribution capacity of a smaller diameter water mains, as justified by appropriate analysis, a waiver from this provision would be required.*
56. Per Section 390-52.E.(4.)(i)[22], “Pipe bedding and backfill shall be installed in accordance with the pipe manufacturer's recommendations.” *The plans propose PennDOT 2A stone, which is a bedding typical of DIP or RCP Pipe, not PVC. The bedding shall be AASHTO 57 or similar clean crushed stone. Type 2A as shown is acceptable for the backfill.*
57. Per Section 390-52.E.(4)(k), “If the proposed subdivision or land development will utilize groundwater as the source of potable water, a hydrogeology study shall accompany the preliminary plan.” *The required study shall be provided.*
58. Per Section 390-52.E.(5), “Flow rates. Distribution systems serving commercial or industrial developments shall provide for a minimum flow rate of at least 2.5 times the projected average daily flow rate or a minimum flow rate in accordance with the standards of the National Fire Underwriters Association, whichever is greater.” *A model of the distribution system shall be provided to demonstrate that the required flows can be provided.*
59. Per Section 390-52.E.(6), “Water resources impact study. A water resources impact study shall be required for all residential developments involving 12 or more lots and any nonresidential development proposing to withdraw 4,000 or more gallons of water per day over a thirty-day period.” *The required hydrogeologic study and calculations shall be provided in a format to meet this requirement since the anticipated water usage is over 4,000 gpd.*
60. In accordance with Section 390-52.G.(1)(b)[2], “Minimum cover over the top of the sewer shall be 4 1/2 feet unless special construction precautions such as cast-iron pipe or concrete encasement are specified and approved.” *The following locations along the proposed sanitary sewer appear to have less than 4 1/2 feet of cover and must be revised accordingly: STA 16+27 and STA 14+35.*
61. In accordance with Section 390-52.G.(1)(b)[8], “Sewers shall be located a minimum of 10 feet horizontally from any obstruction such as a building. Sewers must be a minimum of 10 feet from a water main or 18 inches (measured from top of sewer to bottom of water main) under the same. When a sanitary sewer line crosses above or under any other pipeline with separation of less than 18 inches, the sanitary line will be provided with concrete encasement that extends 10 feet on either side of the pipe being crossed.” *Concrete encasement locations must be shown on the plans and profiles where the minimum separation distances are not achieved.*



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



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

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



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

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



The submitted lighting plan only depicts proposed lighting for the parking areas near the buildings. The applicant shall clarify additional site lighting along the driveway, and at the buildings and site entrance.

86. Per Section 390-57.E., “Protection. Where the study shows the existence of wetland areas, the delineated boundary shall be properly fenced to prevent encroachment. Snow fence or other acceptable material shall be used (the use of silt fence is not acceptable). The fence shall be properly installed, at a minimum distance of 20 feet outside the delineated boundary, prior to any construction or issuance of building permits. No land shall be disturbed within any required buffer area except in accord with Township requirements. The fence must be properly maintained until all occupancy permits have been issued and/or for the extent of all construction.” *The required snow fence shall be provided on the Erosion & Sedimentation Control Plans and its installation included in the construction sequence.*
87. In accordance with the Section 390-58 Common Open Space, Recreation Areas, and In-Lieu Fees:
- A. Section 390-58.3B.(1), “This §390-58 shall apply to any subdivision for which a preliminary plan or a combined preliminary/final plan and any land development for which a plan is submitted after the effective date of this §390-58.”
 - B. Section 390-58.C.(1), “The proposal for common open space, installation of recreation facilities and/or fees shall be offered for review by the Planning Commission and the Pocono Township Park and Recreation Committee.”
 - C. Section 390-59.F., “Fees. If the Board of Commissioners and the applicant agree that a proposed subdivision or land development will pay fees-in-lieu of dedicating open space, this fee shall be as established by the Township Fee Schedule, which may be updated by resolution of the Board of Commissioners.”
 - D. Section 390-58.K., “Timing of nonresidential fees. Fees required by this §390-58 for any nonresidential subdivision or land development shall be paid prior to the recording of the final plan of a subdivision or land development, as applicable.”

*The plans do not propose any open space to be dedicated to the Township, therefore, the Applicant shall pay the applicable in-lieu fees, as required by Section 390-58. Should it be determined that open space is required and a fee in-lieu-of will be provided, that fee will be \$27,286.00 (19.49 disturbed acres * \$1,400.00).*

88. In accordance with Section 390-59.B., “Parking spaces and aisles. Parking space and aisle dimensions shall be no less than those listed in the following table”. *Parking spaces are required to be a minimum of 10'x18' per this section. It is noted that the plan reflects 9'x18' spaces as defined in the Zoning Ordinance. A waiver has been requested to allow the space dimensions per the Zoning Ordinance.*
89. In accordance with Section 390-60., a “traffic impact study shall be submitted to the Township, as part of a preliminary plan and final plan for any subdivision or land development application expected to generate more than 250 new trips per day; for residential subdivisions or land developments containing 15 or more dwelling units or residential lots in the aggregate.” *The Traffic Analysis shows increases to peak hour traffic volumes on weekday AM, PM, and Saturdays with no additional improvements*



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

SANITARY SEWER AND PUMP STATION COMMENTS

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



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



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

WATER COMMENTS

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

MISCELLANEOUS COMMENTS

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



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

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

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

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



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

Sincerely,

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

JST/arm

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

Waiver Request Summary

Brookdale Spa

Comment #

	SALDO Section	Description
17	390-38.C(3)	Financial security for O/M – 15%
26	390-48.T(13)(b)	Driveway width at Road Line
28	390-48.W(1)	Side Slopes
32/75	390-50.D(5) & 390-55.E.(3)	Basin Side Slopes & Grading Side Slopes
-	390-50.D(8)	Basin Bottom Slope
81	390-55.I(1)(a)	Locate existing trees
88	390-59.B	Parking Space width
72	390-55.C(2)(h)	Plant species
52	390-52.E.(4)(g)[7]	Water system capacity beyond requirement for sprinklers
54	390-52.E(4)(i)[1] & [4]	Looped water system
55	390-52.E(4)(i)[20][a]	Water main size
61	390-52.G(1)(b)[8]	Concrete Encasement of storm sewer not required if minimum 12" of separation but not 18"
66	390-55.B(2)	Delineate existing trees for preservation
69	390-55.C(2)(e)	Rock Mulch for ground cover
65	390-55.B(1) (a) - in packet	Preservation of Ex. Vegetation
	Stormwater Management Ordinance	
ST8	365-11.A(3)	Utilize PA DEP spreadsheets for volume calculations
ST10, 11, 12	365-13(B), (D) & (E) and Appendix A, design criteria	Rainfall Intensity/Data
ST2	365-8.L. - Need to add	Roof drain connection to storm sewer

Additional well waivers (submitted with Cook info)

- 43 390-52.E(3) (b)
- 45 390-52.E(3) (d)
- 46 390-52.E(3) (f)
- 59 390-52.E(6) (d) [6]
- 390-52.E(6) (d) [9]

Interpretations:

Ordinance Section		Township Comment	RKR Interpretation
390-17.B 5	An application for final plan approval can be submitted only when the following conditions have been met: (1) The subdivision has previously been granted an unconditional preliminary plan approval in accord with 390-16 of this chapter or all conditions established by the Township for the preliminary plan approval have been fulfilled by the applicant, excluding any outside agency approval or permits. § 390-19 Optional process for plans for land developments. A. Applicability. All plans for land developments, except as noted in Subsection D below, may, at the applicant's option, be submitted and processed in accord with this § 390-19. D. Nonqualifying land developments - preliminary plans and final plans required. Land developments which involve the transfer of any interest in real estate other than rental or short-term lease shall comply with § 390-16. Preliminary plans, and § 390-17. Final plans, of this chapter.	The application indicates this is a Final Plan submission; however, a waiver would be required to permit a Preliminary/Final Land Development application and approval. We recommend the applicant request a waiver for the Preliminary/Final Land Development application. OK	Section 390-19 provides an optional process for land development plan submission allowing the preliminary and final plan stages to be combined. This project does not involve the transfer of real estate and qualifies for the optional submission process.
390-19 A & D	Wherever there exists a dedicated or platted portion of a road or alley along a boundary of the tract being subdivided or developed the remainder of said road or alley shall be platted to the width required by this chapter based on the classification of the road within the proposed development.	As noted in the Sketch Plan review, Back Mountain Road is a Collector Road. Minimum design standards are a 60' right-of-way, 20' travel way, and 28' cartway with shoulders. The plans appear to show a 60' proposed ultimate right-of-way, a 19' existing travel way, and a 20.6' existing cartway. Therefore, the plans shall be revised to reflect the required travel way and cartway along the property frontage to meet the ordinance requirements. The requirement is to widen the travel way (1') and cartway (7.4') to meet the ordinance requirements. Since the LD is only on 1 side, 1/2 width widening would be required.	The ordinance requires that the road shall be platted (mapped) to the width required this chapter based on the classification of the road within the proposed subdivision. The required right of way for a Collector Road is 60 feet, 30 feet from the centerline. The current right of way is 25 feet from the centerline of Back Mountain Road. The Plan shows an additional 5 feet of right of way will be offered for dedication to the Township for a total of 30 feet (ultimate right of way). This offer of dedication for additional right of way meets the requirement of the ordinance. We do not understand the term "platted" to require the improvement of the physical roadway. Improvements are proposed at the driveway intersection with Back Mountain Road to provide access to the site. The Traffic Impact study has confirmed the existing roadway can accommodate the anticipated traffic from the project in the current condition.
390-48.H(1) 21	Sidewalks; crosswalks. Sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC&TM standard and Americans With Disabilities Act standards.	Sidewalks are required to be provided along Back Mountain Road. The BOC historically requires sidewalks for LDs. The applicant may request that the sidewalk be permitted to be "deferred" until such time as the BOC determines they are required to be installed.	The ordinance requirements indicated sidewalks may be required where necessary for property pedestrian circulation or to provide access to community facilities and common areas. There are no sidewalks on Back Mountain Road or any of the roadways that adjoin the site. Guests or employees on the site will not be accessing community facilities or common areas off site by walking. Pedestrian routes and walkways are provided within the site to accommodate the anticipated pedestrian circulation. Offsite sidewalks are not required for this project.
390-52.E(4)(f)(6) 50	[a] For purposes of fire protection in commercial and industrial uses, the system shall be capable of providing fire-flow and flow duration based on the type of use, hazard, and construction as specified in the Pennsylvania Uniform Construction Code as amended from time to time; however, the fire flow shall not be less than 1,500 gallons per minute. [b] A reduction in the required fire flow by 50% may be permitted when all buildings within a development are provided with an approved automatic sprinkler system in accordance with the International Fire Code as adopted by the Pennsylvania Uniform Construction Code as amended.	Documentation that the required fire flows can be met must be provided to the Township. Water waiver requests will be addressed separately.	The site water system will provide adequate fire flow for the sprinkler systems for the buildings. Bulk water supply for fire protection will be provided by a dry hydrant at the project entrance from Brookdale Lake. A waiver of the requirement to provide fire flow in excess of the building sprinkler system requirements is requested. It is our understanding that the International Fire Code as adopted by the PA Uniform Construction Code as amended does not require fire hydrants on the site.
390-55.D(1)(a) 73	Street trees shall be required along all existing streets abutting or within the proposed subdivision or land development. 390-55.D(2) Waiver for existing vegetation. The street tree requirement may be waived by the Township where existing vegetation is considered sufficient to provide effective screening and to maintain scenic views of open space, natural features, or other valued features.	Street trees are required along Back Mountain Road. The street tree requirement may be fully or partially waived; however, the applicant shall demonstrate that adequate vegetation will remain to meet the intent of the street trees.	Street trees will be provided in open areas per the Ordinance. We will not be providing street trees where there are existing trees to remain.

