



## POCONO TOWNSHIP PLANNING COMMISSION

### AGENDA

February 10, 2025 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=Q1VtaFVkbVEpRWTUvdIFrSHJ1cE1Td09>

### 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.*

### CORRESPONDENCE

### OLD BUSINESS

- Motion to approve the minutes of the January 13, 2025 meeting of the Pocono Township Planning Commission. **(Action Item)**

### SEWAGE PLANNING MODULES:

### WAIVERS OF LAND DEVELOPMENT:

### SKETCH PLANS

Bluewave Solar Array - Summit Rd – LDP 1439

Exclusive Pocono Properties – LDP 1422

### NEW PLANS

### FINAL PLANS UNDER CONSIDERATION

## PRELIMINARY PLANS UNDER CONSIDERATION

- Simpson Minor Subdivision (LDP #1426) – Plans were administratively accepted at the 7/8/24 P.C. meeting with approval deadline of APR. 6, 2025. ***Deadline for P.C. consideration is 3/10/25.*** Motion for recommendation of plan approval to the Board of Commissioners. ***(Action Item)***
- Tannersville Point Apartments (LDP# 1358) – Plans were administratively accepted at the 6/10/24 P.C. meeting. Approval deadline of March 31, 2024 ***Deadline for P.C. consideration is 03/10/25 (Possible Action Item)***
- Brookdale Spa (LDP #1425) – Plans were administratively accepted at the 9/9 24 P.C. meeting with approval deadline of March 17, 2025 ***Deadline for P.C. consideration is 3/10/25. (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 (Possible Action Item)***
- Swiftwater Solar Revision – (LDP 1375A) – Plans were administratively accepted at the 1/13/25 P.C. meeting. Approval deadline of April 13, 2025 ***Deadline for P.C. consideration is 3/10/25. (Possible Action Item)***
- 1124 Sky View Drive Mono-pine Tower (LDP# 1424) – Plans were administratively accepted at the 4/8/24 P.C. meeting with approval deadline of June 4, 2025. ***Deadline for P.C. consideration is 5/12/25. (Possible Action Item)***
- MCTA Transit Facilities Expansion – (LDP 1437) – Plans were administratively accepted at the 12/9/24 P.C. meeting with approval deadline of June 3, 2025. ***Deadline for P.C. consideration is 5/12/25. (Possible Action Item)***

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

- Trap Enterprises Event Center – (LDP 1438) – Plans were administratively accepted at the 1/13/25 P.C. meeting. Approval deadline of April 13, 2025 ***Deadline for P.C. consideration is 3/10/25 (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 August 4, 2025. ***Deadline for P.C. consideration is 7/14/25. (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 September 9, 2025. ***Deadline for P.C. consideration is 8/10/25. (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)***

## 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 4<sup>th</sup> Monday of each month. (***February 24th will be our next meeting***)

## **UNFINISHED BUSINESS**

## **NEW BUSINESS**

## **PUBLIC COMMENT & ADJOURNMENT**

# POCONO TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

January 13, 2025

The regular meeting of the Pocono Township Planning Commission was held on Monday, January 13, 2025 and was opened at 6:00 p.m. by Jeremy Sawicki.

### ROLL CALL

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

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

### IN ATTENDANCE

Amy Montgomery, Twp. Engineer; Leo DeVito, Township Solicitor; Krisann MacDougall, Township Asst. Secretary.

### PUBLIC COMMENT

### CORRESPONDENCE

### OLD BUSINESS

C. Peechatka made a motion, seconded by J. Folsom, to approve the minutes of the December 9, 2024 meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

### WAIVERS OF LAND DEVELOPMENT

#### NEW PLANS

Trap Enterprises Event Center – LDP 1438

C. Peechatka made a motion, seconded by D. Purcell, to administratively accept the plans for review. All in favor. Motion carried.

Swiftwater Solar Revision – LDP 1375A

C. Learn made a motion, seconded by C. Kauffman, to administratively accept the plans for review. All in favor. Motion carried.

### 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, 2025 (**Deadline for P.C. consideration is 2/10/25**) J. Sawicki made a motion, seconded by J. Folsom, to deny the plan unless an extension is received prior to the next PC meeting. 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 March 17, 2025. (**Deadline for P.C. consideration is 3/10/25**) C. Peechatka made a motion, seconded by J. Folsom, to table the plan. 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 April 18, 2025. **Deadline for P.C. consideration is 3/10/25** J. Sawicki made a motion, seconded by K. Van Fleet, to table the plan. All in favor. Motion carried.
- Brookstead Apartments (LDP# 1423) – Plans were administratively accepted at the 5/13/24 P.C. meeting. Approval deadline of March 9, 2025. (**Deadline for P.C. consideration is 2/10/25**). D. Purcell made a motion, seconded by C. Kauffman, to recommend the Brookstead Apartment plan for approval to the BOC. All in favor. Motion carried.
- MCTA Transit Facilities Expansion (LDP 1437) – Plans were administratively accepted at the 12/9/24 P.C. meeting with approval deadline of March 3, 2025. (**Deadline for P.C. consideration is 2/10/25**). MCTA gave a verbal commitment to extend the review period for 90 days pending a hard copy being emailed out. J. Sawicki made a motion, seconded by K. VanFleet, to deny the plan unless a written extension is received prior to the next P.C. meeting. 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 March 4, 2025. (**Deadline for P.C. consideration is 2/10/25**) D. Purcell made a motion, seconded by K. VanFleet, to deny the 1124 Sky View Dr. Mono-pine Tower plan unless an extension is received prior to the next P.C. meeting. All in favor. Motion carried.
- Simpson Minor Subdivision LDP#1426 – Plans were administratively accepted at the 7/8/24 P.C. meeting with approval deadline of March 6, 2025. (**Deadline for P.C. consideration is 2/10/25**). D. Purcell made a motion, seconded by K. VanFleet, to deny the Simpson Minor Subdivision unless an extension is received prior to the next P.C. meeting. All in favor. Motion carried.
- 135 Warner Road – JBAR Pocono LLC (LDP# 1414) – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of March 9, 2025. (**Deadline for P.C. consideration is 2/10/25**). D. Purcell made a motion, seconded by K. VanFleet, to deny the 135 Warner Rd. plan unless an extension is received prior to the next P.C. meeting. All in favor. Motion carried.
- Alaska Pete's Roadhouse Grille (173 Camelback Road) Land Development Plan (LDP# 1387) – Plans were administratively accepted at the 4/10/23 P.C. meeting. Extension request received with approval deadline of December 31, 2025. (**Deadline for P.C. consideration is 12/8/25**). C. Kauffman made a motion, seconded by C. Peechatka, to table the plan. All in favor. Motion carried.
- Cranberry Creek Apartments Land Development Plan (LDP# 1369) – Plans were administratively accepted at the 7/25/22 P.C. meeting. Extension letter request received with approval deadline of February 11, 2025. (**Deadline for P.C. consideration is 1/13/25**). C. Kauffman made a motion, seconded by C. Peechatka, to table the plan. All in favor. Motion carried.

#### **PRIORITY LIST**

- Zoning Ordinance, Zoning Map & SALDO Amendments
  - The review process will continue with Nanci Sarcinello, Sarcinello Planning & GIS Services on the 4<sup>th</sup> Monday of each month and will continue on Thursday, January 30, 2025 due to a scheduling conflict.

#### **PUBLIC COMMENT**

#### **ADJOURNMENT**

C. Peechatka made a motion, seconded by D. Purcell, to adjourn the meeting at 6:30 p.m. All in favor. Motion carried.





YOUR GOALS. OUR MISSION.

January 29, 2025

Pocono Township Planning Commission  
112 Township Drive  
Tannersville, PA 18372

**SUBJECT: SUMMIT ROAD SOLAR ARRAY SKETCH PLAN REVIEW NO. 1  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
POCONO TOWNSHIP LDP NO. 1439, T&M PROJECT NO. POCO-R1090**

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.

- Cover letter prepared by Bohler Engineering PA, LLC, dated January 7, 2025.
- Pocono Township Land Development Application with Professional Services Escrow Agreement, fees, and W9.
- Recorded Memorandum of Option Agreement for Land Lease, Instrument #202417984.
- Recorded Memorandum of Option Agreement for Land Lease, Instrument #202418102.
- Concept Plan (2 sheets) prepared by Bohler Engineering PA, LLC, dated October 10, 2024.

### **BACKGROUND INFORMATION**

The Applicant, BlueWave, is proposing to develop the existing property (Tax Parcel ID 12.12.1.27) located within the R-1, Low Density Residential Zoning District along Summit Road, across from Dyson Road. The existing property has an area of 78.04 acres and consists of steep slopes, woodlands, and wetland areas.

The proposed development includes the construction of a "solar energy collection system" including associated racking and electrical equipment, fencing, access roads and equipment areas, transformers, landscaping, and stormwater management. Two (2) arrays are proposed with a total of 17,112 modules and access will be via two (2) separate gravel driveways from Summit Road.

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

### **ZONING ORDINANCE COMMENTS**

1. In accordance with Section 470-17.B.(1) and Schedule A, essential services buildings and structures are permitted within the R-1, Low Density Residential Zoning District.



Article II defines Essential Services as follows:

Includes the provision of gas, electrical, steam, communication, telephone, sewer, waste material, water, public safety and other similar services. The facilities required to provide such services shall consist of:

- A. Limited facilities including equipment such as poles, towers, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment which does not require enclosure within a building or which can be constructed within a public right-of-way.
- B. Major facilities including equipment which requires enclosure within a building or construction on its own site such as gas storage areas, solid waste substations, substations, telephone exchanges and telephone booths.

*The Zoning Officer shall determine whether the proposed "solar energy collection system" is considered an essential service and is permitted within the R-1, Low Density Residential Zoning District.*

2. In accordance with Section 470-17.C.(1) and Schedule A, the maximum impervious area is 80%. *The proposed impervious coverage shall be provided on the Land Development Plan. The coverage shall include all gravel areas, racking support poles, substations, equipment pads, etc.*
3. Parking and off-street truck loading areas shall be provided in accordance with Section 470-34. *The Applicant shall address the need for parking and loading areas.*
4. In accordance with Section 470-57.E, Essential Services, Screen Planting, "the required equipment shall be screened in accordance with the requirements of this chapter and of Chapter 390, Subdivision and Land Development". *The required landscaping shall be provided on the Land Development Plan.*
5. In accordance with Section 470-57.G, Essential Services, "in residential districts, newly permitted essential services facilities shall not include the exterior storage of vehicles or equipment used in the maintenance of any utility". *The Applicant shall address the need for parking and loading areas.*

#### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

6. In accordance with Section 390-15.D.(3), "After preparing the existing resources and site analysis, applicants should arrange for a site inspection of the property by the Planning Commission and other municipal officials, and shall distribute copies of said site analysis at that on-site meeting. Applicants, their site designers, and the landowner are encouraged to accompany the Planning Commission. The purpose of the visit is to familiarize local officials with the property's existing conditions and special features, to identify potential site design issues, and to provide an informal opportunity to discuss site design concepts, including the general layout of designated open lands (if applicable), and potential locations for proposed buildings and street alignments. Comments made by municipal officials or their staff and consultants shall be interpreted as being only suggestive. It shall be understood by all parties that no formal recommendations can be offered,





and no official decisions can be made, at the site inspection." *The Applicant shall discuss the need for a site visit with the Township.*

7. 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." *It appears steep slopes will be disturbed with the development. The Land Development Plan shall include a chart providing the existing area, the disturbed area, and the protected area of the existing steep slope.*
8. 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". *Summit Road is considered a Local Road and shall meet the standards of a Local Road listed in Table 390-48-1. The Land Development Plan shall include the existing and proposed right-of-way and cartway widths of Summit Road.*
9. In accordance with Sections 390-48.T.(11) and 390-48.T.(13)(c), all access driveways shall be paved in their entirety in accordance with design specifications of § 390-59.D. *The Sketch Plan shows two (2) gravel driveways. The Land Development Plan shall include paved driveways as required by this Section.*
10. In accordance with 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".

*The Bulk Requirements Chart references a 12-foot wide minimum and 20-foot wide maximum driveway width per Section 375-18.H of the Streets and Sidewalks Ordinance. Per Section 375-13.C, "driveways for nonresidential uses, major subdivisions and land developments. Any driveway or access road which is intended to serve any proposed use which is considered a major subdivision or a land development, or is intended to serve an existing or proposed nonresidential use, shall comply with the requirements of Chapter 390, Subdivision and Land Development, of the Township of Pocono, for driveways and roads."*

*The Sketch Plan proposes a 20-foot wide gravel driveway. The driveway width shall be revised as required by Section 390-48.T.(13)(b) of the Subdivision and Land Development Ordinance.*

11. In accordance with Section 390-48.AA., "sidewalk 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 Applicant shall discuss the need for sidewalk along Summit Road with the Township.*



12. 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.*
13. 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 will 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.*
14. 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. It is noted that a landscape buffer is shown along the shared property line with Parcel ID 12636401279232. A buffer along all areas between the solar arrays and existing residential properties shall be provided as required.*
15. In accordance with Section 390-56. outdoor lighting for the proposed improvements must be designed/provided as outlined in this Section. *Lighting shall be addressed with any future Land Development Plan submission.*
16. 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.” *All existing wetlands shall be identified and protected as required by this Section.*
17. In accordance with Section 390-58.C.(1), 2), “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”. *The Land Development Plan shall provide the address the required common open space and recreation facilities or provide the required fee in-lieu-of.*
18. Off-street parking and loading shall comply with Section 390-59. *The Applicant shall address the need for parking and loading areas. All parking shall be in compliance with Section 390-59.*

#### **STORMWATER MANAGEMENT ORDINANCE COMMENTS**

Future Land Development Plan submissions shall provide Stormwater Management in accordance with Chapter 365, Stormwater Management.

19. In accordance with Section 365-10.I.(6)(a), “wetlands shall be identified in accord with the 1987 United States Army Corps of Engineers Manual for Identifying and Delineating Wetlands, as



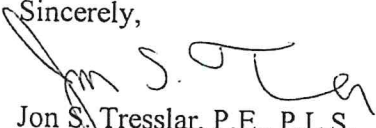


amended, and properly flagged and surveyed on site to ensure they are protected". *All existing wetlands shall be identified and protected as required by this Section.*

20. In accordance with Section 365-10.I.(6)(b), "a fifty-foot buffer, measured perpendicular to and horizontally from the edge of the delineated wetland, shall be maintained for all wetlands, with the exception of the Cranberry Bog, where the buffer shall be 75 feet measured perpendicular to and horizontally from the edge of the Cranberry Bog. In addition, where the 300 feet of land adjacent to the edge of a delineated wetland has an average upland slope greater than 5%, the minimum buffer width shall be increased by four feet for each percent of slope at or above 5%, subject to a maximum cumulative buffer of 100 feet." *The Sketch Plan shows a 20-foot wide buffer around the existing wetlands. The buffer shall be revised to provide a minimum width of 50-feet as required. The 20-foot distance referenced in Section 390-57.E of the Subdivision and Land Development Ordinance is for protection of the existing wetlands for a fence, not a buffer.*
21. In accordance with Section 365-10.I.(6)(b)[1], "Permitted activities/development. 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." *It appears proposed disturbance will be located within the required buffer discussed in Comment 20. This shall be addressed.*

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  
Paradise Summit, LLC – Property Owner  
Ben Vanderlan, BlueWave Project Development, LLC – Applicant  
Colin Section, Swiftwater Pond, LLC - Applicant  
Jeffrey Beavan, P.E., Bohler Engineering PA, LLC – Applicant's Engineer  
Mary Bachert, Bohler Engineering PA, LLC – Applicant's Engineer  
Amy R. Montgomery, P.E. – T&M Associates  
Melissa E. Hutchison, P.E. – T&M Associates



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## ZONING TABLE

	PERMITTED	
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**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERS

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FOR CONCEPT PURPOSES ONLY

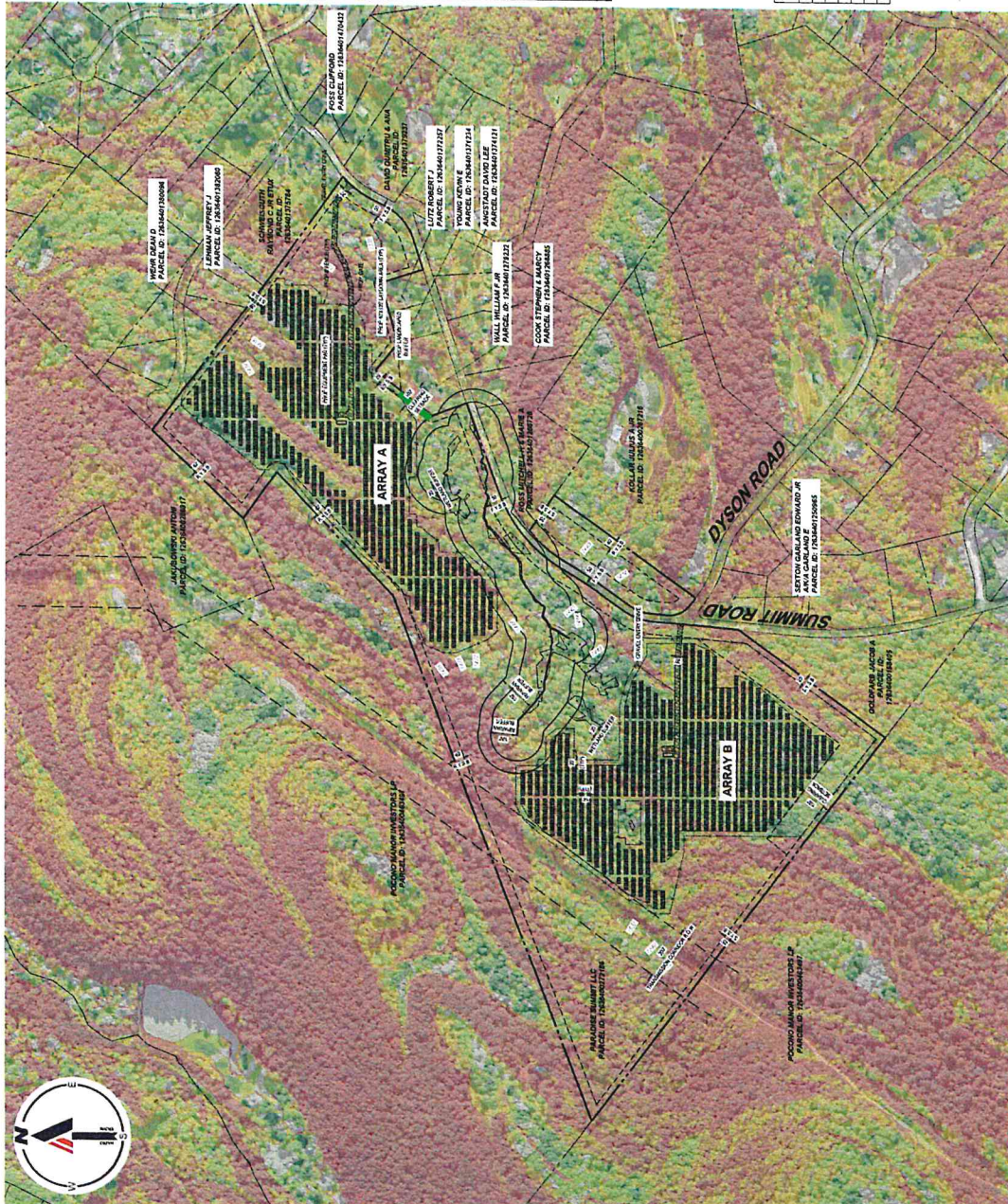
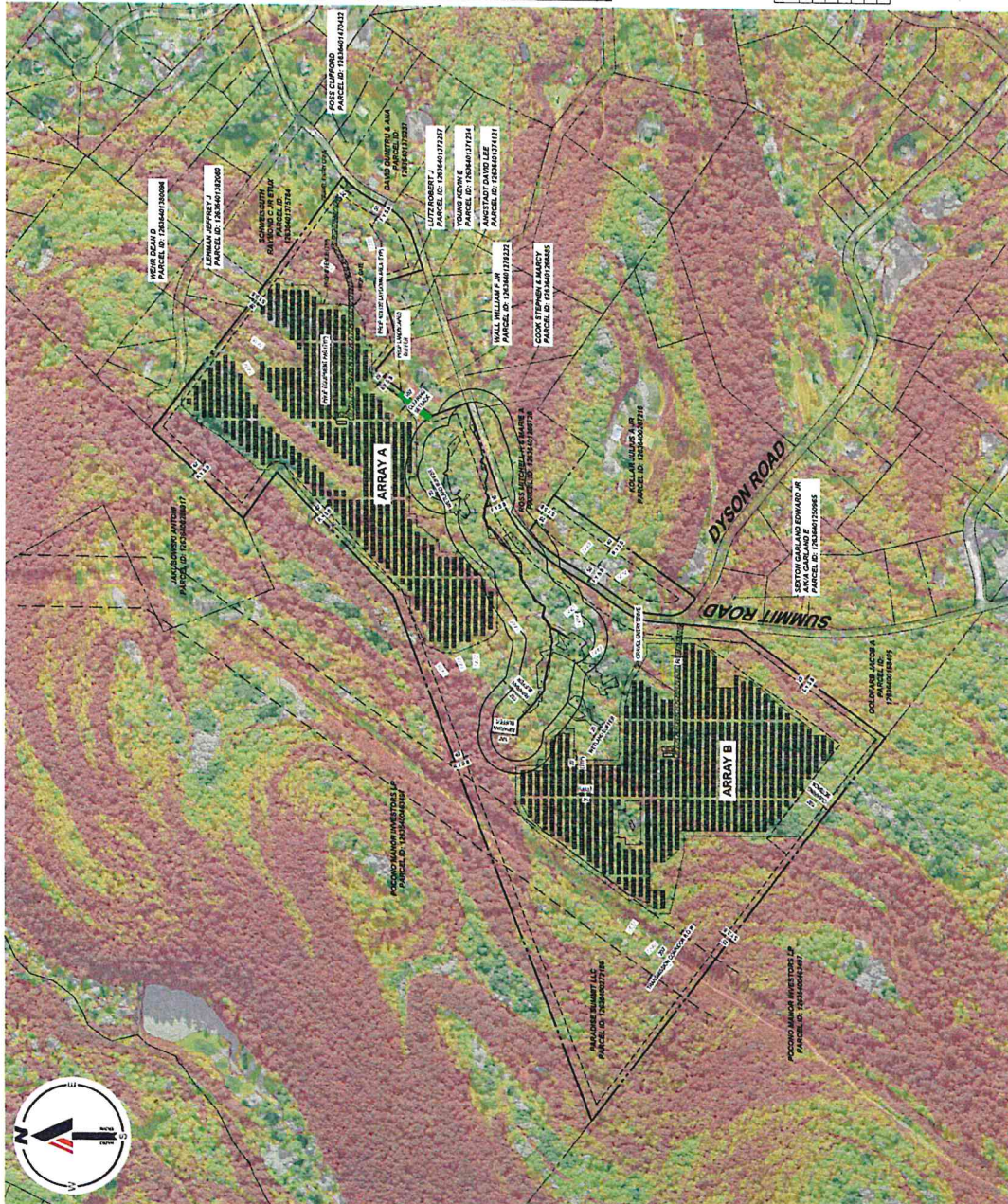
**CONCEPT PLAN**  
FOR  
**BLUEWAVE PROJECT  
DEVELOPMENT, L**  
PROPOSED SOLAR ARRAY  
DEVELOPMENT  
SUMMIT ROAD  
POCONO TOWNSHIP  
MONROE COUNTY, PA  
BLOCK: 27

**BOHLER**  
74 W BROAD STREET, SUITE 200  
BETHLEHEM, PA 18018  
Phone: (610) 709-9971  
Fax: (610) 709-9976  
www.BohlerEngineering.com



SHEET TITLE: **CONCEPT PLAN**  
 SHEET NUMBER: **C-001**



[illegible][illegible][illegible]

SLOPES			
ID	MIN SLOPE	MAX SLOPE	COLOR
1	0.7%	2.0%	
2	2.0%	5.0%	
3	5.0%	10.0%	
4	10.0%	15.0%	
5	15.0%	20.0%	

**CONCEPT  
PLAN WITH  
STEEP  
SLOPES**

ORG. DATE - 10/10/2024





YOUR GOALS. OUR MISSION.