Date: _____

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

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

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

Justification for Relief:

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

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

Is the hardship self-imposed?	Yes	<u> x </u>	No
-------------------------------	-----	--------------	----

Is the hardship related to financial issues?	Yes	<u> x </u>	No
--	-----	--------------	----

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

Yes No Explain: _____

We defer to the Township BOC on this matter.

Date: _____

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

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

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

Justification for Relief:

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

Is the hardship self-imposed? x Yes x No

Is the hardship related to financial issues? Yes x No

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

Yes No Explain: _____

The original waiver request justification discussed the need to accommodate a WB-62 truck. Is this still accurate? If so, should be included (note that the SALDO only requires a WB-50). Also, the median divider requirement must be addressed.

Date: _____

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

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

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

Justification for Relief:

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

Is the hardship self-imposed? Yes 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:** By providing stable but steeper proposed grade slopes, site impacts are minimized consistent with the goals of this ordinance

The submitted geotech report indicates that slopes greater than 3:1 require additional engineering evaluation. This additional evaluation must be provided either prior to the waiver being granted or as a condition of the waiver.

Date: _____

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

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

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

Justification for Relief:

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

Is the hardship self-imposed? Yes ☐ No ☒

Is the hardship related to financial issues? Yes ☐ No ☒

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

Yes ☐ No ☒ Explain: _____

The justification is unclear. Explain how the basin slopes are related to this section of the ordinance. Also, the justification must state the extent of the waiver being requested, i.e., 0% slope on basin bottom. Also, clarify what is meant by "proper drainage of the basin bottom will be confirmed".

Date: _

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

These should be
separate waiver requests.

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

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

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

Justification for Relief:

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

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

Is the hardship self-imposed? Yes ☒ No ☐

Is the hardship related to financial issues? Yes ☒ No ☐

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

Yes ☐ No ☒ Explain: Basing slopes will be graded to provide stable slopes and stormwater quality goals will be met.

The submitted geotech report indicates that slopes greater than 3:1 require additional engineering evaluation. This additional evaluation must be provided either prior to the waiver being granted or as a condition of the waiver.

Also, clarify what is meant by "proper drainage of the basin bottom will be confirmed".

REQUEST FOR MODIFICATION

Name of Subdivision or Land Development: Brookdale Spa

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

- (1) Preservation of existing vegetation. Each mature tree, tree mass, or woodland on the site shall be designated "TO REMAIN" or "TO BE REMOVED" and shall be shown on the plan in accord with the following criteria:
 - (a) All subdivisions and land developments shall be laid out in such a manner as to minimize the removal of healthy trees and shrubs on the site. Mature trees (six inches or greater dbh) shall be preserved insofar as possible; and special consideration shall be given to major specimen trees (12 inches or greater dbh). The plan shall show the location of major specimen trees in areas of the site proposed for development, and the edge of existing woodlands.

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

Is the hardship related to financial issues? Yes x No

Yes No Explain:

A waiver would not be necessary if the limit of tree clearing is added to the Demo plan as requested in the letter.

Date: _____

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

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

Section 390-55.C(2)(e)

Planting islands shall be a minimum of nine feet by 18 feet in dimension, underlain by soil (not base course material); mounded at no more than a 3:1 slope, nor less than a 5:1 slope; and shall be protected by curbing or bollards. Each planting island shall contain a minimum of one shade tree plus shrubs and/or ground cover sufficient to cover the entire area.

Justification for Relief:

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

Is the hardship self-imposed? Yes ☒ No ☐

Is the hardship related to financial issues? Yes ☐ No ☒

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

Yes ☐ No ☐ Explain: _____

Revised plans have not been provided for verification of the planting island sizes.

Date: _____

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

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

Section 390-55.C(2)(h) The use of plants selected from the List of Acceptable Plan in § 390-55H is required. In accordance with Section 390-55.C.(2)(h), “The use of plants selected from the List of Acceptable Plants in § 390-55H is required.” In accordance with Section 390-55.H., “All plants used for landscaping and vegetative cover shall be selected from the List of Acceptable Plants attached hereto as Appendix A.”

The request is to use the following plant species for landscaping.

- a. Andromeda polifolia /Bog Rosemary

Justification for Relief:

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

Is the hardship self-imposed?	_____	Yes	_____	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: Expanding Township list of plans with other suitable the varieties to meet site specific challenges and goals should be encouraged.
-----	-------	----	---	---

We have no issue with this waiver request.

Date: _____

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

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

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

Justification for Relief:

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

Is the hardship self-imposed? Yes ☒ No ☐

Is the hardship related to financial issues? Yes ☐ No ☒

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

Yes ☐ No ☒ Explain: The goal of preserving tree masses in critical areas of steep slopes, wetland areas and streams is consistent with the goals of this ordinance.

A waiver may not be necessary. If there are no specimen trees, that can be stated in your response letter. The remaining items are shown.

Date: _____

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

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

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

Justification for Relief:

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

Is the hardship self-imposed? Yes 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 waiver is required for consistency with the Zoning Ordinance. The SALDO ordinance should be revised. ?

We have no issue with this waiver request.

REQUEST FOR MODIFICATION

Name of Subdivision or Land Development: Brookdale Spa

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

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

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

This is 3 separate issues and should be 3 separate waivers.

1. We have no issue with NOAA rainfall.
2. Additional information has been requested in comments ST11 and ST12 regarding the Tcs and CNs. Is it unknown at this time if a waiver is warranted.

Date: _____

REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

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

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

Justification for Relief:

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

Is the hardship self-imposed?	Yes	<input checked="" type="checkbox"/>	No
-------------------------------	-----	-------------------------------------	----

Is the hardship related to financial issues?	Yes	<input checked="" type="checkbox"/>	No
--	-----	-------------------------------------	----

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

Yes	No	<input checked="" type="checkbox"/>	Explain:	The request is to provide consistency with the NPDES permit requirements with goals of stormwater management consistent with Township goals.
-----	----	-------------------------------------	----------	--

As noted in our letter, if the proposed recharge facility exceeds the infiltration required (by this section), then a waiver is not required. A simple calculation within the report would provide that verification.



YOUR GOALS. OUR MISSION.

December 5, 2024

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: 611 LAND DEVELOPMENT LLC – DUAL BRAND HOTEL
FINAL MINOR SUBDIVISION PLAN & LOT 2 PRELIMINARY LAND
DEVELOPMENT PLAN REVIEW NO. 2
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1401, T&M PROJECT NO. POCO-R0630**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed our second review of the Final Minor Subdivision Plan and Lot 2 Preliminary Land Development Plan Application for the 611 Land Development LLC – Dual Brand Hotel by Marriot. The submitted information consists of the following items.

- Transmittal letter to Pocono Township dated October 29, 2024, and Response letter dated October 25, 2024, prepared by Devco Infra, LLC.
- Transmittal letter to Hamilton Township dated October 29, 2024, Response letter RE: Minor Subdivision dated October 25, 2024, and Response letter RE: Land Development dated October 25, 2024, prepared by Devco Infra, LLC.
- Transmittal letter to Monroe County Conservation District dated October 29, 2024, and Response letter dated October 25, 2024, prepared by Devco Infra, LLC.
- Response letter to Monroe County Planning Commission prepared by Devco Infra, LLC, dated October 25, 2024.
- Will Serve letter from Brodhead Creek Regional Authority dated May 15, 2024.
- Lot closure reports for Lot 1-North, Lot 1-South, and Lot 2.
- Traffic Impact Assessment prepared by David E. Wooster and Associates, LLC, dated September 6, 2023, revised January 8, 2024.
- Individual NPDES Submission prepared by Devco Infra, LLC, dated May 7, 2024, revised October 25, 2024.
- Post Construction Stormwater Management Report Volumes I and II prepared by Devco Infra dated March 7, 2024, revised October 15, 2024.



- Vehicle Turning Movement Plans (4 sheets) prepared by Devco Infra, LLC, dated March 7, 2024, revised October 15, 2024.
- Final Minor Subdivision Plan (13 sheets) prepared by Devco Infra, LLC, dated March 7, 2024, revised October 15, 2024.
- Post Construction Stormwater Management Plan (58 sheets) prepared by Devco Infra, LLC, dated March 7, 2024, revised October 15, 2024.
- Preliminary Land Development Plan (85 sheets) prepared by Devco Infra, LLC, dated March 7, 2024, revised October 15, 2024.

BACKGROUND INFORMATION

The Applicant, 611 Land Development LLC, is proposing to subdivide a 46.503 acre property located along the northern side of SR 0611 between Bartonsville Avenue and Frantz Road. The site has frontage on all three (3) roadways and is located in Pocono, Hamilton, and Stroud Townships. A 0.137 acre portion of the existing property is located across Frantz Road (on the northeastern corner of the intersection of Frantz Road and S.R. 0611). The property is located in the C-Commercial District in Pocono Township. The natural resource areas present on the site include wetlands, streams, woodlands, and steep slopes. A vacant house and several out-buildings are also located on the site.