January 14, 2025

Pocono Township Planning Commission  
112 Township Drive  
Tannersville, PA 18372

**SUBJECT: SIMPSON MINOR SUBDIVISION 519-520 POST HILL ROAD  
FINAL MINOR SUBDIVISION PLAN REVIEW NO. 3  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
POCONO TOWNSHIP LDP NO. 1426, T&M PROJECT NO. POCO-R0750**

Dear Planning Commission Members:

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

- Response letter prepared by Barry Isett & Associates, Inc., dated January 9, 2025;
- Land Description – Proposed Lot 1, prepared by Barry Isett & Associates, Inc., dated January 9, 2025;
- Mapcheck Lot 1, prepared by Barry Isett & Associates, Inc., dated June 27, 2024;
- Land Description – Proposed Lot 2, prepared by Barry Isett & Associates, Inc., dated January 9, 2025;
- Mapcheck Lot 2 (Residue), prepared by Barry Isett & Associates, Inc., dated June 27, 2024;
- Land Description – R.O.W. Dedication (East side of Post Hill Road), prepared by Barry Isett & Associates, Inc., dated January 9, 2025
- Mapcheck – ROW Dedication – East Side of Road, prepared by Barry Isett & Associates, Inc., dated June 27, 2024;
- Land Description – R.O.W. Dedication (East side of Post Hill Road), prepared by Barry Isett & Associates, Inc., dated January 9, 2025
- Mapcheck – ROW Dedication – West Side of Road, prepared by Barry Isett & Associates, Inc., dated June 27, 2024;
- Minor Subdivision Plan entitled “Subdivision of Lands of Donald Simpson”, prepared by Barry Isett & Associates, Inc., dated May 16, 2024, last revised January 9, 2025.

### **BACKGROUND INFORMATION**

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

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



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

A variance from the minimum lot size for Lot 1 was received from the Zoning Hearing Board on September 27, 2024.

Based upon our review of the above information and our previous review letter dated January 7, 2025, we find all of our previous comments have been satisfactorily addressed.

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  
Cody McCuean, SIT – Barry Isett & Associates, Applicant's Surveyor  
Donald Simpson – Owner/Applicant  
Amy R. Montgomery, P.E. – T&M Associates  
Melissa E. Hutchison, P.E. – T&M Associates



YOUR GOALS. OUR MISSION.

February 3, 2025

Pocono Township Planning Commission  
112 Township Drive  
Tannersville, PA 18372

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

Dear Planning Commission Members:

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

- Response letter to the Land Development Review prepared by RKR Hess, dated December 18, 2024.
- Response letter to the Stormwater Management Review prepared by RKR Hess, dated December 18, 2024.
- Waiver Requests.
- Zoning Determination email from S. McGlynn dated July 15, 2024.
- PADEP Completeness Letter for Ch. 105 Permit dated October 4, 2024.
- Pocono Township Fire Chief Meeting Summary dated October 10, 2024.
- PHMC Response Letter dated November 18, 2024.
- Closure Reports (Overall Net Boundary, Overall Boundary, Stream Easement Lot 2, Utility Easement Lot 1, Utility Easement Lot 3, and Wastewater Treatment Plant Easement).
- Email correspondence from PennDOT regarding the Traffic Analysis Report dated November 25, 2024.
- Well Site Survey correspondence from PADEP dated August 7, 2024.
- Pocono Township Well Permit dated September 27, 2024.
- Subdivision of Land of Edmund C. and Lucy Danisch prepared by Timothy D. Hydrusko dated January 27, 1987.
- Sewer Pump Station Design prepared by RKR Hess, dated August 2024, last revised December 2024.
- Geotechnical Engineering Report for Brookdale Subdivision – Lot 2, prepared by Geo-Technology Associates, Inc., dated August 29, 2024, last revised December 16, 2024.
- Main Building Plan and Elevation prepared by Schoonover & Vanderhoof Architects, LLC, 3 sheets, dated December 10, 2024.
- Employee Housing Plan and Elevation prepared by Schoonover & Vanderhoof Architects, LLC, 2 sheets, dated November 25, 2024.





- Post Construction Stormwater Management (PCSM) & Conveyance Calculations Module 2 prepared by RKR Hess, dated August 30, 2024, last revised December 18, 2024.
- Brookdale Spa Land Development Plan set prepared by RKR Hess, 50 sheets, dated August 30, 2024, last revised December 18, 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 and our previous review letter dated October 9, 2024, we offer the following comments and/or recommendations for your consideration.



## **ZONING ORDINANCE COMMENTS**

- 1.-2. Previous Comments 1-2 satisfied.
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.*

*(Previous Comment 3) The response letter acknowledges these requirements.*

4. Previous Comment 4 satisfied.

## **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

**Note that the Applicant is requesting waivers from SALDO requirements as discussed in Comments 17, 25, 26, 28, 32, 52, 54, 59, 61, 65, 69, 72, 73, 75, 87, and 88. The waiver requested in Comment 21 was granted by the Board of Commissioners on November 18, 2024.**

- 5.-10. Previous Comments 5-10 satisfied.
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. (Previous Comment 11) The response letter states, “A permit to drill the well has been issued by Pocono Township and well drilling is being coordinated*





*with DEP and Pocono Township. The proposed water system will remain private, owned and operated by the property owner and only serve this lot. A licensed operator will operate the water system on behalf of the owner. Regulation by the PUC is not required. An application for a non-community, non-transient water supply permit will be submitted to DEP for the proposed water system. Copies of the application and permit will be provided to the Township as available.”*

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 – **Meeting summary notes of 10/10/24 received.**

***(Previous Comment 12) The response letter acknowledges these requirements and a permits table has been added to the cover sheet.***

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. (Previous Comment 13) The response letter acknowledges this requirement.*

14. Previous Comment 14 satisfied.

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. (Previous Comment 15) The response letter acknowledges this requirement.*





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. (Previous Comment 16) The response letter acknowledges this requirement.*
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. (Previous Comment 17) The response letter acknowledges the requirement for operation and maintenance agreements. A waiver has been requested from the provision of an escrow fund for the maintenance and operation of the stormwater, sanitary sewer, and water improvements. The justification states, in part, “This requirement for a guaranteed maintenance fund is appropriate where common facilities are provided by a developer and lots or portions of the project are conveyed to other owners who will be responsible for the long term maintenance of the facilities when the developer is gone. In this case, entity responsible for the operation and maintenance of the required improvements is the entity who owns the property. Because of this, we request the operation and maintenance requirements be clearly documented in agreements with the property owner but the requirement for financial security for operation and maintenance of required site improvements be waived.” The Board of Commissioners must make this determination.*
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. (Previous Comment 18) The response letter states “The delineation of the limit of disturbance is proposed to be delineated with one-inch durable nylon webbing. The rocky surface on the site makes the installation and maintenance of a construction fence difficult. This is noted on the ESC plans (Notes, No. 1).” A detail of the proposed webbing shall be added to the plans.*
- 19.-20. Previous Comments 19-20 satisfied.





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. (Previous Comment 21) This requirement was waived by the Board of Commissioners on November 18, 2024.*
- 22.-24. Previous Comments 22-24 satisfied.
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. (Previous Comment 25) A waiver has been requested to permit the access drive slope to be 12%. The justification states “The proposed grade of the driveway of 12% is consistent with the grades allowable for a local road. The 12% grade is necessary to minimize grading and environmental impacts necessary to access the developable portion of the site from the location on Back Mountain Road suitable for driveway access based on the required design requirements.” The Request for Modification shall be revised to reference the correct ordinance section (13) instead of (12). We have no objection to this waiver request.*
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. (Previous Comment 26) Radii which meet the ordinance requirement have been added to the plans. A waiver has been requested to permit the width to be 41 feet at the right-of-way line. The justification states “A waiver is requested to allow a driveway width necessary to meet the appropriate standards for the required truck access to the site and provide pavement markings without a centerline median divider.” We recommend a mountable median divider be added to the driveway to clearly delineate and separate the ingress and egress lanes while still allowing for the required truck accessibility.*
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. (Previous Comment 27)*
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. (Previous Comment 28) An updated geotechnical report has been provided. The waiver justification states "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 is documented in the geotechnical report prepared for the site." We have no objection to the requested waiver.*

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. (Previous Comment 29) The response letter requests that the Township confirm that offsite sidewalks are not required for this project. The Board of Commissioners must make this determination.*
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. (Previous Comment 30) No existing monumentation exists at the southwestern corner of the site. A monument is required to be set at this location.*
31. Previous Comment 31 satisfied.
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. (Previous Comment 32) An updated geotechnical report has been provided. The waiver justification states "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 is documented in the geotechnical report prepared for the site." We have no objection to the requested waiver.*





33.-37. Previous Comments 33-37 satisfied.

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. (Previous Comment 38) The response letter acknowledges this requirement.*
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. (Previous Comment 39) The response letter acknowledges this requirement.*
40. Previous Comment 40 satisfied.
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. (Previous Comment 41) The response letter states, “The applicant has obtained a permit to drill the site well from Pocono Township and is coordinating the drilling and testing with DEP. Compliance with Township requirements is outlined in this letter. An application for the public water supply permit from DEP will confirm compliance with DEP standards. The water supply is anticipated to only serve this site. No PUC approvals will be required.” This comment will remain until the water supply permit has been received.*
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. (Previous Comment 42) The response letter states, “The Applicant has hired Cook Geologic to oversee the well drilling and testing.” The required information shall be provided to the Township from Cook Geologic.*
43. Previous Comment 43 satisfied.
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. (Previous Comment 44) The response letter states, “The applicant will work with the Township Engineer to comply with this requirement.”*

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. (Previous Comment 45) The response letter states, “The well pump tests will be provided when completed.”*
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. (Previous Comment 46) The response letter states, “Pump testing of the well will be coordinated with the Township Engineer. It is anticipated that the owners of the two properties with the closest wells will cooperate to allow monitoring during the well pump test.”*
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. (Previous Comment 47) The response letter states, “The operation and maintenance plan for the water system will be provided when the design has been confirmed.”*
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. (Previous Comment 48) The response letter states, “A pump system will be provided to meet the minimum pressure required for the water distribution system. The design of this system will be submitted to the Township 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. (Previous Comment 49) The response letter states, “The site will be served by an on-lot water system. Buildings will be sprinklered and the required volume and pressure for the water distribution system*





*to provide water to the sprinkler systems will be provided. The availability of water volumes required for fire hydrants will not be provided by on-lot water supply system. A dry fire hydrant connected to Brookdale Lake exists at the entrance to the project with an existing coupling connection.” The fire company acknowledged this in their meeting summary.*

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. (Previous Comment 50) The response letter states, “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.” The fire company acknowledged this in their meeting summary.*

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. (Previous Comment 51) The response letter acknowledges this requirement.*

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. (Previous Comment 52) A waiver is requested as related to water system design capacity for fire flow water and fire hydrants beyond the requirements for sprinkler systems for the Spa building and the employee housing building as required by the Building Code. The justification states, “Fire protection will be provided to the building by sprinklers and a dry fire hydrant will be provided on site, supplied by Brookdale Lake.” We recommend this be referred to the Building Code official for input.*

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. (Previous Comment 53) The response letter acknowledges the requirement.*