Proposed Lot No. 1 is shown to be 41.826 acres and Lot No. 2 as 4.677 acres. The plans propose development of Lot No. 1 with a stormwater infiltration basin while Lot No. 2 will be developed with a proposed hotel with a total of 120 rooms; 60 for Springhill Suites and 60 for Townplace Suites. A new access drive will be constructed from SR 0611 within Hamilton Township. The developed area is mostly within Hamilton Township; however, a loading area, and a portion of the proposed parking and dumpster areas are within Pocono Township. A stormwater infiltration basin on Lot No. 1 is also within Pocono Township. The site will be served by public water and sewer.

The plans were accepted by the Township Planning Commission at its meeting held on April 8, 2024.

Based upon our review of the submitted information and our previous review letter dated May 7, 2024, we offer the following comments and/or recommendations for your consideration.

ZONING ORDINANCE COMMENTS

1. In accordance with Section 470-20.B.(1)(gg), “customary accessory uses incidental to the above permitted uses” are permitted.
 - a. *During the proposed land development, the existing dwelling (principal use) on Proposed Lot #1 will be removed. However, the existing garage, barn, shed, and chicken coop are shown to remain. The existing accessory uses shall be removed with the existing dwelling (principal use). (Previous Comment 1) The existing shed and chicken coop are now shown as to be removed. The response letter indicates the existing garage and barn are structurally sound and will remain. The existing garage and barn are accessory uses and cannot remain without a principal use. The existing structures shall be removed or relief from the Zoning Ordinance will be required.*



- b. Previous Comment 1.b satisfied.
2. In accordance with Sections 470-20.C.2.(a) and (b), the required front yard depth and side yard width are 75-feet and 20-feet, respectively. *The existing dwelling and accessory uses shown to remain on Proposed Lot #2 are located within the front and side yards. (From Previous Comment 2) These are existing non-conformities, and the proposed subdivision does not affect the existing non-conformities. In addition, these structures will be removed as part of the proposed land development and the existing non-conformities will then be eliminated.*
- 3.-5. Previous Comments 3 thorough 5 satisfied.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

MINOR SUBDIVISION PLAN COMMENTS

The following items are required in support of the Minor Subdivision Plan (Sheet C-101).

6. In accordance with Sections 390-18.B.(6)(c) and 390-18.E, the applicant shall be responsible for submission of the plan and all required supporting documentation to the Monroe County Planning Commission. “No official action shall be taken by the Board of Commissioners until either the Township has received the comments of the Monroe County Planning Commission or a period of 30 days has expired following transmittal of the preliminary plan to the County Planning Commission.” *Proof of submission to and comments from the County Planning Commission shall be provided to the Township. (Previous Comment) A response to the April 17, 2024 Monroe County Planning Commission comments was provided with this submission. No further action required.*
7. In accordance with Sections 390-18.F, 390-28.C.(2), 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. Minor subdivision plan approval shall be conditional upon Department of Environmental Protection sewage planning approval. *Sewage planning shall be completed and approved by the Pennsylvania Department of Environmental Protection (PADEP). (Previous Comment 7) All correspondences with, submissions to, and permit from PADEP for sewage planning shall be provided.*
8. In accordance with Section 390-27.A.(3), “the survey shall not have an error of closure greater than one in 10,000 feet and shall include a boundary closure report”. In addition, and in accordance with Section 390-27.B.(11), the Minor Subdivision Plan shall include “sufficient data, acceptable to the Township, to determine readily the location, bearing and length of every boundary, road or lot line. All dimensions shall be shown in feet and hundredths of a foot. All bearings shall be shown to the nearest one second of an arc.” *Lot closure reports shall be submitted in support of the Proposed Lots #1 and #2. (Previous Comment 8) The following comments related to the submitted lot closure reports shall be addressed.*
- a. *Lines 13 and 14 in the Line Table on Sheet C-106 are consistent with the Lot 1-North closure report, however the bearing and/or distances are inconsistent with the Lot 2 closure report.*



b. A 10-foot wide area for PennDOT future right-of-way is proposed along S.R. 0611 in Pocono Township. Gross and net areas shall be provided for Proposed Lots 1 and 2. Closure reports for the net areas shall also be submitted for review.

- 9.-11. Previous Comments 9 through 11 satisfied.
12. In accordance with Section 390-27.B.(13), “reference monuments and/or lot markers shall be shown on the plan and shall be placed as required by § 390-49 of this chapter”. *Sheet C-101 shall clearly show and label all existing and proposed monumentation. (Previous Comment 12) Lot markers are proposed along the perimeter of Proposed Lot 2. Section 390-49.A.(4) requires monuments for all outbound locations unless site conditions do not allow for monument installation. The plan view and General Note 55 on Sheet CLS-1 shall be revised to provide concrete monuments as required.*
- 13.-18. Previous Comments 13 through 18satisfied.
19. The applicable notes in Section 390-27.B.(33) shall be provided on Sheet C-101. *(Previous Comment 19) The note in Section 390-27.B.(33)(l) shall still be placed on the plan.*
20. Previous Comment 20 satisfied.
21. In accordance with Section 390-43.A.(10), “lot lines should follow municipal and county boundary lines, rather than cross them. Reserve strips controlling access to lots, public rights-of-way, public lands or adjacent private lands are prohibited.” In addition, and in accordance with Section 390-47.C.(2), “lots divided by municipal boundaries shall be avoided. Where a subdivision is divided by a municipal boundary, the applicant shall so notify the governing body of each municipality affected so that an administrative agreement for the platting and taxing of lots between the municipalities can be executed, if such agreement is necessary.” *The proposed subdivision creates Proposed Lot #2 which crosses the existing municipal boundary line shared between Hamilton Township and Pocono Township. The plan shall be revised. (Previous Comment 21) The response indicates a waiver will be requested to permit the proposed subdivision line to cross the municipal boundary line. The waiver request shall include “provisions for the minimum modification necessary as an alternate to the requirements” and “justification for the modification including the full grounds and facts of unreasonableness or hardship” in accordance with Section 390-78.*
22. Previous Comment 22 satisfied.

LAND DEVELOPMENT PLAN COMMENTS

23. In accordance with Section 390-16.C.(3), “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”. In addition, and in accordance with Section 390-29.J.(19), the Land Development Plan shall include “copies of all other required permits or the applications made thereof”. *Submissions to, correspondences with, and approval from the following outside agencies shall be provided to Pocono Township:*



a. Monroe County Planning Commission

Per Section 390-16.F, “no official action shall be taken by the Board of Commissioners until either the Township has received the comments of the Monroe County Planning Commission, or a period of 30 days has expired following transmittal of the preliminary plan to the County Planning Commission”. ***(Previous Comment 23.a) A response to the April 17, 2024 Monroe County Planning Commission comments was provided with this submission. No further action required.***

b. Monroe County Conservation District/Pennsylvania Department of Environmental Protection – *Erosion Control Adequacy and NPDES Permit – An Incompleteness Letter dated April 19, 2024 was issued by the Monroe County Conservation District. (Previous Comment 23.b) A revised submission was made to the County Conservation District under cover letter dated October 25, 2024.*

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

Per Section 390-16.G, “the Township shall concurrently make its decision on the sewage facilities planning module, and if approval is granted, the completed sewage planning documents shall be forwarded to the Pennsylvania Department of Environmental Protection. Preliminary plan approval shall be conditional upon Department of Environmental Protection sewage planning approval.” ***(Previous Comment 23.c)***

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

Per Section 390-16.H, “if a highway occupancy permit shall be required for access to a Township or state road, approval of the preliminary plan shall be conditional upon the issuance of a highway occupancy permit by the Township and/or PennDOT, as the case may be”. ***(Previous Comment 23.d)***

e. Pocono Township Sewer – *sanitary sewer service design and capacity (Previous Comment 23.e) The comments provided in the Sanitary Sewer Engineer’s letter dated May 29, 2024 shall be addressed.*

f. Brodhead Creek Regional Authority – *water service will-serve and sewage treatment capacity (Previous Comment 23.f) A Will Serve letter dated May 15, 2024 is included with this submission.*

g. Pocono Township Volunteer Fire Company ***(Previous Comment 23.g)***

24.-25. Previous Comments 24 and 25 satisfied.

26. In accordance with Section 390-29.H.(1), “a resource impact and conservation analysis shall be prepared for all land development applications to categorize the impacts of the proposed activities and physical alterations on those resources shown on the existing resources and site analysis (as required under § 390-29G). All proposed improvements, including but not necessarily limited to grading, fill, roads, buildings, utilities and stormwater detention facilities, as proposed in the other proposed land development plan documents, shall be taken into account



in preparing the preliminary resource impact and conservation analysis, which shall clearly demonstrate that the applicant has minimized site disturbance to the greatest extent practicable”. *A Resource Impact and Conservation Analysis chart shall be provided on the plan listing the existing area, the disturbed area, and the protected area of each existing natural resource. (Previous Comment 26) The calculations included on Sheets CLS-1 and CLS-2 shall be revised as discussed in Stormwater Management Comments 44 and 46.*

27. In accordance with Section 390-29.I.(11), “if land to be subdivided lies partly in or abuts another municipality, the applicant shall submit information concerning the location and proposed design of roads, layout and size of lots and provisions of public improvements on land subject to his control within the adjoining municipalities. The design of public improvements shall provide for a smooth, practical transition where specifications vary between municipalities. Evidence of approval of this information by appropriate officials of the adjoining municipalities also shall be submitted.” *(Previous Comment 27) Evidence of approval by Hamilton Township shall be provided upon receipt.*
28. Previous Comment 28 satisfied.
29. In accordance with Section 390-29.I.(16), the Land Development Plan shall include “signature blocks for the Township Engineer and Monroe County Planning Commission”. *The following signature block for the Pocono Township Engineer shall be provided on the Cover Sheet.*

Pocono Township Engineer

Date

(Previous Comment 29) The signature block shall be revised to include signature and date only. No other language should be included in this signature block.

30. The applicable notes in Section 390-29.I.(32) shall be provided on the plan. *(Previous Comment 30) A note in support of Subsection (n) shall still be placed on the plan.*
31. In accordance with Section 390-29.J.(1)(c), the Land Development Plan shall include “truck turning movement diagrams for at least a WB-50 truck”. *Turning diagrams for a fire truck shall be provided. The plan shall also be provided to the Pocono Township Volunteer Fire Company for its review. (Previous Comment 31) Turning movement plans for firetrucks and a WB-65 truck exiting onto S.R. 0611 N shall be provided for review.*
32. In accordance with Sections 390-29.J.(10) and 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. *An Incompleteness Letter dated April 19, 2024 was issued by the Monroe County Conservation District. All submissions to, correspondences with, and permit from the County Conservation District shall be provided. (Previous Comment 32) A revised submission was made to the County Conservation District under cover letter dated October 25, 2024. The following comments are related to our review of the Final Erosion and Sediment Control Plan, Notes, and Details.*



- a. Previous Comment 32.a satisfied.
 - b. *The sheet reference in Note 21 (previous Note 20) in the General Construction Sequence (on Sheets C-505 and C-615) is incorrect and shall be revised. (From Previous Comment 32.b) The note shall still be revised.*
 - c. *The existing gravel located through Infiltration Basin 5 shall be noted as to be removed in the General Construction Sequence (on Sheets C-505 and C-615). (Previous Comment 32.c) This shall still be addressed.*
 - d. Previous Comment 32.d satisfied.
 - e. *The limit of disturbance shall be revised to provide access to the existing dwelling to be removed. (Previous Comment 32.e) The limit of disturbance shall be further revised to also provide access to the existing chicken coop and shed that are to be removed.*
33. In accordance with Sections 390-29.J.(11) and 390-50.B, the Land Development Plan submission shall include a stormwater drainage and management plan meeting the requirements of this chapter and any Stormwater Management Ordinance adopted by the Township. *Refer to the Stormwater Management Ordinance Comments. (Previous Comment 33)*
34. In accordance with Sections 390-29.J.(15) and 390-48.T.(10), where access is to a state road, a valid state highway occupancy permit shall be obtained prior to plan recording. Where PennDOT standards differ from those of the Township, the more restrictive regulations shall apply. *All submissions to, correspondences with, and permit from PennDOT shall be provided. (Previous Comment 34)*
35. In accordance with Section 390-29.K, “a community impact analysis including the following information shall be required for land developments containing 15 or more dwelling units or residential lots in the aggregate; all nonresidential developments (with the exception of agricultural development) with buildings containing in excess of 20,000 square feet of floor space in the aggregate; or development of any kind impacting 30 acres of land or more in the aggregate.” *A community impact analysis shall be submitted for review. (Previous Comment 35) The response letter indicates a community impact analysis will be submitted under separate cover.*
36. Previous Comment 36 satisfied.
37. In accordance with Section 390-43.A.(6)(e)[2][a], “no more than 35% of the original ground cover within any designated steep slope area on the property may be disturbed by grading, filling or other means. At least 65% of the original ground cover must remain undisturbed during the establishment, alteration or maintenance the property.” *A chart showing the existing area and the disturbed area (in square feet and percent) of the existing steep slopes (25% and greater) in Pocono Township shall be provided on the plan to confirm compliance with this Section. (Previous Comment 37) General Note 4 indicates 146,741 square feet of steep slopes exists in Pocono Township and only 43,948 square feet will be disturbed. Therefore, 102,793 square feet of steep slopes will be protected.*



- a. *The Steep Slopes Outside of Easements and Buffers listed in the Lot #1 Net Area Calculation is 141,679 square feet. This is greater than the disturbed area of 43,948 square feet listed above in General Note 4.*
- b. *The Pocono Township Steep Slope Easement is 15,997 square feet which is only 11% of the existing steep slopes within Pocono Township.*

The areas of disturbance and preservation of the existing steep slopes shall be revised for consistency and compliance with this Section. In addition, the steep slopes shall be shown on plan sheets that also depict the limit of disturbance.

38. In accordance with Section 390-43.A.(6)(e)[2][e], “the final plan shall be recorded with a steep slope easement. The easement shall be comprised of at least 65% of the total existing area and located within the original boundaries of the steep slope area. Allocation of the easement should be made as evenly as possible throughout the lots to allow each lot adequate room for additional grading, accessory structures, etc.” In addition, and in accordance with Section 390-43.A.(6)(e)[2][f], “the final plan shall note that no structures shall be located within the easement; and that no excavation, grading, filling or other disturbance of the existing ground cover is permitted within the easement”. *The required steep slope easement and note shall be provided on the plan. (Previous Comment 38) The required note shall still be provided on the plan.*
- 39.-40. Previous Comments 39 through 40 satisfied.
41. In accordance with Section 390-48.T.(13), “Access drive. Access drive entrances into all nonresidential and nonagricultural use properties shall be no less than 24 feet in width, shall not exceed 36 feet in width at the road line, unless provided with a median divider, and shall be clearly defined by curbing. The curbs of these driveway entrances shall be rounded with a minimum radius of 20 feet from where they intersect a road.” *The proposed drive width exceeds 80 feet and must be reduced to meet the ordinance requirements. (Previous Comment 41) The response letter indicates the proposed driveway width is required to accommodate a WB-65 truck and that a waiver will be requested. The waiver request shall include “provisions for the minimum modification necessary as an alternate to the requirements” and “justification for the modification including the full grounds and facts of unreasonableness or hardship” in accordance with Section 390-78.*
42. In accordance with Section 390-48.AA, “sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans With Disabilities Act standards.” *A Monroe County Transit Authority (MCTA) bus stop is currently located at the northeastern corner of SR 611 and Bartonsville Avenue. Sidewalks shall be provided along all project street frontages; SR 611, Bartonsville Avenue, and Frantz Road to facilitate safe pedestrian circulation. (Previous Comment 42) The proposed sidewalk east of the new driveway ends at the beginning of the proposed right-turn lane. This area of sidewalk is located in Hamilton Township and should be provided as required by Hamilton Township.*



Spot elevations at the sidewalk/ramp at Bartonsville Avenue proposed by the Wawa development shall be provided to confirm positive connection with the proposed sidewalk along S.R. 0611 shown on this development plan. In addition, it appears the proposed grade approaching Bartonsville Avenue exceeds 8.33% which is the maximum permitted slope per ADA. Proposed slopes shall be included on the Grading and Drainage PCSM Plans.

43. In accordance with Section 390-52.A.(1), “all subdivisions and land developments shall be served by an adequate water supply and sewage disposal system; and the developer shall provide evidence documenting said adequacy”. *Approvals from the Brodhead Creek Water Authority, Pocono Township, and the Pennsylvania Department of Environmental Protection shall be received in support of the water and sanitary sewer services. (Previous Comment 43) A Will-Serve letter has been issued by the Brodhead Creek Regional Authority. Approvals for sanitary sewer from Pocono Township and PADEP shall still be provided.*
44. Previous Comment 44 satisfied.
47. Previous Comment 47 satisfied.
48. In accordance with Section 390-55.B, “unless other provisions of this chapter require more trees or vegetation, each development site shall include a minimum of 12 deciduous or evergreen trees for each one acre. Each deciduous tree shall be 2.5 inch caliper or greater and each evergreen tree shall be six to seven feet in height or greater. As an alternate, 10 trees for each one acre shall be required if deciduous trees are four inches in caliper or greater and evergreen trees are eight feet to 10 feet in height or greater. Five shrubs 2.5 feet in height or greater may be substituted for one tree of 2.5 inch caliper for a maximum of 20% of the tree requirement.” In addition, and in accordance with Section 390-55.B.(3), “if healthy, existing trees will be preserved which will generally meet the requirements of this section, the Township may, in its discretion, permit the existing tree(s) to serve as a credit toward the number of shade trees required to be planted. In addition, the Township, in its discretion, may permit existing trees which would otherwise be required to be maintained by this chapter to be removed in exchange for the developer planting replacement trees in accord with this section. To be eligible for use as credit toward a required tree, a preserved tree shall be maintained in such a manner that a minimum of 50% of the ground area under the tree's dripline shall be maintained in natural ground cover and at the existing natural ground level. The applicant may provide a sample plot representative of the trees on the parcel to determine the credit. The following standards shall be used to determine the extent of credit:

DBH of Approved Preserved Trees	Number of Credited Trees
Greater than 30 inches	4
15 to 29 inches	3
7 to 14 inches	2
2 to 6 inches	1



A total of 11 trees are required in Pocono Township. Two (2) trees and ten (10) shrubs are proposed for a total of four (4) trees. Therefore, seven (7) trees are still required. Existing trees are proposed to remain along the western property line and may be used to meet this requirement if deemed acceptable by the Township. A calculation shall be provided on the plan showing compliance with this Section. (Previous Comment 48) The proposed landscaping is now in compliance with this Section, however the required calculation shall still be placed on the plan.

49. In accordance with Section 390-55.C.(2)(g), “the placement of light standards shall be coordinated with the landscape plan to avoid a conflict with the effectiveness of light fixtures”. *The proposed lights shall also be shown on the Landscape Plan (Sheet C-802). (Previous Comment 49) On Sheet C-802, it appears there is a conflict between the proposed tree and light nearest inlet I-2 (in Hamilton Township). The light or tree should be relocated.*
50. Previous Comment 50 satisfied.
51. In accordance with Section 390-55.F.(1)(a), “all subdivisions and land developments shall be landscaped with property line buffers that act to integrate new development with its surroundings and to separate incompatible land uses.”
 - a. In accordance with Table 390-55-1, a 10-foot wide low intensity buffer consisting of nine (9) canopy trees and five (5) ornamental trees are required along the western property line (418.96-feet). In addition, and in accordance with Section 390-55.F.(3)(g), “existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township.” *No trees are proposed along the western property line, however existing trees are proposed to remain. The required trees shall be provided, or the Applicant shall demonstrate the existing trees meet the intent of the required buffer. (Previous Comment 51.a) Three (3) canopy trees are now proposed along the new driveway and parking area and 3 ornamental trees are now proposed on the western side of Wetland Basin-1. Therefore, 6 canopy trees and 2 ornamental trees are still required. The required trees shall be provided, or the Applicant shall demonstrate the existing trees meet the intent of the required buffer.*
 - b. In accordance with Table 390-55-1, a 10-foot wide low intensity buffer consisting of five (5) canopy trees and three (3) ornamental trees are required along the northern property line (216.32-feet ±). *No trees are proposed, and the plan shall be revised. (Previous Comment 51.b) No trees are proposed. Woodlands exist between proposed Wetland Basin-1 and the northern property line. The required trees shall be provided, or the Applicant shall demonstrate the existing trees meet the intent of the required buffer.*
- 52.-53. Previous Comments 52 and 53 satisfied.
54. In accordance with Section 390-58.E, “any subdivision or land development regulated under this § 390-58 shall be required to dedicate the specified amount of common open space, unless the Board of Commissioners and the applicant mutually agree to the payment of recreation fees-in-lieu of land, the construction of recreational facilities, the reservation/donation of common open



space through an allowed alternative ownership method, or a combination of any of the foregoing”. *Prior to final plan approval the developer shall determine whether common open space will be proposed or if a fee-in-lieu of will be provided. (Previous Comment 54) The response letter suggests the 19.08 acres of Common Open Space is proposed. Per Section 390-58.G, the Applicant shall discuss with the Township whether common open space or a fee in-lieu-of will be required.*