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. (Previous Comment 54) A waiver has been requested to this requirement. The justification states, “Based on the relatively short distance between the source and the buildings and the limited service area of the proposed water system, a single water main will adequately serve project. The entire water distribution system is smaller than a typical block in a looped water system. Calculations confirm in the adequacy of the distribution system design for flow and pressure will be provided.” We have no objection to this request.*
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. (Previous Comment 54) The response letter states, “The confirmation of the water main size will be provided with the detailed design of the water distribution system upon confirmation of the well capacity and building fire protection design.”*
56. Previous Comment 56 satisfied.
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. (Previous Comment 57) The response letter states, “A hydrogeologic study for the development of the site water supply will 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. (Previous Comment 58) The response letter states, “A model of the water distribution system will be provided upon confirmation of the well capacity.”*
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. (Previous Comment 59) The response letter states, “A*





*water resource impact study will be provided as required by DEP and as recommended by the project Professional Geologist. A waiver request of the ordinance requirements that exceed DEP requirements.”*

*A waiver has been requested from Section 390-52.E(6)(d)[9] with respect to Pumping Tests. The waiver justification states, “Brookdale Enterprises, LLC proposes to conduct a 12-hour constant-rate pumping test rather than a 48-hour pumping test. Background water levels will be monitored in the pumping well and any monitoring wells for at least 72-hour prior to pumping and recovery will be monitored until 95% recovery of drawdown is observed. The pumping rate for the test will be determined based on the estimated well yield estimated during drilling or, if deemed necessary by Brookdale Enterprises, LLC, from results of a step-drawdown test. The well will be pumped at the rate at which the Professional Geologist recommends; not at 150% of the peak daily water demand.” We have no objection to the requested waiver.*

60. Previous Comment 60 satisfied.

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. (Previous Comment 61) A waiver has been requested with respect to crossings of storm pipes with less than 12 inches of separation and for the sewer force main which cannot be encased. The justification states, “Concrete encasement will be provided as required where sewer mains cross water mains per DEP requirements. A waiver of the requirement to concrete encase sewer pipes that cross storm sewer pipes with separation of less than 18 inches cannot be maintained but more than 12 inches is maintained is requested and for the sewer forcemain where the pipe is installed by boring.” We have no objection to the requested waiver.*

62.-64. Previous Comments 62-64 satisfied.

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. (Previous Comment 65) A waiver has been requested with respect to the requirements to delineate individual specimen trees over 12 inches for preservation. The justification states, “The site is mostly forested. Tree masses will be maintained on undisturbed areas of the site as indicated on C.L01, especially in steep slope areas. Thousands 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 trees in close proximity to the LED*





*may be removed as necessary. The site design has carefully considered ways to limit impacts to wooded areas and conservation areas. A waiver is requested of the requirements to delineate individual specimen trees over 12 inches for preservation based on the site constraints unique to this project where complete tree clearing areas are required to accomplish the site grading in the development areas of the site and significant areas of tree preservation are proposed in environmentally sensitive areas." We have no objection to the requested waiver.*

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. (Previous Comment 66) The response letter states "A one inch durable nylon webbing will be installed on the limit of disturbance (LED) for the project to provide a barrier to alert construction equipment of the limit. The viability of keeping trees near the LED will be determined at the end of the project. It is anticipated that the dripline of remaining trees will be near the LED." The webbing location shall be shown on the landscape plan per the ordinance requirement and a detail of the webbing added to the plans.*
- 67.-68. Previous Comments 67-68 satisfied.
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. (Previous Comment 69) A waiver has been requested to permit the use of the rock mulch. The justification states, "Rock mulch is provided as an attractive and maintainable accent to vegetated ground cover."*
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. (Previous Comment 70) The revised plans now confirm the width of the planting strip; however, some of the tree spacings in the strip in front of the building exceed the permitted 30 feet. The trees shall be adjusted to meet the maximum 30-foot spacing requirement.*
71. Previous Comment 71 satisfied.
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. (Previous Comment 72) A waiver has been requested to permit the use of Bog Rosemary. The justification states, “This species provides evergreen foliage and flowers like a rhododendron with resistance to deer browsing.” We question the use of this plant material on this project as it appears to prefer a wet and boggy habitat.*

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. (Previous Comment 73) Per Section 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.” Since the response letter states, “Street trees will be provided in open areas per the Ordinance where Back Mountain Road does not border existing wooded areas.”, a waiver request to maintain existing vegetation should be submitted by the applicant.*
74. Previous Comment 74 satisfied.
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. (Previous Comment 75) A waiver has been requested to permit the basin bottoms to be flat and for the side slopes to exceed 3:1 slopes. The justification states, “The stormwater facilities propose both infiltration and evapotranspiration (ET) to manage the volume and water quality increase based upon onsite soils testing. The proposed facilities are graded with a flat bottom slope to maximize storage, infiltration and ET volumes to meet the permit requirements. Therefore, we are requesting a waiver to allow flat bottom basins at 0% slope. 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 are documented in the geotechnical report prepared for the site.” We have no objection to the requested waiver.*
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. (Previous Comment 76) The buffer tabulation that has been added to the plans is only for 300 feet along the Lands N/F Donna L. Ran. The placement of the buffer planting is mostly along Detention Basin 1 with only a few trees along the proposed Maintenance Building. We recommend the plantings be adjusted to provide more screening of the building.*





***Additionally, calculations and buffer plantings shall be provided for ALL property lines and the buffer areas depicted on the plans.***

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. (Previous Comment 77) The revised plans show a variety of trees for the buffers. Although this Ordinance section is specifically related to buffer plantings, it is recommended that the maximum percentage of species be applied across all tree requirements. The variety improves resilience and reduces tree loss should a particular species be vulnerable to invasive pests, winds, or drought. Additionally, the diversity is important in the support of a variety of wildlife.*
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. (Previous Comment 78) The required site element screen has been added for the sewage pump station. A Screen Type No. 6 must also be added to the Dry Extended Detention Basin 1 along the side near the Lands N/F Donna L. Ran as it is within 100 feet of the property line. This screen may be combined with the required buffer plantings.*
79. Previous Comment 79 satisfied.
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. (Previous Comment 80) The response letter states, “The landscape plan has been designed by O2, a qualified landscape architect from Calgary, Canada with input from Primrose Landscape Company and RKR Hess. This well qualified team has developed a specific design for a landscape plan that meets the needs of this site and project scope. We request the design team be accepted by the Township.” No supporting information has been provided to demonstrate their knowledge of the Pennsylvania climate, environment, and habitat.*
- 81.-83. Previous Comments 81-83 satisfied.
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. (Previous Comment 84) The response letter acknowledges this requirement.*
85. Previous Comment 85 satisfied.
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. (Previous Comment 86) The response letter states, “A one inch durable nylon webbing is proposed to be located along the wetlands as shown on the ESC Plans and has been included in the construction sequence.” We are unable to locate the proposed webbing on the plans or in the sequence as indicated. Additionally, we do not think the webbing is an acceptable fencing material for this application. Orange construction fence, or its equivalent, shall be provided at a distance of at least 20 feet away from the delineated boundary to protect the wetland areas.*

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). (Previous Comment 87) A waiver has been requested to Sections 390-58.B(1), 390-58.C(1), 390-59.F, and 390-59.K with respect to the open space and fee in-lieu requirements. The justification states, “The proposed project will provide a positive tax benefit to the Township, County and State. The project provides recreation and service to residents and guests of the community. The project does not provide new housing units that will increase the number of residents in the Township and impact the use and demand of existing open space facilities. Based on the specific characteristics of this project, a waiver request of the requirement to provide open space or a fee in lieu of open space is requested.” The Board of Commissioners must make this determination.*

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. (Previous Comment 88) We have no objection to the requested waiver.*





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. (Previous Comment 89) The Analysis was submitted to PennDOT and they have responded that they concur with the analysis and conclusion that no additional improvements are required to the study area. No additional action is required.*

### **SANITARY SEWER AND PUMP STATION COMMENTS**

90.-95. Previous Comments 90-95 satisfied.

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. *(Previous Comment 96) The response letter indicates that additional information and verification will be provided in a future submission. We would also accept this information as a shop drawing prior to construction.*

97.-100. Previous Comments 97-100 satisfied.

101. The construction details of the proposed grease trap must be provided. *(Previous Comment 101) The response letter states, “The proposed grease trap detail will be provided in a future submission. We are coordinating with the Owner’s MEP who will be providing the design for the grease trap.”*
102. The force main crosses under Scot Run, a regulated water course. A Chapter 105 stream encroachment permit is required for this crossing. *(Previous Comment 102) The response letter states, “A Chapter 105 stream encroachment permit application has been submitted for this crossing and the application has been accepted as complete by DEP.”*
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. *(Previous Comment 103) The response letter states, “The proposed HDPE DR11 IPS with fused joints proposed to be installed via horizontal directional drilling (HDD) methods is acceptable to PADEP. The Chapter 105 stream encroachment permit application has been submitted to PADEP for review. PADEP’s response and approval will be provided to the Township in future submission.”*
104. Previous Comment 104 satisfied.



105. At least one cleanout location should be provided in the midpoint of the force main. *(Previous Comment 105) The cleanout has been added. However, the flow direction on the sewer cleanout detail shall be reversed. Note that this detail is on both plan sheets C.DU.01 and C.DU.02.*
- 106.-107. Previous Comments 106-107 satisfied.
108. A Township Road occupancy permit must be obtained for the road crossings in Brookdale and Dyson Roads. *(Previous Comment 108) The response letter acknowledges this requirement.*
109. Previous Comment 109 satisfied.
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. *(Previous Comment 110) Proposed sewer easements have been added to Sheet C.S.01. Executed easement agreements shall be provided to the Township prior to final plan approvals.*
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. *(Previous Comment 111) A proposed easement has been added to Sheet C.S.01. Executed easement agreements shall be provided to the Township prior to final plan approvals.*
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. *(Previous Comment 112) The notation has been added. The O&M Plan 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. *(Previous Comment 113) The response letter acknowledges the requirement.*
- 114.-122. Previous Comments 114-122 satisfied.

#### **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. *(Previous Comment 123) The response letter states, "The details of the water supply system and fire protection system are under design and will be provided to the Township in future submission."*
124. The location of the water storage tank to provide fire protection services must be shown. *(Previous Comment 124) The response letter states, "The details of the water supply system and fire protection system are under design and will be provided to the Township in future submission."*





125. The fire flow demand must be established. *(Previous Comment 125) The response letter states, “The details of the fire protection system are under design. Fire flow demand requirements will be provided to the Township in future submission.”*
126. Previous Comment 126 satisfied.
127. The project will require a water supply permit under PA Code, Title 25, Chapter 109. *(Previous Comment 127) The response letter states, “A public water supply permit application will be submitted upon completion of hydrogeological investigation and design.”*
128. Previous Comment 128 satisfied.
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. *(Previous Comment 129) The required encasement shall be added to the water mains under the sewer laterals from both the Employee Housing Building and the Maintenance Building as well as the water mains crossing under storm runs B21 to B22, 2-4 to 2-4, 2-4B to 2-4A, 2-6-3 to 2-6-2, and 2-6B-1 to 2-6B in accordance with PADEP regulations.*
130. Previous Comment 130 satisfied.

#### **MISCELLANEOUS COMMENTS**

- 131.-135. Previous Comments 131-135 satisfied.
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. *(Previous Comment 136) Since the Site Plan only shows proposed contours at 5-foot intervals, a note shall be added to the plans referring to the PCSM plans for detailed grading.*
- 137.-146. Previous Comments 137-146 satisfied.
147. The lot closure for Utility Easement Lot 3 ends with two (2) curves to the right. Curves SW25 and SW26 on Sheet C.S.01 do not appear to scale to the lengths shown in the tables. *(New Comment)*
148. Curve ST12 is missing from the Drainage Easement Plan on Sheet C.S.01. *(New Comment)*
149. Fire Lane Pavement Marking is indicated and shown in a detail on Sheet C.FL.01. This marking should be added to the Pavement Marking Plan on Sheet C.S.03. Additionally, the detail should identify where the “Fire Lane – No Parking” wording is to be located in a plan view. *(New Comment)*
150. The separation distance between the waterlines and the sanitary sewer shall be labeled on the “Employee Housing Lateral to MH2” profile on Sheet C.UT.04. *(New Comment)*
151. The dimension of the fire truck used for the turning movement plan Sheet C.FL.01 shall be depicted on the plan. *(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 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



Date: 12/18/2024

## REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

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

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

### Justification for Relief:

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

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

Is the hardship self-imposed?                      Yes                      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: Site improvements will be maintained as required by agreements between the owner and the Township.

Date: 12-18-2024

## REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Subdivision and Land Development Ordinance: 390-48.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. Curbing will be provided, however a center median divider is not proposed. Pavement markings will be provided to delineate the travelway. A waiver is requested to allow a driveway width necessary to meet the appropriate standards for truck access to the site and mark the travelway with pavement markings without a median divider.

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: Safe access to the site is consistent with the intent of this ordinance

Date: 12/18/2024

## REQUEST FOR MODIFICATION

**Name of Applicant:** Brookdale Enterprises LLC

**Name of Subdivision or Land Development:** Brookdale Spa

**Section of Subdivision and Land Development Ordinance:** 390-48.T(12)(a)

*Section 390-48.T.(12)(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%.

**Justification for Relief:**

The proposed grade of the driveway of 12% is consistent with the grades allowable for a local road. The 12% grade is necessary to minimize grading necessary to access the developable portion of the site from the location on Back Mountain Road suitable for driveway access based on the required design requirements.

Is the hardship self-imposed? Yes ☐ 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	<b>x</b>	<b>Explain:</b> The proposed 12% grade is consistent with local road design standards and will minimize grading and environmental impacts.
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Date: 12-18-2024

## REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Subdivision and Land Development Ordinance: 390-48.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 is 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

Date: 12-18-2024

## REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

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

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

### 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 are 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

Review Comment 32



Date: 12-18-2024

## REQUEST FOR MODIFICATION

**Name of Applicant:** Brookdale Enterprises LLC

**Name of Subdivision or Land Development:** Brookdale Spa

**Section of Subdivision and Land Development Ordinance:** 390-50.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 stormwater facilities propose both infiltration and evapotranspiration (ET) to manage the volume and water quality increase based upon onsite soils testing. The proposed facilities are graded with a flat bottom slope to maximize storage, infiltration and ET volumes to meet the permit requirements. Infiltration tests have been performed at the proposed facility bottom to confirm infiltration capability. Therefore, we are requesting a waiver to allow flat bottom basins at 0% slope.

**Is the hardship self-imposed?** Yes ☒ No ☐

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

**Yes      No    x    Explain:**

Date: 12-18-2024

## REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

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

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

### Justification for Relief:

A waiver of the requirement is requested related to water system design capacity for fire flow water and fire hydrants beyond the requirements for sprinkler systems for the Spa building and the employee housing building as required by the Building Code.

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

Yes	No	x	Explain:	Fire protection will be provided to the building by sprinklers and a dry fire hydrant will be provided on site, supplied by Brookdale Lake.
<u>          </u>	<u>          </u>			

Review Comment #52



Date: 12-18-2024

## REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

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

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

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

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

### Justification for Relief:

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

Is the hardship self-imposed?                      Yes                      x                      No

Is the hardship related to financial issues?                      Yes                      x                      No

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

Yes      No      x      Explain: The water system will provide adequately service without a looped configuration due to the small size of the water distribution system.

Review Comment # 54

Date: 12-18-2024

## REQUEST FOR MODIFICATION

**Name of Applicant:** Brookdale Enterprises LLC

**Name of Subdivision or Land Development:** Brookdale Spa

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

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

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

### Justification for Relief:

Brookdale Enterprises, LLC proposes to monitor wells on adjacent properties subject to the permission granted by the owners. DEP standards will be followed to perform the pump testing of the new well and adjacent wells will be monitored. The requirement of at least six monitoring wells is not feasible given the sparse development in the area. Moreover, the requirement is excessive as it goes beyond any reasonable need for the purpose of aquifer characterization and evaluation of potential impacts to surrounding wells.

<b>Is the hardship self-imposed?</b>	<b>Yes</b>	<b>x</b>	<b>No</b>
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**Is the hardship related to financial issues?**                      Yes                      x                      No

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

Yes	No	x	<b>Explain:</b> Pump testing and well monitoring will be performed in accordance with DEP standards and coordinated with the Township Engineer. Existing wells on adjacent properties will be monitored subject to permission of the owner.
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Date: 12-18-2024

## REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Subdivision and Land Development Ordinance: 390-52.E(6)(d)[9]

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

Pumping tests. Forty-eight-hour pumping test(s) shall be conducted on the pumping test well(s) at a rate not less than 150% of the combined projected peak daily water demand for the proposed need for which the well represents. The test shall include the monitoring of background water levels in all wells for a period not less than one week prior to start of pumping and one week after pumping. The pumping test shall be conducted during a period when there is no measurable precipitation for at least 48 hours prior to pumping and throughout the test. If precipitation is encountered during this period, the data shall be evaluated using an acceptable method to account for the effects of any recharge upon water levels in the wells, and upon all calculations at a constant pumping test data. Significant recharge during the test may cause the results to be considered invalid. The pumping test shall be followed by a recovery test, with monitoring of water levels in the test well being conducted until at least 95% recovery of draw down is observed in the test well, or until 48 hours after termination of pumping, whichever is first.

### Justification for Relief:

Brookdale Enterprises, LLC proposes to conduct a 12-hour constant-rate pumping test rather than a 48-hour pumping test. Background water levels will be monitored in the pumping well and any monitoring wells for at least 72-hour prior to pumping and recovery will be monitored until 95% recovery of drawdown is observed. The pumping rate for the test will be determined based on the estimated well yield estimated during drilling or, if deemed necessary by Brookdale Enterprises, LLC, from results of a step-drawdown test. The well will be pumped at the rate at which the Professional Geologist recommends; not at 150% of the peak daily water demand.

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: Pump testing will be performed in accordance with DEP standards and recommendations from the project Professional Geologist consistent with the scope of the project.

Review Comment 59



Date: 12-18-2024

## REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Subdivision and Land Development Ordinance: 390-52.G(1)(b)[8]

*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.

### Justification for Relief:

Concrete encasement will be provided as required where sewer mains cross water mains per DEP requirements. A waiver of the requirement to concrete encase sewer pipes that cross storm sewer pipes with separation of less than 18 inches cannot be maintained but more than 12 inches is maintained is requested and for the sewer forcemain where the pipe is installed by boring.

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

Yes	No	x	Explain:	Sewer and waterline pipe crossings will be installed per DEP requirements. Sewer and storm sewer pipe crossings will be installed to acceptable construction standards.
<u>      </u>	<u>      </u>	<u>      </u>		

Review Comment 61

Date: 12-18-2024

## REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

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

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

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

- (a) All subdivisions and land developments shall be laid out in such a manner as to minimize the removal of healthy trees and shrubs on the site. Mature trees (six inches or greater dbh) shall be preserved insofar as possible; and special consideration shall be given to major specimen trees (12 inches or greater dbh). The plan shall show the location of major specimen trees in areas of the site proposed for development, and the edge of existing woodlands.

### **Justification for Relief:**

The site is mostly forested. Tree masses will be maintained on undisturbed areas of the site as indicated on C.L01, especially in steep slope areas. Thousands 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 trees in close proximity to the LED may be removed as necessary.

The site design has carefully considered ways to limit impacts to wooded areas and conservation areas. A waiver is requested of the requirements to delineate individual specimen trees over 12 inches for preservation based on the site constraints unique to this project where complete tree clearing areas are required to accomplish the site grading in the development areas of the site and significant areas of tree preservation are proposed in environmentally sensitive areas.

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:** Thousands of trees will be preserved in environmentally sensitive areas meeting the goals of the Ordinance.



Date: 12-18-2024

## REQUEST FOR MODIFICATION

**Name of Applicant:** Brookdale Enterprises LLC

**Name of Subdivision or Land Development:** Brookdale Spa

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

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

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

**Justification for Relief:**

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

**Is the hardship self-imposed?**

<b>Yes</b>	x	<b>No</b>
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**Is the hardship related to financial issues?**                      Yes                      x                      No

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

Yes	No	x	<b>Explain:</b> Vegetated and rock mulch ground cover will be provided as an attractive and maintainable landscape feature.
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Date: 12-18-2024

## REQUEST FOR MODIFICATION

**Name of Applicant:** Brookdale Enterprises LLC

**Name of Subdivision or Land Development:** Brookdale Spa

**Section of Subdivision and Land Development Ordinance:** 390-55.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 ☒ 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	<b>Explain:</b> Expanding Township list of plans with other suitable the varieties to meet site specific challenges and goals should be encouraged.
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Date: 12-18-2024

## REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

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

*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 stormwater facilities propose both infiltration and evapotranspiration (ET) to manage the volume and water quality increase based upon onsite soils testing. The proposed facilities are graded with a flat bottom slope to maximize storage, infiltration and ET volumes to meet the permit requirements. Therefore, we are requesting a waiver to allow flat bottom basins at 0% slope.

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 are 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:** Basing slopes will be graded to provide stable slopes and stormwater quality goals will be met.

Date: 12-18-2024

## REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Subdivision and Land Development Ordinance: 390-58.B(1), 390-58.C(1),  
390-59.F, 390-59.K

*Section 390-58.B(1)*

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

*Section 390-58.C(1)*

The proposal for common open space, installation of recreation facilities and/or fees shall be offered for review by the Planning Commission and the Pocono Township Park and Recreation Committee.

*Section 390-59.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.

*Section 390-59.K*

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

### Justification for Relief:

The proposed project will provide a positive tax benefit to the Township, County and State. The project provides recreation and service to residents and guests of the community. The project does not provide new housing units that will increase the number of residents in the Township and impact the use and demand of existing open space facilities. Based on the specific characteristics of this project, a waiver request of the requirement to provide open space or a fee in lieu of open space is requested.

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

Yes	No	x	Explain:	The proposed project will provide a positive fiscal impact to the Township, County and State and does not create a need for additional Open Space areas.
<u>                    </u>	<u>                    </u>	<u>                    </u>		



Date: 12-18-2024

## REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

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

Review comment 88

## REQUEST FOR MODIFICATION

**Name of Subdivision or Land Development:** Brookdale Spa

*Section 365-8.L*

### Justification for Relief:

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

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

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

Yes	No	x	Explain:
			Runoff discharges to infiltration and ET facilities consistent with the goals of this ordinance

Review Comment 2 (SM Review)



Date: 12-18-2024

## REQUEST FOR MODIFICATION

**Name of Applicant:** Brookdale Enterprises LLC

**Name of Subdivision or Land Development:** Brookdale Spa

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

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<sup>III</sup> 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.

**Justification for Relief:**

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

**Is the hardship self-imposed?**

<b>Yes</b>	x	<b>No</b>
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Is the hardship related to financial issues? Yes ☒ No ☐

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

Yes	No	x	<b>Explain:</b> Utilizing NOAA 14 rainfall data is consistent with NPDES Permit requirements.
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Review Comment 10 (SM Review)

Date: 12-18-2024

## REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Stormwater Management Ordinance: 365-13(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.

### Justification for Relief:

The Kirpch formula is a standard formula for estimating flow times in channels. Manning's flow requires that you assume a flow rate to drain in a channel with an assumed geometry. This method is suitable for estimating time of concentrations (Tc) and typically yields shorter Tc's resulting in (slightly) conservative high design rainfall intensities. Therefore, we are requesting to utilize the Kirpch formula for calculating times of concentration.

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 Kirpch formula is an acceptable method to calculate flow times in channels consistent with the goals of this ordinance

Review Comment 11 (SM Review)



Date: 12-18-2024

## REQUEST FOR MODIFICATION

Name of Applicant: Brookdale Enterprises LLC

Name of Subdivision or Land Development: Brookdale Spa

Section of Stormwater Management Ordinance: 365-13(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.