55. In accordance with Section 390-60.A, “traffic impact study shall be submitted to the Township, as part of a preliminary plan and final plan for any subdivision or land development application expected to generate more than 250 new trips per day; for residential subdivisions or land developments containing 15 or more dwelling units or residential lots in the aggregate; or all nonresidential developments (with the exception of agricultural development) with buildings containing in excess of 20,000 square feet of floor space in the aggregate; development-of any kind impacting 30 acres of land or more in the aggregate.” *The required traffic impact study shall be submitted for review. (Previous Comment 55) The proposed development will include a full access driveway onto S.R. 0611 and a 150 linear foot right-turn lane into the project site from S.R. 0611 north. The project will generate 750 additional vehicles during the typical weekday. The Traffic Impact Assessment (TIA) notes that the Cranberry Creek Apartments, the Wawas at Cherry Lane/Warner Road and Bartonsville Avenue, the Golden Slipper hospital development, and the Turtle Walk motor vehicle dealership were all considered in the analysis. The TIA further indicates the proposed development is not anticipated to impact traffic operations within the area of the development.*

STORMWATER MANAGEMENT ORDINANCE COMMENTS

The project site is located within the C, Provisional Direct Discharge District of the Brodhead-McMichael Watershed. The receiving water is Pocono Creek which has a Chapter 93 classification of High Quality, Cold Water Fishery (HQ/CWF).

56. In accordance with Section 365-10.I.(6)(b)[1], wetland buffer permitted activities/development includes “stormwater conveyance required by the municipality or other body or agency having jurisdiction; buffer maintenance and restoration; the correction of hazardous conditions; stream crossings permitted by DEP and passive unpaved stable trails shall be permitted within the wetland buffer. No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted within the wetland buffer.” *The proposed grading, driveway, and parking area are not permitted activities in the wetland buffer, and the plan shall be revised for compliance with this Section. (From Previous Comment 56) The wetland buffer impacts have been added to Sheets CLS-1 and CLS-2. Disturbance of the wetland buffer is still proposed and shall be addressed.*
57. In accordance with Section 365-10.I.(6)(b)[2], the area of the wetland buffer altered by activities permitted in accordance with Subsection I(6)(b)[1] above shall be minimized to the greatest extent practicable, as determined by the municipality. In no case shall more than 20% of the cumulative wetland buffer on the subject parcel be altered by the activities permitted in accordance with Subsection I(6)(b)[1]. This 20% disturbance shall include both the disturbance created by the applicant and any subsequent owner of the parcel or a portion of the parcel developed by the applicant (i.e., lot owner).” *The plan shall include a calculation showing the*



area of existing wetland buffer and the area of disturbed buffer (in acres and percent) to confirm compliance with this Section for activities permitted in Section 365-10.I.(6)(b)[1]. (Previous Comment 57) Calculations have been added to Sheets CLS-1 and CLS-2. The calculations shall be revised to include the percent of the disturbed buffer area. In addition, the area of disturbance of the wetland buffer listed on Sheet CLS-1 is 164 square feet for the removal of the existing chicken coop. However, the existing house and shed that are proposed to be removed are also located within the wetland buffer and shall be included in the calculation on Sheet CLS-1. Areas to access the existing chicken coop and shed shall also be shown on the plan as disturbed area and included in the calculation on Sheet CLS-1. In addition, the calculation on Sheet CLS-1 does not account for the areas disturbed for proposed grading, driveway, and parking area, and shall be revised accordingly.

58. In accordance with Section 365-10.I.(8)(b), stream buffer permitted activities/development, includes “stormwater conveyance required by the municipality or other body or agency having jurisdiction, buffer maintenance and restoration, the correction of hazardous conditions, stream crossings permitted by DEP, fish hatcheries, wildlife sanctuaries and boat launch sites constructed so as not to increase the floodplain elevation, and unpaved trails, shall be permitted, providing no buildings are involved. No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted.” *The demolition of the existing house, chicken coop, and shed, and proposed grading, driveway, and parking area are located within the required stream buffer. (From Previous Comment 58) The stream buffer impacts have been added to Sheets CLS-1 and CLS-2. Disturbance of the stream buffer is still proposed and shall be addressed.*
59. In accordance with Section 365-10.I.(8)(c), “the area of the [stream] buffer altered by activities permitted in accordance with § 365-10I(8)(b) shall be minimized to the greatest extent practicable, as determined by the municipality. In no case shall more than 20% of the cumulative stream buffer on the subject parcel be altered by the activities permitted in accordance with § 365-10I(8)(b). This 20% disturbance shall include both the disturbance created by the applicant and any subsequent owner of the parcel or a portion of the parcel developed by the applicant (i.e., lot owner).” *The plan shall include a calculation showing the area of the existing stream buffer and the area of the disturbed buffer (in acres and percent) to confirm compliance with this Section for activities permitted in Section 365-10.I.(8)(b). (Previous Comment 59) Disturbance calculations have been added to Sheets CLS-1 and CLS-2 and are noted to be 2,450 square feet for the proposed house, chicken coop, and shed. It appears the disturbance should be 5,000 square feet ±. In addition, the area does not account for the proposed grading, driveway, or parking area. The calculation shall be revised accordingly. The calculations shall also be revised to include the percent of the disturbed buffer area. Areas to access the existing chicken coop and shed shall also be shown on the plan as disturbed area and included in the calculation on Sheet CLS-1.*
60. In accordance with Section 365-11.A.(2), infiltration BMPs intended to receive runoff from developed areas shall be selected based on suitability of soils and site conditions and shall be constructed on soils that have the following characteristics:
- (a) A minimum depth of 24 inches between the bottom of the BMP and the limiting zone.



- (b) An infiltration and/or percolation rate sufficient to accept the additional stormwater load and drain completely as determined by field tests conducted by the applicant's design professional.
- (c) The recharge facility shall be capable of completely infiltrating the recharge volume within three days.

The Pond Report for proposed Infiltration Basin #5 utilizes an infiltration rate of 0.88 inches/hour. However, the Geotechnical Engineering Report shows no testing within the area of Infiltration Basin #5. Test pits to confirm depth to limiting zone, and infiltration testing within Infiltration Basin #5 shall be completed to ensure compliance with this Section. (Previous Comment 60) The response letter indicates the test location is provided on the plan, however none is shown. The location shall be shown and labeled in plan view.

- 63. In accordance with Section 365-13.D, “all calculations using the Rational Method shall use rainfall intensities consistent with appropriate times-of-concentration for overland flow and return periods from the design storm curves from Pennsylvania Department of Transportation Design Rainfall Curves (1986) (Figures B-2 to B-4). Times-of-concentration for overland flow shall be calculated using the methodology presented in Chapter 3 of Urban Hydrology for Small Watersheds, NRCS, TR-55 (as amended or replaced from time to time by NRCS). Times-of-concentration for channel and pipe flow shall be computed using Manning's Equation.”
 - a. *Time of concentration paths will be reviewed upon receipt of revised PCSM Pre-Development and Post-Development Drainage Area Plans (Sheets DA-1 and DA-3). (Previous Comment 63.b) The time of concentration calculation for Drainage Area #1B3 utilizes a total length of 697-feet, however the plan view shows a total length of 511-feet ±. This shall be addressed.*
- 64.-65. Previous Comments 64 and 65 satisfied.
- 66. In accordance with Sections 365-15.A, 365-19.A.(4), 365-20.C.(2), and 365-21.C, any earth disturbance must be conducted in conformance with Pennsylvania Title 25, Chapter 102, Erosion and Sediment Control. An erosion and sediment control plan, including all reviews and letters of adequacy obtained by the Conservation District shall be provided. *An Incompleteness Letter dated April 19, 2024 was issued by the Monroe County Conservation District. (Previous Comment 66) A revised submission was made to the County Conservation District under cover letter dated October 25, 2024. All submissions to, correspondences with, and permit from the County Conservation District shall be provided. Refer to Comment 32 for our comments related to the Final Erosion and Sediment Control Plan, Notes, and Details.*
- 67. In accordance with Section 365-19.B.(12), the plan shall have “a graphic and written scale of one inch equals no more than 50 feet; for tracts of 200 acres or more, the scale shall be one inch equals no more than 100 feet”. *The scale of the PCSM Pre-Development and Post Development Drainage Area Plans (Sheets DA-1 and DA-3) are illegible at 1"=150' and shall be revised. Additional review of the time of concentration paths and the post-development land uses will be completed upon receipt of the revised plans. (Previous Comment 67) The existing dwellings, driveways, lawn, and woodlands in Drainage Area #1B4 shall be shown on Sheet DA-3.3.*



68. In accordance with Section 365-19.B.(19), “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” is required. *An easement shall be provided for the observation, maintenance, and repair of Infiltration Basin #5. Also refer to the required note in Section 390-29.I.(32)(n) of the Subdivision and Land Development Ordinance.*

The proposed stormwater management facility is located on a proposed lot separate from the hotel development. (Previous Comment 68) The proposed easements shall be described by metes and bounds, and the required note shall still be placed on the plan.

- 69.-70. Previous Comments 69 and 70 satisfied.

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

71. The existing dwellings and driveways along Mulberry Court shall be shown on the PCSM Pre-Development Drainage Area Map – SCS Method (Sheet DA-1) to confirm the existing impervious area utilized in the Pre-Development Drainage Area #1B2 curve number calculation. The existing woods line shall also be clearly shown on Sheet DA-1 to confirm the woodland, lawn, and meadow areas utilized in the Pre-Development Drainage Area #1B2 curve number calculation. *(Previous Comment 71) This shall still be addressed.*

- 72.-78. Previous Comments 72 through 78 satisfied.

MISCELLANEOUS COMMENTS

79. Plans have previously been submitted to PennDOT for intersection improvements at S.R. 0611 and Bartonsville Avenue/Rimrock Road. Part of those improvements include a right-turn lane starting at the municipal boundary with Hamilton Township. The proposed right-turn lane is now shown on the plan and labeled as “Pocono Twp. Future Road Improvement Project”.