### Justification for Relief:

The design is proposing to utilize the DEP Spreadsheet curve numbers, a standard more current than the sources referenced in the Stormwater Management Ordinance. These curve numbers are utilized in the NPDES permit applications submitted to MCCD and PADEP. Therefore, for consistency with the NPDES permit application, we are requesting to utilize curve numbers from the DEP spreadsheet for the stormwater management design.

Is the hardship self-imposed?                      Yes                      x                      No

Is the hardship related to financial issues?                      Yes                      x                      No

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

Yes                      No                      x Explain: Utilizing DEP Spreadsheet curve numbers is consistent with NPDES Permit requirements.

Review Comment 12 (SM Review)

## **REQUEST FOR MODIFICATION -Waiver #1**

**NAME OF APPLICANT:** 611 Land Development, LLC

**NAME OF SUBDIVISION/LAND DEVELOPMENT:** Final Minor Subdivision Plan for 611 Land Development

### **SECTION OF SUBDIVISION AND LAND DEVELOPMENT ORDINANCE INVOLVED:**

SALDO Section 390-43. A. (10), "Lot lines should follow municipal county boundary lines, rather than cross them. Reserve strips controlling access to lots, public right of way, public lands or adjacent private lands are prohibited."

SALDO 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 texting of lots between the municipalities can be executed, if such agreement is necessary.

### **JUSTIFICATION FOR RELIEF:**

The existing 46.503 parcel to be subdivided lies within three municipalities. The northeast corner of the property is in Stroud Township, 3.784 acres. The remaining parcel is bisected by the Hamilton / Pocono Township boundary line. The township line crosses the site in a northeasterly direction from S.R. 0611. There are 21.415 acres in Pocono Township and 21.304 acres in Hamilton Township.

As indicated on the Minor Final Subdivision Plan for 611 Land Development, LLC, the proposed lot #2 is a 4.676-acre parcel, in which 0.867 acres is within Pocono Township and 3.809 acres is in Hamilton. As indicated in the submitted Land Development plans, lot #2 will be developed with a Dual Brand Hotel by Marriott. The area of Lot #2 was selected to be developed, since the majority of the lot has an average ground slope between 4 to 8 percent, except for the existing embankment along S.R. 0611. Access to Lot #2 will be from S.R. 0611 as well. Most of the embankment area was previously disturbed when the gravity and force main sewer lines were installed by the sewer authority. Access to Lot #2 will be from S.R. 0611 as well. The proposed development is situated between watercourses C, D, and E. Due to the existing water course C, bisecting the property in a south westerly direction, and the location of the existing wetland areas, the proposed development, cannot be moved to the south or to the east. The development cannot be moved closure to S.R. 0611 due to the existing sanitary sewer easement that parallel S.R. 0611 as well.

The majority of development for Lot #2 is located within Hamilton Township, which includes the proposed hotel building. Within Pocono Township, is a small portion access road, 8 parking spaces, loading zones for the hotel, dumpster corral, and storage shed.

Due to existing water courses, wetlands, and existing sewer easements on the property, it is not possible for the boundary line of Lot #2 to follow the municipal boundary. The residual lot, Lot #1 contain 41.826 acre will also be located in three municipalities as well. The portion of Lot #1 within Stroud Township cannot be created as a separate lot, since this will be a landlock parcel which is not allowed by Section 390-43A.5 of the SALDO.



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:

Since the existing parcel to be subdivided lies within three municipalities which pre-dates the SALDO, the proposed development does not alter the intent of the SALDO. The proposed development minimizes impacting the sensitive natural resources on site. Of the 46.5 acres site, there are only 6.285 acres of disturbance proposed for the development.

## **REQUEST FOR MODIFICATION -Waiver #2**

**NAME OF APPLICANT:** 611 Land Development, LLC

**NAME OF SUBDIVISION/LAND DEVELOPMENT:** Lot #2 – Dual Brand Hotel by Marriott- Final Land Development Plan

### **SECTION OF SUBDIVISION AND LAND DEVELOPMENT ORDINANCE INVOLVED:**

Ordinance No. 2022-06 Stormwater Management Ordinance, Section 365-10 (l) Buffers, Section 365.10 (l) 8 Streams a, b, c

a.) Stream buffer delineation. A fifty-foot buffer, measured perpendicular to and horizontally from the top -of -bank on all sides of any stream, shall be maintained on all sides of any stream, with the exception of the Pocono Creek, where the buffer shall be 75 feet, measured perpendicular to and horizontally from the top -of - bank on all sides of the Pocono Creek. In addition, where the 100 feet of land adjacent to the edge of a stream has an average upland slope greater than 5%, the minimum buffer width shall be increased by four feet for each percent of slope at or above 5%, subject to a maximum cumulative buffer of 100 feet. See Figure 365- 10l, below.

b) Permitted activities/ development. 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.

c) The area of the buffer altered by activities permitted in accordance with 365- 10l(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- 10l( 8)( b). This twenty-percent 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).

### **JUSTIFICATION FOR RELIEF:**

As depicted on the attached Sketch Plans SK-3 and SK-4, there is a total disturbance of the stream buffer of 18,844 SF within Pocono Township. The buffer as shown on the plans is 100 feet wide, due to the upstream slopes on the property. There is 7,777 SF of disturbance on Lot #1 and 11,067 SF of disturbance on Lot #2.

Of the 11,067 SF of disturbed stream buffer on Lot #2, 3,149 SF of the disturbance is for the installation of the outlet pipe and rock apron from Constructed Wetland Basin #1, diversion swale #1, and the removal and replacement of the existing 12" TCP Pipe with a new headwall & 18" SLCPP storm sewer just upstream of existing culvert A along S.R. 0611. The discharge from the basin needs to flow into existing water course E in order for the water course to have base flow as well as providing runoff to sustain the adjacent wetland area.



## **REQUEST FOR MODIFICATION -Waiver #2**

**NAME OF APPLICANT:** 611 Land Development, LLC

**NAME OF SUBDIVISION/LAND DEVELOPMENT:** Lot #2 – Dual Brand Hotel by Marriott- Final Land Development Plan

### **SECTION OF SUBDIVISION AND LAND DEVELOPMENT ORDINANCE INVOLVED:**

Ordinance No. 2022-06 Stormwater Management Ordinance, Section 365-10 (l) Buffers, Section 365.10 (l) 6 Wetlands a, b, c

a) Wetland identification. Wetlands shall be identified in accord with the 1987 United States Army Corps of Engineers Manual for Identifying and Delineating Wetlands, as amended, and properly flagged and surveyed on site to ensure they are protected.

1) Wetlands in an artificial watercourse. Wetlands contained within the banks of an artificial watercourse shall not be considered for buffer delineation purposes.

2) Wetlands in a natural watercourse. For wetlands contained within the banks of a natural watercourse, only the stream buffer shall apply.

b) Wetland buffer delineation. A fifty -foot buffer, measured perpendicular to and horizontally from the edge of the delineated wetland, shall be maintained for all wetlands, with the exception of the Cranberry Bog, where the buffer shall be 75 feet measured perpendicular to and horizontally from the edge of the Cranberry Bog. In addition, where the 300 feet of land adjacent to the edge of a delineated wetland has an average upland slope greater than 5%, the minimum buffer width shall be increased by four feet for each percent of slope at or above 5%, subject to a maximum cumulative buffer of 100 feet.

1) Permitted activities/development. 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.

2) The area of the wetland buffer altered by activities permitted in accordance with Subsection l(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 l(6)( b)[ 1]. This twenty -percent 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).

## JUSTIFICATION FOR RELIEF:

As depicted on the attached Sketch Plans SK-3 and SK-4, there is a total disturbance of the wetland buffer of 4,423 SF within Pocono Township. The buffer as shown on the plans is 100 feet wide, due to the upstream slopes on the property. The wetland buffer as shown is beyond the stream buffer. There is 185 SF of disturbance on Lot #1 and 4,238 SF of disturbance on Lot #2.

Of the 4,238 SF of disturbed wetland buffer on Lot #2, 1,075 SF of the disturbance is for the installation of the outlet pipe from Constructed Wetland Basin #1 and diversion swale #1. The discharge from the basin needs to flow into existing water course E in order for the water course to have base flow as well as providing runoff to sustain the adjacent wetland area.

The remaining 3,163 SF of wetland buffer disturbance on Lot #2 consists of 2,398 SF pavement and 765 SF of vegetative embankment areas, necessary to facilitate the construction of the proposed access drive and parking areas.

Due to the existing topography, existing water courses, and wetlands that exist on the property, the proposed project has been designed to minimize the amount of disturbance on the site. Of the overall site being 46.503 acres, site a total of 6.285 acres of disturbance is proposed. Water courses E and D are located on the north side of the property and have an overall drainage area of 28.134 acres. More of the wetland buffer disturbance occurs on the north side of Lot #2 to avoid disturbance of water course C. Watercourse C bisects the property. Watercourse C has an overall drainage of 65.368 acres and has more natural stream characteristics. The majority of the disturbance is due to the replacement of existing Culvert C and

On Lot #1, the total wetland buffer area disturbance is 185 SF., which is for the removal of the chicken coop and gravel drive.

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 total wetland buffer on Lots #1 and #2 in both Hamilton and Pocono Township is 166,400 SF or 3.820 acres. The total proposed disturbance of the wetland buffers in both municipalities is 20,904 SF or 0.480 acres. The equates to be only 12.56% of the total wetland buffers. Per the ordinance, a total of 20% of the wetland buffers can be disturbed.

Per the NPDES Permit requirements, a total of 2.090 acres of Riparian Forested Buffer Planting will be installed along watercourses C and F, as well to offset the impact of any disturbance within 150' of the existing water course. The proposed Stormwater BMPs for the development also reduce the pollutant loading of TSS, Total Phosphorus, and Total Nitrogen for the 2.090 acres of the riparian buffer disturbed as well.

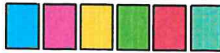
No wetlands are proposed to be disturbed on either Lot #1 or Lot #2. The volume of runoff to the wetlands will remain similar to existing conditional. The rate of runoff to the existing wetland adjacent to the water courses D & E was reduced to account for the limited capacity of existing culvert A.

As indicated on the plans, the total Preservation Areas, 50' wide stream easements, and slope easements within Hamilton, Pocono, and Stroud Township for Lots #1 and #2 are 858,934 SF or 19.718 acres. This represents 42.4% of the overall parcel, which excludes the disturbance of any wetland buffers.



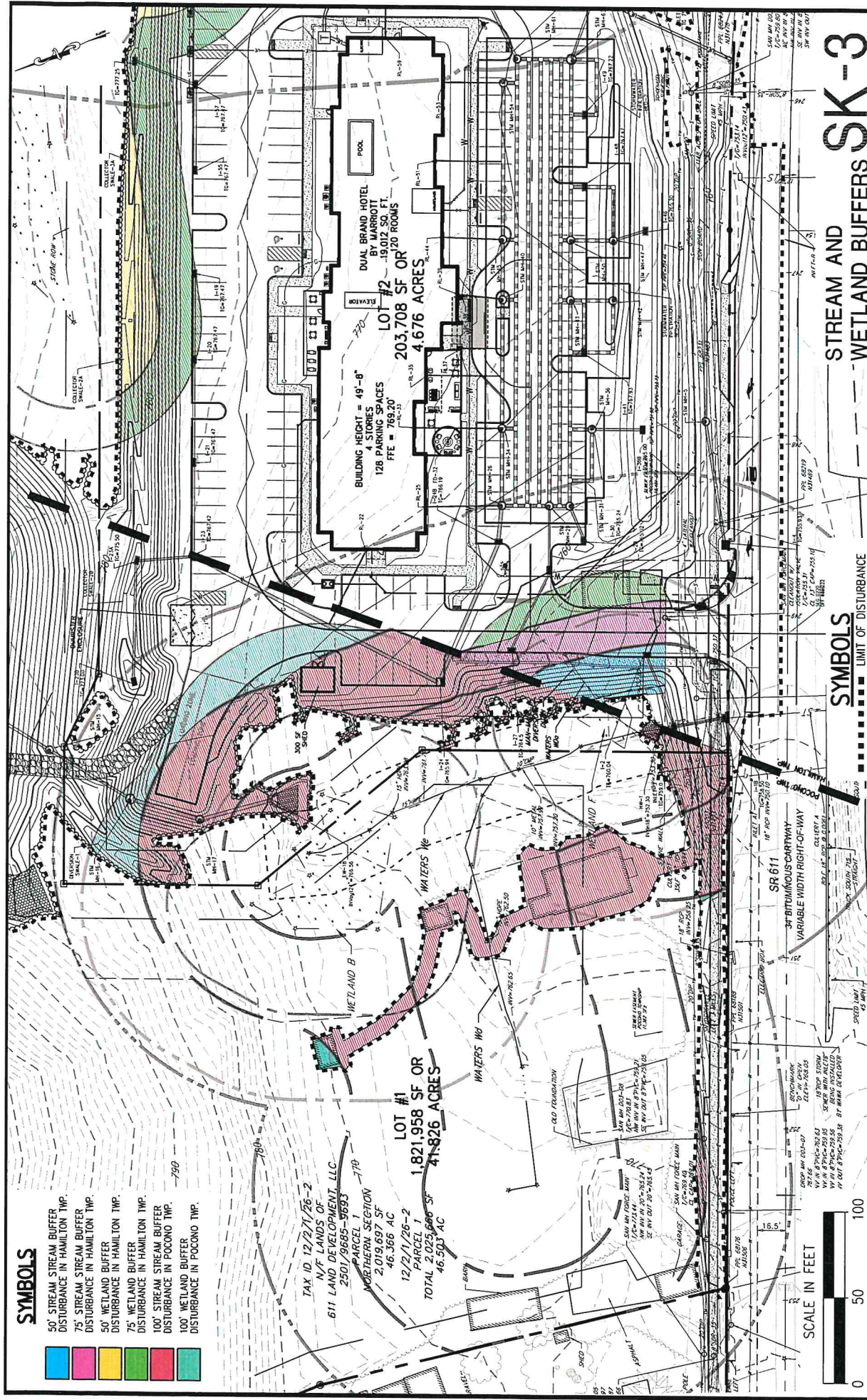
# SYMBOLS

- 50' STREAM BUFFER
- 75' STREAM BUFFER
- 100' STREAM BUFFER
- 50' WETLAND BUFFER
- 75' WETLAND BUFFER
- 100' WETLAND BUFFER

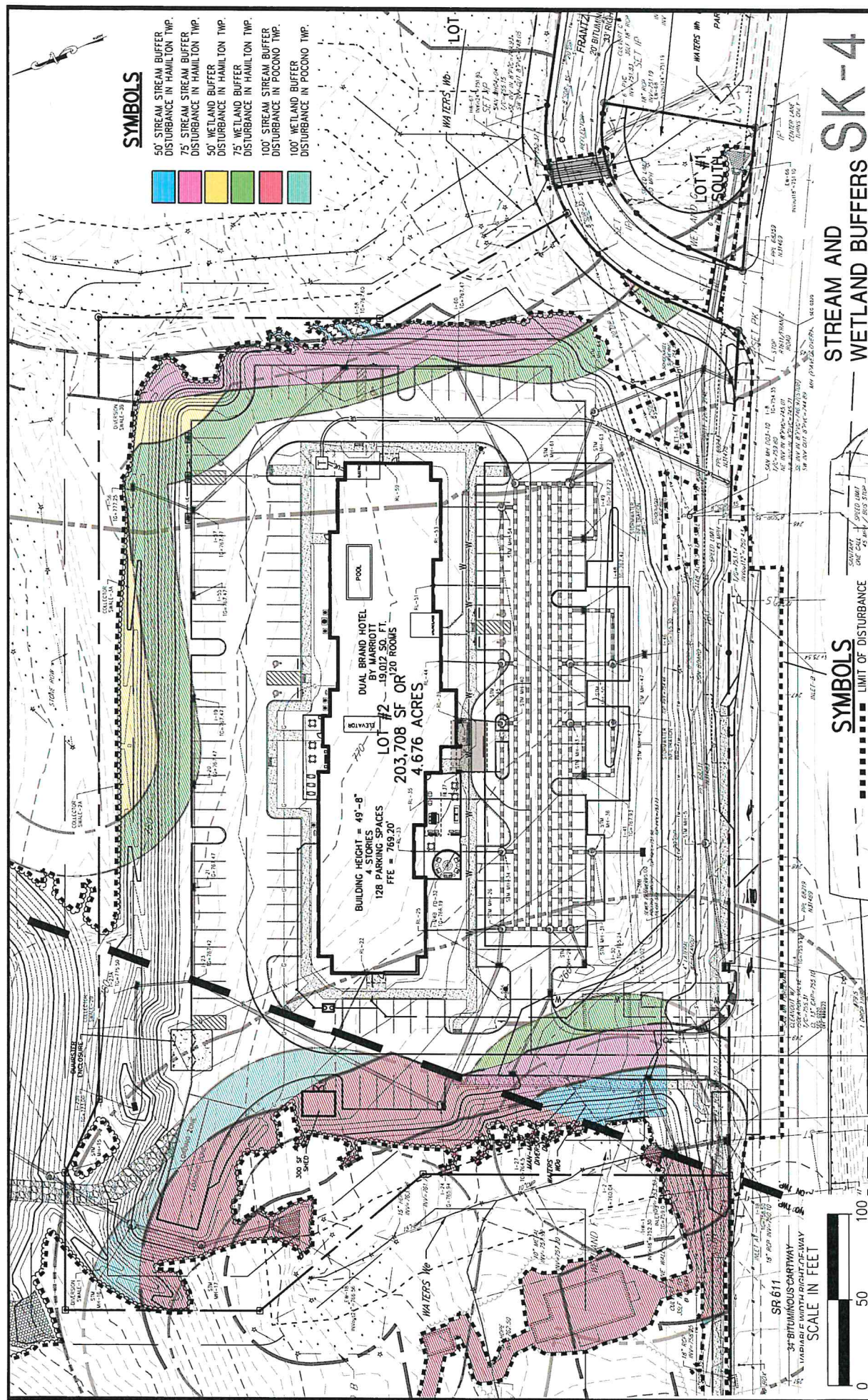


# STREAM AND WETLAND BUFFERS SK-3

- SYMBOLS
- LIMIT OF DISTURBANCE











YOUR GOALS. OUR MISSION.

January 21, 2025

Pocono Township Planning Commission  
112 Township Drive  
Tannersville, PA 18372

**SUBJECT: MCTA TRANSIT FACILITY EXPANSION – 134 MCTA DRIVE  
PRELIMINARY/FINAL LAND DEVELOPMENT REVIEW NO. 1  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
POCONO TOWNSHIP LDP NO. 1421, T&M PROJECT NO. POCO-R0990**

Dear Planning Commission Members:

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

- Pocono Township Land Development Application.
- Professional Services Escrow Agreement.
- Sewage Planning Correspondence to the Township dated October 31, 2024.
- MCPC Checklist and email regarding application fee requirements.
- ESPC Supporting Calculations prepared by Newell Tereska & Mackay, undated.
- Erosion & Sediment Pollution Control Plans prepared by Newell Tereska & Mackay, 18 sheets, dated October 25, 2024.
- Post Construction Stormwater Management Report prepared by Newell Tereska & Mackay, dated November, 2024.
- Post Construction Stormwater Management Report prepared by Newell Tereska & Mackay, 9 sheets, dated October 25, 2024.
- Monroe County Transit Authority Transit Facility Preliminary/Final Land Development Plan set prepared by Stantec, 22 sheets, dated November 25, 2024.

### **BACKGROUND INFORMATION**

The Applicant, Monroe County Transportation Authority, has submitted a plan proposing development to their existing site at 134 MCTA Drive in Scotrun. The property is located within the C, Commercial, Zoning District and consists of a single parcel (Tax ID No. 12/11/1/22). The property has an area of 36.148 acres and contains an existing maintenance building, parking areas, fueling area, stormwater management facilities, wooded areas with steep slopes, an unnamed tributary to the Scot Run watercourse, and wetlands. The site is currently served by public water and sewer.

The project proposes a new 43,900 square foot building addition, new parking areas, fueling area, salt and parts storage areas, and additional stormwater management facilities.





In accordance with Section 470-20 of the Zoning Ordinance, vehicle service and repair facilities, vehicle fueling stations, and governmental uses are permitted within the C, Commercial Zoning District.

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

Based upon our review of the above information, we offer the following comments and/or recommendations related to the proposed development.

### **ZONING ORDINANCE COMMENTS**

1. Per Section 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 “An off-street truck loading space shall be a minimum of 12 feet in width and a minimum of 35 feet in length.” *No loading spaces are shown on the plans. The applicant shall address truck loading requirements for the site.*
2. In accordance with Section 470-121, no building, structure, or sign shall be erected, constructed, moved, demolished, added to, or structurally altered, nor shall any use of any land, building structure, or sign be changed or expanded, without a zoning permit therefor issued by the Zoning Officer. No such permit shall be issued except in conformity with the provisions of this chapter; and:
  - a. The applicant supplying satisfactory evidence, where applicable, that the property and the proposed use thereof in compliance of the Sewage Facilities Act of the Commonwealth of Pennsylvania and regulations promulgated pursuant thereto by the Pennsylvania Department of Environmental Protection.” *All approvals required by the Pennsylvania Department of Environmental Protection shall be provided to the Township.*
  - b. The applicant supplying, where applicable, stormwater management plans approved by the Pocono Township Board of Commissioners in accordance with the applicable Pocono Township stormwater management ordinances, and an erosion and sedimentation control plan approved by the applicable governmental body or agency charged with that responsibility, with respect to any proposed construction, excavation, or other earthmoving activity. *The proposed earth disturbance exceeds one (1) acre, and an NPDES Permit is required from the Monroe County Conservation District. All correspondence with, submissions to, and NPDES Permit from the County Conservation District shall be provided to the Township.*
3. 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**

4. 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.” *The boundary closure report shall be submitted.*



5. In accordance with Section 390-29.E.(4), "The sheet size shall be no larger than 24 inches by 36 inches, unless permitted by the Planning Commission." *The submitted plans are 30"x42" in size and shall be modified to meet the permitted size accordingly.*
6. In accordance with Section 390-29.F, Site context map. "A map compiled from existing information showing the location of the proposed major subdivision within its neighborhood context shall be submitted. For sites under 100 acres in area, such maps shall show the relationship of the subject property to natural and man-made features existing within 1,000 feet of the site. For sites of 100 acres or more, the map shall show the above relationships within 2,000 feet of the site. The features that shall be shown on site context maps include topography (from USGS maps), stream valleys, wetland complexes (from maps published by the United States Fish and Wildlife Service or the USDA Natural Resources Conservation Service), woodlands over 1/2 acre in area (from aerial photographs), ridgelines, public roads and trails, utility easements and rights-of-way, public land, and land protected under conservation easements." *The Site Context Map shall be prepared and submitted in accordance with the requirements of this Section. It is suggested that an aerial may be utilized and supplemented with the required additional information within 1,000 feet of the site.*
7. In accordance with Section 390-29.G, Existing resources and site analysis. "For all land developments, an existing resources and site analysis shall be prepared to provide the developer and the municipality with a comprehensive analysis of existing conditions, both on the proposed development site and within 500 feet of the site. Conditions beyond the parcel boundaries may be described on the basis of existing published data available from governmental agencies, and from aerial photographs. The Planning Commission shall review the plan to assess its accuracy, conformance with municipal ordinances, and likely impact upon the natural and cultural resources on the property." *The information required in Subsections (1) through (12) shall be included. The Existing Resources and Site Analysis plan shall be prepared and submitted in accordance with the requirements of this Section including, but not limited to, an aerial photograph, identification of slopes between 15% and 25%, and vegetative cover conditions. Additionally, it shall cover the area of the proposed development site and within 500 feet of the site. All easements and other encumbrances of property which are or have been filed of record with the Recorder of Deeds of Monroe County shall be shown on the plan. Topography shall be coordinated with official USGS benchmarks and the location and datum shall be shown on the plan. This may be combined with the site context map.*
8. In accordance with Section 390-29.H, a resource impact and conservation analysis are required. *A Resource Impact and Conservation Analysis shall be provided on the plan and shall include the existing resources in square feet, the proposed disturbance of the existing resources in square feet and percent, and the maximum permitted disturbance.*
9. Per Section 390-29.I.(2), the improvements plan shall include "Existing and proposed lot lines, lot areas, full lot grading, driveway locations and elevations, and any existing easements and rights-of-way." *It is noted that a number of utility poles are located along the rear property line. The plans shall depict any easements or rights-of-way that are located on the property for this or any other purpose.*
10. Per Section 390-29.I.(13)(a), the improvements plan shall include the "Locations of existing and proposed utility easements." *It is noted that a number of utility poles are located along the rear property line. The plans shall depict any easements or rights-of-way that are located on the property for this or any other purpose. Additionally, any new easements shall be shown on the plan.*