While Pocono Township is the initiator of the project, the Township is partnering with developers to complete the improvements. The developer of the Wawa project site located across Bartonsville Avenue is proposing improvements along S.R. 0611 in close proximity to the Springhill Suites project site. 611 Land Development, LLC shall coordinate with the Wawa developer on the extent of those improvements. *(Previous Comment 79) The response letter indicates the proposed S.R. 0611 improvements for this Springhill Suites development are being coordinated with the Wawa development located across Bartonsville Avenue.*

80. The Subdivision Plan proposes use of only a small portion of the parcel. The Applicant shall provide additional information on the intended use for the remainder of the property. *(Previous Comment 80) The response letter indicates the owner/developer currently has no plans for the remainder of the property.*

- 81.-83. Previous Comments 81 through 83 satisfied.

84. On Sheet C-202, a crosswalk should be provided for the pedestrians crossing the access driveway. Associated details shall also be provided on the plan. *(Previous Comment 84) The PennDOT Bituminous Pave hatching obscures the crosswalk area. The plan shall be revised*



for clarity.

85. The Subdivision line shall be shown on the Overall Grading and Drainage PCSM Plan (Sheet C-300). ***(Previous Comment 85) This shall still be addressed.***
86. Previous Comment 86 satisfied.
87. The gravel area shown through Infiltration Basin #5 shall be labeled as to be removed on Sheets C-100, C-102, C-500, C-502, and C-503, and shall be removed from the plan view on Sheets C-202, C-203, C-300, C-302, C-303, and C-802. In addition, the stone row label shall be removed from Sheets C-402, C-404, C-405, DA-5, and DA-6. ***(Previous Comment 87) The existing stone wall to be removed shall be clearly shown and labeled as such on the Existing Conditions/Sensitive Resource Plans.***
- 88.-89. Previous Comments 88 and 89 satisfied.
90. On Sheet C-703, the proposed waterline between Inlet-23 and Inlet-24 shall be shown in Storm Profile – Inlet-19 to STM MH-61. ***(Previous Comment 90) The waterline shall still be shown in the profile.***

PLAN REVISION COMMENTS

91. The “Storm Basin Testing” provided in Section 7 of the Post Construction Stormwater Management Plan Volume II references County Lake Court in Centerport, New York, and does not include soil profiles or infiltration results. ***(New Comment)***
92. On Sheet C-704, the text identifying San C.O.-H is illegible in the Sanitary Profile – San Lateral-D to San MH-A and shall be revised. In addition, the Sanitary Profile does not end at San MH-A and shall be renamed. ***(New Comment)***
93. The length of the 12 linear feet of sanitary sewer between San C.O. A and the existing sanitary sewer main noted in the Sanitary Profile – San Lateral-D to San MH-A is incorrect when compared to the plan view and shall be revised. ***(New Comment)***
94. The Sewer Lateral Detail on Sheet C-604 shall be revised to specify the same pipe diameter and material as shown in the plan and profile views. ***(New Comment)***
95. The Gravity Building Sewer detail on Sheet C-604 is not applicable to this project and shall be removed. ***(New Comment)***
96. The storm sewer located across Bartonsville Avenue appears to be proposed. This shall be addressed. ***(New Comment)***

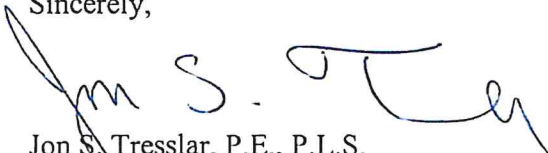
The above comments represent a thorough and comprehensive review of the information submitted, with the intent of giving the Township the best direction possible. However, due to the nature and number of comments in this review, the receipt of new information may generate new comments.



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

If you should have any questions, please call me.

Sincerely,



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

JST/meh

cc: Jerrod Belvin – Township Manager
Lindsay Scerbo – Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
611 Land Development, LLC – Applicant
Joseph Stachokus, P.E. – Devco Infra, LLC
Nate Oiler, P.E., RKR Hess – Hamilton Township Engineer
Kristina Heaney – Monroe County Conservation District
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates



YOUR GOALS. OUR MISSION.

October 1, 2024

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

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

Dear Planning Commission Members:

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

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

BACKGROUND INFORMATION

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

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



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

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

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

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

ZONING ORDINANCE COMMENTS

1. Comment 1 from Review No. 1 satisfied.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

- a. *Monroe County Planning Commission*

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

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

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

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

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



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

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

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

- 3. Comments 3 through 7 from Review No. 1 satisfied.
- 4. In accordance with Section 390-29.J.(1)(c), the plan shall include “truck turning movement diagrams for at least a WB-50 truck”. *The fire truck turning diagram shall be provided to the Fire Company for its review. (Previous Comment 8 from Review No. 1) The response letter acknowledges the need for submission to the Fire Company.*
- 5. In accordance with Section 390-29.J.(2), the submission shall include “exterior elevations of any proposed buildings including at least the front and side elevations”. *Proposed building elevations shall be submitted for review. (Previous Comment 9 from Review No. 1) The response letter indicates building elevations will be provided with a subsequent submission.*
- 6. In accordance with Section 390-29.J.(6), the submission shall include “proof of legal interest in the property, a copy of the latest deed of record and a current title search report”. *A title search report shall be completed and submitted. (Previous Comment 10 from Review No. 1) The response letter indicates a title search report will be provided with a subsequent submission.*
- 7. In accordance with Section 390-29.J.(8)(a), the submission shall include “completed sewage facilities planning module(s) for land development and other required sewage planning documents as required by the Pennsylvania Sewage Facilities Act¹³¹ and PA DEP”. In addition, and in accordance with Section 390-29.J.(8)(c), “if service by the Township, a sewer authority or a public utility is proposed, a letter or other written certification from the Township, the authority or the public utility stating that it will provide the necessary sewer service and verifying that its system has adequate capacity to do so”. *(Previous Comment 11 from Review No. 1) Approvals from Pocono Township and the Pennsylvania Department of Environmental Protection shall be received prior to plan recordation.*
- 8. In accordance with Section 390-29.J.(10), the submission shall include “confirmation that the soil erosion and sedimentation control plan has been accepted for review by the Monroe County Conservation District”. *(Previous Comment 13 from Review No. 1) All submissions to, correspondence with, and permit from the County Conservation District/PADEP shall be provided.*
- 9. In accordance with Sections 390-29.J.(15) and 390-48.T.(10), where access is to a state road, a



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

10. In accordance with Section 390-29.K, the submission shall include “a community impact analysis including the following information shall be required for land developments containing 15 or more dwelling units or residential lots in the aggregate; all nonresidential developments (with the exception of agricultural development) with buildings containing in excess of 20,000 square feet of floor space in the aggregate; or development of any kind impacting 30 acres of land or more in the aggregate”. *A waiver is requested from Section 390-29.K to not be required to submit a community/fiscal impact analysis. (From Previous Comment 15 from Review No. 1) The Township Planning Commission recommended approval of this waiver request at its meeting held on July 8, 2024.*
11. In accordance with Section 390-29.N, “prior to approval of the land development plan, the applicant shall submit to the Township a land development plan engineering certification stating that the proposed layout of proposed roads, lots, and open lands complies with the Township's ordinances, particularly those sections governing the design of subdivision roads and stormwater management facilities, and that all improvements will be installed in accord with the specific requirements of this chapter or any waivers or modifications granted by the Township. This certification requirement is meant to provide the Township with assurance that the proposed plan is able to be accomplished within the Township's current regulations”. *A note to this effect shall be placed on the plan. (Previous Comment 16 from Review No. 1) A note to this effect shall still be placed on the plan.*
12. In accordance with Section 390-32.B.(2), no final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until proposed developer's agreements and performance guarantee in accord with § 390-35 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended,^{III} have been accepted by the Board of Commissioners”. *All agreements shall be executed, and financial security posted prior to plan recordation. A construction cost estimate shall be submitted for review. (Previous Comment 17 from Review No. 1) The response letter indicates a cost estimate will be provided with a subsequent submission.*
13. In accordance with Section 390-43.A.(6)(e)[2][a], “no more than 35% of the original ground cover within any designated steep slope area on the property may be disturbed by grading, filling or other means. At least 65% of the original ground cover must remain undisturbed during the establishment, alteration or maintenance the property.” *The Resource Impact Table proposes 43.7% of the existing steep slopes be disturbed. A waiver is requested to permit the greater disturbance in steep slopes. (From Previous Comment 18 from Review No. 1) The Township Planning Commission recommended approval of this waiver request at its meeting held on July 8, 2024.*
14. Previous Comments 19 and 21 through 23 from Review No. 1 satisfied.
15. In accordance with Sections 390-48.T.(11) and 390-48.T.(13)(c), all access driveways shall be



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

16. In accordance with Section 390-48.AA. “sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans With Disabilities Act standards.” *The developer shall discuss the need for sidewalks along the existing roadways with the Township. It is noted that sidewalk is proposed along the southwesterly property line near an existing bus stop on S.R. 0611, and along the 20-foot wide emergency access at its intersection with S.R. 0611. Additional sidewalk shall be provided to provide access to the bus stop. (From Previous Comment 25 from Review No. 1) The response letter indicates a 10-foot length of grass at 2% is provided between the proposed sidewalk and bus stop. We do not find this as a safe and accessible alternative to a concrete sidewalk. Concrete sidewalk meeting the requirements of the ADA shall still be provided.*

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

17. Previous Comment 26 from Review No. 1 satisfied.
18. In accordance with Section 390-51, “all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control”. *The erosion and sedimentation control plan shall be submitted for review. (Previous Comment 27 from Review No. 1) All submissions to, correspondences with, and permits from the County Conservation District and Pennsylvania Department of Environmental Protection shall be provided to the Township.*
19. In accordance with Section 390-52.A.(1), “all subdivisions and land developments shall be served by an adequate water supply and sewage disposal system; and the developer shall provide evidence documenting said adequacy”. *(Previous Comment 28 from Review No. 1) Approvals from the Brodhead Creek Water Authority, Pocono Township, and the Pennsylvania Department of Environmental Protection shall be received in support of the water and sanitary sewer services.*
20. Previous Comment 29 from Review No. 1 satisfied.
21. In accordance with Section 390-52.E.(4)(f)[2], “all fire hydrants will be located on an eight-inch



line or a looped six-inch line. Where a dead-end line contains a fire hydrant, the portion of the line between the main loop and the hydrant shall be eight inches minimum diameter.” *The size of the proposed water line to the fire hydrant shall be noted on the plan. In addition, the Fire Hydrant Detail on Sheet DET-3 specifies a 6-inch waterline and shall be revised for compliance with this Section. (Previous Comment 30 from Review No. 1) The response letter indicates an 8-inch lateral to the fire hydrant is now proposed and shown on the fire hydrant detail on Sheet DET-3. The Typical Hydrant Installation Detail provided on Sheet DET-3 is different from that provided with the previous submission and no longer specifies the lateral diameter. The detail shall be revised to clearly specify the lateral diameter.*

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

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

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

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

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



- lines shared with Parcel ID No. 12.6A.2.87 (706.26-feet total), and shall consist of 15 canopy trees, 15 ornamental trees, and 15 evergreen trees. *(Previous Comment 36.a from Review No. 1) No trees are proposed. A 15-foot wide buffer of existing trees is proposed to remain along 591-feet of the existing property lines, and an area along the southern property line is part of the existing sanitary sewer easement where trees cannot be placed. A riparian forest buffer is proposed to be restored along portions of the eastern and southern property lines.*
- b. A 30-foot wide high intensity buffer is required along the S.R. 0611 Right-of-Way (340.81-feet) and shall consist of 17 evergreen trees, 7 ornamental trees, and 7 canopy trees. *(Previous Comment 36.b from Review No. 1) Seven (7) evergreen trees, 7 ornamental trees, and 7 canopy trees are proposed, therefore 10 evergreen trees are still required. It is noted that a riparian forest buffer is proposed to be restored along a portion of the S.R. 0611 Right-of-Way.*
- c. A 15-foot wide medium intensity buffer is required along the western property line shared with Parcel ID No. 12.6A.2.3 (451.22-feet total), and shall consist of 9 canopy trees, 9 ornamental trees, and 9 evergreen trees. *(Previous Comment 36.c from Review No. 1) Ten (10) canopy trees, 6 ornamental trees, and 7 evergreen trees are proposed, therefore 3 ornamental trees and 2 evergreen trees are still required. Woodlands also exist along 87-feet of this property line.*
- d. A 30-foot wide high intensity buffer is required along the Robinwood Terrace Right-of-Way (391-feet), and shall consist of 20 evergreen trees, 8 ornamental trees, and 8 canopy trees. *(Previous Comment 36.d from Review No. 1) Four (4) evergreen trees, 2 ornamental trees, and 6 canopy trees are proposed, therefore 16 evergreen trees, 6 ornamental trees, and 2 canopy trees are still required. Existing trees are proposed to remain along approximately 255-feet of the street frontage.*

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

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

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



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

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



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

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

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

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

The following improvements are proposed:

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

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



S.R. 0611 and Scotrun Drive

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

Scotrun Drive and Robinwood Terrace

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

Robinwood Terrace and Proposed Site Driveway

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

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

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

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



STORMWATER MANAGEMENT ORDINANCE COMMENTS

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

36. In accordance with Section 365-8.L, “roof drains and sump pumps shall discharge to infiltration or vegetative BMPs wherever feasible. Roof drains should not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment.” *A waiver is requested to permit roof drains to connect to the proposed storm sewer pipe. (From Previous Comment 49 from Review No. 1) The Township Planning Commission recommended approval of this waiver request at its meeting held on July 8, 2024.*
37. In accordance with Sections 365-8.M, 365-10.E, and 365-11.A.(2)(d), pretreatment shall be provided prior to discharge to surface or groundwater. *Water quality devices shall be provided to treat stormwater prior to entering the proposed underground basins and infiltration trench. (Previous Comment 50 from Review No. 1) The response letter indicates water quality devices are not required. This comment remains until the Monroe County Conservation District is satisfied with the proposed design meeting the water quality requirements and the NPDES permit is issued.*
38. In accordance with Section 365-10.I.(6)(b)[1], permitted activities/development within the wetland buffer include “stormwater conveyance required by the municipality or other body or agency having jurisdiction; buffer maintenance and restoration; the correction of hazardous conditions; stream crossings permitted by DEP and passive unpaved stable trails shall be permitted within the wetland buffer. No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted within the wetland buffer.” *The proposed building, retaining wall, and grading are proposed within the wetland buffer. A waiver is requested to allow the proposed disturbance of the wetland buffer. (From Previous Comment 51 from Review No. 1) The Township Planning Commission recommended approval of a waiver request from Section 365-10.I.(6)(b) at its meeting held on July 8, 2024. The recommendation of approval should be revised to include Subsection [1].*

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

39. Previous Comment 52 from Review No. 1 satisfied.
40. In accordance with Section 365-10.I.(8)(c), “the area of the [stream] buffer altered by activities permitted in accordance with § 365-10I(8)(b) shall be minimized to the greatest extent practicable, as determined by the municipality. In no case shall more than 20% of the cumulative stream buffer on the subject parcel be altered by the activities permitted in accordance with § 365-10I(8)(b). This 20% disturbance shall include both the disturbance created by the applicant and any subsequent owner of the parcel or a portion of the parcel developed by the applicant (i.e., lot owner). *Storm sewer is proposed within the stream buffer as shown on the plan. The Resource Impact Table on Sheet PRI-1 shall be revised to also present the disturbed area in percent. (From Previous Comment 53 from Review No. 1) The Resource Impact Table on Sheet PRI-1 shall be revised to also include the stream buffer.*



41. Previous Comments 54 and 55 from Review No. 1 satisfied.
42. In accordance with Section 365-13.B, “all calculations consistent with this chapter using the Soil Cover Complex Method shall use the appropriate design rainfall depths for the various return period storms according to the region in which they are located as presented in Table B-1 in Appendix A^{III} of this chapter. If a hydrologic computer model such as PSRM or HEC-1 is used for stormwater runoff calculations, then the duration of rainfall shall be 24 hours. The NRCS “S” curve shown in Figure B-1, Appendix A of this chapter, shall be used for the rainfall distribution.” *A waiver is requested to utilize the NOAA Atlas data for rainfall depths. (From Previous Comment 56 from Review No. 1) The Township Planning Commission recommended approval of this waiver request at its meeting held on July 8, 2024.*
43. In accordance with Section 365-13.D, times-of-concentration for overland flow shall be calculated using the methodology presented in Chapter 3 of Urban Hydrology for Small Watersheds, NRCS, TR-55 (as amended or replaced from time to time by NRCS). Times-of- concentration for channel and pipe flow shall be computed using Manning's Equation.
 - a. *A time of concentration calculation in support of the time of concentration path shown for Pre Offsite POI-2. (Previous Comment 57.a from Review No. 1) The time of concentration path has been removed from the plan. The path shall be shown and a calculation in support of the 6 minute time of concentration utilized in the peak flow calculation shall be provided.*
 - b. *In the time of concentration calculation for POST UGB-1 (Hyd. No. 1) and when compared to the plan, the slope of the sheet flow is high. (From Previous Comment 57.b from Review No. 1) Segment A of the sheet flow travels across Scotrun Drive which has a slope of approximately 5%. The time of concentration calculation utilizes a slope of 15% along Segment A and shall be revised.*
 - c. *The time of concentration path and calculation shall be extended to the high point of the Post UGB-4 drainage area. (Previous Comment 57.c from Review No. 1) The time of concentration path has been extended in plan view, however the calculation has not been updated. The time of concentration calculation shall still be revised.*
44. In accordance with Section 365-13.E, “runoff curve numbers (CN) for both existing and proposed conditions to be used in the Soil Cover Complex Method shall be obtained from Table B-2 in Appendix A of this chapter”. *The land uses associated with each CN value shall be provided to confirm the correct CN values have been utilized.*
 - a. *A CN value calculation shall be provided in support of Hyd. No. 1 for Post UGB-1, Hyd. No. 2 for Post UGB-2, and Hyd. No. 4 for Post UGB-4. (From Previous Comment 58.b from Review No. 1) It appears the CN value utilized for Post UGB-1 is low. In addition, the area and CN value utilized for Post UGB-4 are not consistent with the values provided in the CN calculation chart. The hydrographs shall be revised.*
45. Previous Comment 59 from Review No. 1 satisfied.
46. In accordance with Sections 365-15.A and 365-19.B.(2), for all regulated earth disturbance activities, erosion and sediment control BMPs shall be designed, implemented, operated, and



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

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

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

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

MISCELLANEOUS COMMENTS

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



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

PLAN REVISION COMMENTS

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

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

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

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

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

Sincerely,

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

JST/meh

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



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

G:\Projects\POCO\R0614\Correspondence\Review Letters\Brookstead.Plan.Review No. 2.docx



HanoverEngineering

3355 Route 611 • Suite 1 • Bartonsville, PA 18321-7822
Phone: 570.688.9550 • Fax: 570.688.9768 • HanoverEng.com

December 6, 2024

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

RE: Revised Waiver Request Letter
Brookstead Apartments
Preliminary/Final Land Development
Pocono Township, Monroe County
Hanover Project PA-1242

Dear Commissioners:

On behalf of Brookstead LLC, we would like to request the following waivers:

390-57.C & 365-10.1(6)(b)[1]:

A partial waiver is requested from this section requiring wetland buffers in accordance with the stormwater ordinance. The total wetland Buffer Area on the property is 1.73 acres. Of this area, a total of 0.34 acres is proposed for disturbance. Of the 0.34 acres of Buffer Area disturbed, 0.18 acres will be restored to vegetative cover with trees and grass being planted. The other 0.16 acres of disturbed area will be lawn area adjacent to the building and the proposed building. The total permanently impacted area of 0.16 acres constitutes 9.25% of the total wetland buffer area on site.

Justification: The southeast portion of the site is being protected as a riparian buffer, stream buffer, and wetland buffer. This forces the development to be constructed towards the northwestern property boundary. A zoning variance has already been applied for and approved to reduce the amount of required parking so that the impacts to the wetland buffer could be minimized.

The area of the proposed permanent wetland buffer disturbance does not currently flow into the wetland. This wetland is on steeply sloping terrain, and is groundwater fed, not fed through surface water sourcing. The result is that no additional or less surface runoff will be flowing to the wetland, as the disturbed area doesn't currently runoff into the wetland and is not proposed to.

Lastly, in order to improve the quality of runoff into the waterways, 0.31 acres of existing pavement and lawn area are being restored to vegetative condition with grass and tree plantings. This is a 2:1 replacement of vegetative cover to the riparian buffer, and it is replacing a minimally functional wetland buffer for an isolated wetland.

In summation, the proposed development has:

- prioritized disturbance of the wetland buffer to the lower quality, isolated, steeply sloping buffer area further away from Scot Run over disturbance to the riparian

buffer, riparian wetland buffers, and stream buffers immediately adjacent to Scot Run;

- reduced the Wetland Buffer impacts to the greatest extent practicable while still maintaining a reasonable amount of parking.
- disturbed a portion of the Wetland Buffer that does not currently or in proposed conditions flow into the wetland;
- restored twice as much riparian buffer than is being proposed for permanent Wetland Buffer impacts
- removed existing pavement immediately adjacent to Scot Run and revegetated this area with trees and native grasses.
- proposed a community natural trail along the stream for the passive enjoyment of the residents of the apartment complex.

390-29.K:

A waiver is requested from having to prepare a community/fiscal impact analysis.

Justification: The project proposes two-bedroom apartments that attract few families with children and therefore have a positive fiscal impact on the community. Preparation of a community/fiscal impact analysis requires large amounts of data to be collected from the township, county, and state, and the result of the analysis will have no impact on the design, as the proposed uses are permitted by right. The following quote is taken from Monroe County Planning Commission's 2022 Regional Comprehensive Plan Update for Hamilton, Stroud, Pocono, and Stroudsburg

"Housing in the HSPS region is predominantly single-family, comprising almost 84% of the region's total housing units, 76% of which are detached. These tend to be developed on larger lots and carry higher real estate taxes. However, a growing segment of the region's population—namely seniors and younger professionals—are seeking something different: much smaller housing units, maintenance-free housing, high-end amenities, and housing for rent versus to purchase. Some limited multi-family housing exists in the region, but demand is high and vacancy rates are very low."

As can be inferred from the above, apartments, especially apartments with elevators for easier access for elderly populations, is needed to support housing for young professionals and older populations.

§390-43.A(6)(e)[2][a]:

A waiver is requested to permit 43.7% of the areas on site with slopes exceeding 20% to be disturbed, which is above the required maximum of 35% disturbance. The project proposes 0.147 acres of disturbance of steep slopes and there is 0.336 acres on the site.

Justification: In order to preserve the higher value environmental resources on the site,, such as riparian buffers, stream buffers, and wetland buffers, the development has been proposed to occupy the area furthest from Scot Run. While having a strong benefit to the water features, some small pockets of steep slopes will be disturbed. The project proposes 0.147 acres of disturbance and it is permitted by this section to disturb only 0.118 acres. This is 0.029 acres over the allowable percentage, which is minimal, and the disturbed areas will actually be levelled out and stabilized, preventing scour and erosion of steep slopes, which is the concern that this section is meant to prevent.

365-8.L:

A waiver is requested to allow for roof drains to connect to stormwater pipe.

Justification: The purpose is to promote filtering of the runoff prior to discharge into waters of the Commonwealth. The roof drains will be discharging into underground basins and level spreaders which will filter the runoff from the site through 150 feet of a riparian buffer to treat stormwater runoff prior to discharge into waters of the Commonwealth.

365-13.B:

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

Justification: The PADEP recommends use of this data

390-57.B:

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

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

390-55.G:

A waiver is requested to allow for the trees and shrubs planted in the riparian buffer to be smaller than the requirements of this section.

Justification: These areas are designed to be of benefit for use as a stormwater best management practice and are not required to meet buffer requirements. Planted vegetation meeting this requirement are above and beyond the landscaping requirements of the ordinance. Existing wooded areas are to be preserved beyond the riparian planting area, as well, and the credit applied for these areas is well beyond the requirements of the buffer yards for which we are applying this waiver request.

*§390-55.D.(1)(a):

A waiver is requested to allow for the use of existing woodlands along rights-of-way to satisfy the street tree requirements of this section.

Justification: there are existing woodlands along the majority of the property's frontage on Robinwood terrace that would need to be cut down to satisfy the street tree requirement of this section. Section 390-55.d.(1)(c) allows for existing woodlands to be counted toward the street tree requirement with township approval.

*§390-55.D.(3)(a)

A waiver is requested to allow street trees to be planted outside of the 15-foot offset from the ultimate ROW of S.R. 0611.

Justification: The existing sanitary sewer easement running along the project's S.R. 0611 frontage prevents planting trees within 5 to 15 feet of the ultimate ROW. The requisite number of trees shall be planted along the edge of said sewer easement.

§390-55.F.(3)(a)[2]:

A waiver is requested to allow for portions of existing woodlands to be utilized to meet the Township property line and right-of-way buffer requirements.

Justification: Much of the property's boundaries are lined with existing vegetation. In the areas where earth disturbance is not proposed, these trees are to remain and will act as a natural buffer along the property line and/or road right-of-way. Section 390-55.F.(3)(g) states that "existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with approval of the Township." A tree survey was completed for the site and is provided on Sheet LL-2 demonstrating the overall density and contents of the site's vegetation and the corresponding credit that would be taken for the existing vegetation should the waiver be granted.

§390-55.F.(4)(a)[1]:

A waiver is requested to allow for portions of existing woodlands to be utilized to meet the Township screening requirements for parking lots.

Justification: Much of the property's boundaries are lined with existing vegetation. In the areas where earth disturbance is not proposed, these trees are to remain and will act as a natural buffer along the property line and/or road right-of-way. Section 390-55.F.(3)(g) states that "existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with approval of the Township." A tree survey was completed for the site and is provided on Sheet LL-2 demonstrating the overall density and contents of the site's vegetation and the corresponding credit that would be taken for the existing vegetation should the waiver be granted.

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

Respectfully,

HANOVER ENGINEERING



Salvatore J. Caiazzo, PE
Project Engineer

sjc:jfm

S:\Projects\Private\Pocono-Priv\PA-1242 Brookstead Mixed Use Development\Docs\2024-08-27- Waiver Request Letter Revised.docx

cc: Mr. Anthony Maula, Brookstead LLC, via email
Mr. Patrick Briegel, Pocono Township Manager, via email
Mr. Leo DeVito, Esquire, Township Solicitor, via email
Mr. Jon S. Tresslar, PE, PLS T&M Associates, Township Engineer, via email

**POCONO TOWNSHIP
MONROE COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF POCONO TOWNSHIP TO CHANGE THE ZONING DISTRICT CLASSIFICATION FROM LOW DENSITY RESIDENTIAL (R-1) TO COMMERCIAL (C) ON THOSE CERTAIN PARCELS IDENTIFIED AS TAX ID NOS. 12.6.2.56, 12.6.2.51, 12.7.1.6, 12.6.1.72, 12.6A.1.4, 12.6A.1.60, 12.94364, 12.94365, 12.6A.1.59, 12.92570, 12.3.1.24, and 12.3.1.25; AND MEDIUM DENSITY RESIDENTIAL (R-2) TO COMMERCIAL (C) ON THOSE CERTAIN PARCELS IDENTIFIED AS TAX ID NOS. 12.7.1.6-4 and 12.7.1.10.

WHEREAS, Section 609 of the Pennsylvania Municipalities Planning Code, codified at 53 P.S. § 10609, and Chapter 470, Zoning, Article IX, §470-125 of the Pocono Township Code of Ordinances, authorize the Board of Commissioners to enact zoning ordinance amendments, including changes to the Official Zoning Map; and

WHEREAS, pursuant to the authority of the Municipalities Planning Code and the Pocono Township Zoning Ordinance, the Board desires to change the zoning classification of certain parcels of land in Pocono Township from Low Density Residential (R-1) to Commercial (C) and Medium Density Residential (R-2) to Commercial (C); and

WHEREAS, the Board finds that it is in the best interests of the health, safety and welfare of Pocono Township residents to change the zoning district classification on the said property and to amend the Official Zoning Map as set forth in this Ordinance.

NOW, THEREFORE, the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania, does hereby ENACT and ORDAIN:

SECTION 1. AMENDMENT OF ZONING CLASSIFICATION AND OFFICIAL ZONING MAP OF POCONO TOWNSHIP.

The Pocono Township Code of Ordinances, Chapter 470, Zoning, Article III, Zoning Map and Zoning Districts, is hereby amended to change the zoning district classification of those parcels of land identified as Tax ID Nos. 12.6.2.56, 12.6.2.51, 12.7.1.6, 12.6.1.72, 12.6A.1.4, 12.6A.1.60, 12.94364, 12.94365, 12.6A.1.59, 12.92570, 12.3.1.24, and 12.3.1.25, from Low Density Residential (R-1) to Commercial (C); and those parcels of land identified as Tax ID Nos. 12.7.1.6-4 and 12.7.1.10 from Medium Density Residential (R-2) to Commercial (C). In addition, this change in the zoning district classification of the said properties shall be entered on the Official Zoning Map of Pocono Township as depicted on Exhibit "A" attached hereto and made a part hereof, promptly after this Ordinance is adopted by the Board of Commissioners.

SECTION 2. SEVERABILITY.

The provisions of this ordinance are severable and in the event that any provision is held invalid, void, illegal, or unconstitutional by any court, it is the intent of the Board of Commissioners that such determination by the Court shall not affect or render void the remaining provisions of this ordinance. It is the declared intent of the Board of Commissioners that this ordinance would have been enacted if any provision subsequently declared to be void, invalid, illegal or unconstitutional had not been included at the time of enactment.

SECTION 3. REPEALER.

Any specific provisions of the Pocono Township Zoning Ordinance and Official Zoning Map that are in direct conflict with this ordinance are hereby repealed.

SECTION 4. AUTHORITY.

This ordinance is enacted under the authority conferred by the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247 as reenacted and amended.

SECTION 5. EFFECTIVE DATE.

This ordinance shall take effect five (5) days after the date of its enactment.

ENACTED and **ORDAINED** this _____ day of _____, 2024.

ATTEST:

**TOWNSHIP OF POCONO
MONROE COUNTY**

JERROD BELVIN
Township Manager

RICHARD WIELEBINSKI
President, Board of Commissioners

EXHIBIT "A"

Wilson Woods

**Castle Hill
Estates**

Parcel List

1) KOPELSON PA PROPERTIES IV LLC
2.6A.1.58) DANIEL ANITA B
.6A.1.60) DANIEL RUDOLPH
1) HOMPSON HENRY P & MARY ANNE
12.94365) SINGH SATNEM
2.54364) SCHLIER JIMMY A
(12.6.1.72) GRABER LISA
DENMERE SPORTS & ARTS CENTER LLC
) DHEAD CREEK REGIONAL AUTHORITY
) DENMERE SPORTS ARTS CENTER LLC
) ARICCHI DOMINICK E & PATRICIA
12.7.1.10) FRITZ KETURAH
2.5.1.24) CUTITA IGNATIUS
12.3.1.25) CUTITA NANCY