11. Per Section 390-29.I.(15), the improvements plan shall include "A signature block in the lower right hand eighth of the plan immediately above the title block for recommendation by the Planning Commission and for the approval of the Board of Commissioners shall be provided including a space for the date of recommendation/approval." *Pocono Township's specific signature block language will be provided directly to the design engineer for incorporation onto the plans.*
12. Per Section 390-29.I.(16), the improvements plan shall include "Signature blocks for the Township Engineer and Monroe County Planning Commission." *Pocono Township's specific signature block language will be provided directly to the design engineer for incorporation onto the plans.*
13. Per Section 390-29.I.(20), the improvements plan shall include the "Name and address of the owner of record (if a corporation, give name of each officer) and current deed book and page where the deed of record is recorded." *The required deed book and page information shall be provided on the plan.*
14. Per Section 390-29.I.(25), the improvements plan shall include a "North arrow (true or magnetic)". *The north arrow shall be labeled as either being true or magnetic.*
15. Per Section 390-29.I.(29), the improvements plan shall include a "Certificate of ownership and acknowledgment of the plan, in the form provided by the Township, which shall be accurately completed, signed by the owner of the property, dated and notarized." *The certificate on the plan must be corrected to reflect the required language. Sample certificate language will be provided directly to the design engineer for incorporation onto the plans.*
16. Per Section 390-29.I.(30), the improvements plan shall include a "Certificate of accuracy and compliance, in the form provided by the Township, dated and signed by the registered professional land surveyor responsible for the plan and embossed with his or her seal." *Pocono Township's certificate of accuracy and compliance language will be provided directly to the design engineer for incorporation onto the plans.*
17. Per Section 390-29.I.(32)(c), "Utility, drainage and slope easements" shall be on all land development plans in the form of protective covenants and/or notes. *The applicable utility and slope easement information shall be added to the plans.*
18. In accordance with Section 390-29.I.(32)(h), the following note is required on the land development plans: "By approval of this plan the Township has neither confirmed nor denied the existence and/or extent of any wetland areas whether or not delineated on the plan and any encroachment thereon for any reason whatsoever shall be the sole responsibility of the subdivider and/or developer, his heirs, successors and assigns and shall be subject to the jurisdiction of the Army Corps of Engineers and/or the Pennsylvania Department of Environmental Protection and said encroachment shall conform to the rules and regulations of the jurisdictional agencies." *The required note shall be added.*
19. In accordance with Section 390-29.I.(32)(i), the following note is required on the land development plans: "This plan is under and subject to all of the rules, regulations, requirements and restrictions as set forth in the Pocono Township Subdivision and Land Development Ordinance and the Pocono Township Zoning Ordinance, as both are amended." *The required note shall be added.*
20. In accordance with Section 390-29.I.(32)(j), the applicable highway occupancy note(s) shall appear on the plan: "A highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945



(P.L. 1242, No. 428), known as the 'State Highway Law,' before driveway access to a state highway is permitted"; and/or "A highway occupancy permit is required pursuant to the Pocono Township Road Encroachment Ordinance before driveway access to a Township road is permitted." The applicable note(s) shall also state: "Access to the public road shall be only as authorized by a highway occupancy permit." *The required note shall be added.*

21. In accordance with Section 390-29.I.(32)(l), the following note is required on the land development plans: "The applicant, his heirs, successors or assigns will implement all requirements and obtain all permits and approvals as required by any and all local, state or federal agencies and authorities, and does hereby acknowledge and agree that if said permits and approvals are not obtained as required, then any and all approvals given by Pocono Township will become null and void with no further action on the part of the Township." *The required note shall be added.*
22. In accordance with Section 390-29.I.(32)(m), the plan shall contain "A listing of any subdivision/land development waivers or modifications, zoning variances, special exceptions and/or conditional uses that have been granted, including the date of the order of the Pocono Township Zoning Hearing Board or Board of Commissioners granting the same." *The referenced information shall be listed on the plans, as applicable.*
23. In accordance with Section 390-29.I.(32)(n), "If the plans include any stormwater management planning, controls or devices, the following covenant shall appear on the plan: "The owners, their heirs, executors, administrators, successors and assigns, shall make provision and be responsible for the installation, maintenance, operation and repair of any and all stormwater management facilities and controls depicted on this plan and other plans and documents supporting the same, including, but not limited to, all infiltration devices, buffers, detention basins, inlets, swales, pipes, berms and spreaders. Pocono Township is hereby granted the right to inspect all permanent stormwater management facilities and controls at any reasonable time. If Pocono Township determines at any time that any of said stormwater management facilities or controls have been eliminated, altered, or improperly maintained, the then owner shall be advised of the corrective measures required and be afforded a reasonable period of time to take the necessary corrective action. Pocono Township shall have the right, but not the obligation, of ingress, egress and regress to any and all of the stormwater management facilities and controls, as well as upon and within the utility and drainage easements as shown on this plan, for the purpose of installation, maintenance and/or repair due to the failure or neglect of the owner to perform the same within the time required, or for emergency remedies to the stormwater management facilities and controls if necessary, if Pocono Township elects to perform such installation, maintenance and/or repair. All costs and expenses incurred by Pocono Township in relation to any work performed by Pocono Township pursuant to the provisions of this covenant and/or the enforcement of the same, shall be the joint and several responsibility of the owner and any occupier of the property who violated the provisions of this covenant, payable by the owners and/or occupiers of the property, their heirs, administrators, executors, successors and assigns upon demand by Pocono Township, and shall constitute a lien against the property until paid in full. The remedies of Pocono Township pursuant to this covenant are in addition to all other rights and remedies available to Pocono Township, its successors, and assigns, pursuant to any statute, ordinance, law or in equity. All of the foregoing is more particularly and at large provided in that certain Stormwater Management Agreement and Declaration of Easement between the owner and the Township dated \_\_\_\_\_, 20\_\_\_\_, the terms and provisions of which are incorporated herein by reference. This covenant shall run with the land." *The covenant shall be added to the plan.*





24. In accordance with Section 390-29.J.(2), "Exterior elevations of any proposed buildings including at least the front and side elevations" shall be provided. *Architectural renderings of the front and side elevations of the proposed building shall be submitted.*
25. In accordance with Section 390-29.J.(3), "Any existing or proposed deed restrictions, protective and restrictive covenants that apply to the land development plan" shall be provided. *The existing access easement and the slope easements must be shown.*
26. In accordance with Section 390-29.J.(6), the plan submission shall include "Proof of legal interest in the property, a copy of the latest deed of record and current title search report." *The Applicant shall provide the latest deed of record and current title search report.*
27. In accordance with Section 390-29.J.(7)(c), Water supply information. Publicly owned central system. "A letter from the water company or authority stating that said company or authority will supply the development including a verification of the adequacy of service." *A letter from BCRA shall be provided verifying adequate service of the proposed development.*
28. In accordance with Section 390-29.J.(8)(a), "Completed sewage facilities planning module(s) for land development and other required sewage planning documents as required by the Pennsylvania Sewage Facilities Act and PADEP." *The Applicant shall provide a copy of the PADEP Act 537 Approval to the Township. The Sewage Facilities Planning Module has been reviewed under separate cover.*
29. 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." *The Applicant shall obtain and provide the required written certification from both BCRA for treatment and the Township for conveyance.*
30. 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*
  - d. *Pocono Township – Sanitary Sewer Review and Service, all comments received by the Township Sewer Engineer shall be addressed.*
  - e. *Brodhead Creek Regional Authority – Water Service Will-Serve*
  - f. *Pennsylvania Department of Transportation – Highway Occupancy Permit, if necessary*
  - g. *Pocono Township Fire Department*



31. 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.*
32. In accordance with Section 390-29.J.(14), "Where the land included in the subject application has an electric transmission line, a gas pipeline, or a petroleum or petroleum products transmission line located within the tract, the preliminary plan shall be accompanied by a letter from the owner or lessee of such line stating any conditions on the use of the land and the minimum building setback and/or right-of-way-lines. This requirement may also be satisfied by submitting a copy of the recorded agreement." *The plans depict utility poles along the rear property line adjacent to the properties fronting on Scotrun Drive. Additional information regarding any easement or restrictions with respect to this utility shall be provided.*
33. 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. In addition, and in accordance Section 390-33, "The applicant shall not be required to provide financial security for the costs of any improvements for which financial security is required by and provided to the Pennsylvania Department of Transportation in connection with the issuance of a highway occupancy permit pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law." The applicant shall provide documentation that the required performance guarantee has been provided to PennDOT." *Submissions to, correspondence with, and permit from the Pennsylvania Department of Transportation shall be provided if any new Highway Occupancy Permit or amendment to an existing Highway Occupancy Permit is necessary.*
34. In accordance with Section 390-29.K., the Applicant shall provide a "Community/financial impact analysis. A community impact analysis including the following information shall be required for... 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;" *The required community/financial impact analysis shall be provided.*
35. 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.*
36. 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.*

37. In accordance with Section 390-38.A and Section 390-38.B, the developer shall provide to the satisfaction of the Board of Commissioners, and prior to final plan approval, evidence of the provision, including a plan, for the succession of ownership and responsibility for the operation and maintenance of development improvements." *The required documentation and agreement(s) shall be provided to the Township prior to final plan approval.*
38. 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.*
39. In accordance with Section 390-43.A.(6)(e), "Steep slopes. The purpose of steep slope regulations is to conserve and protect those areas having steep slopes from inappropriate development and excessive grading; to prevent potential dangers caused by erosion, stream siltation, and soil failure; and to promote uses in steep slope areas that are compatible with the preservation of existing natural features, including vegetative cover by restricting grading of steep slope areas." *Steep slopes are defined as being 20% or greater and shall be identified on the plans accordingly. Additionally, the restrictions and requirements of this section shall be addressed.*
40. In accordance with Section 390-46.A., "Protection of vegetation from mechanical injury. Where earthwork, grading, or construction activities will take place in or adjacent to woodlands, old fields or other significant vegetation or site features, the Township may require that the limit of disturbance be delineated, and vegetation protected through installation of temporary fencing or other approved measures. Such fencing shall be installed prior to commencing of, and shall be maintained throughout, the period of construction activity." *The Erosion & Sedimentation Control Plan shall be revised to show tree protection fence along the limits of disturbance lines and/or along the dripline of the trees to be preserved.*
41. 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 requirement shall be noted on the Erosion & Sedimentation Control Plans.*
42. In accordance with Section 390-46.D., resource conservation standards include "Protection of topsoil." *The protection of topsoil in accordance with this section shall be addressed on the plans.*



43. 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.*
44. 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." *Sidewalk shall be provided along the entire frontage of the development site unless a waiver/deferral is granted by the Board of Commissioners.*
45. In accordance with Section 390-49, "Monuments and markers shall be placed so that the center or a scored or marked point shall coincide with the intersection of the lines to be marked and shall be set to an accuracy of 0.03 foot; and shall be certified by the project surveyor." *The monuments/markers that were identified on the recorded MCTA Lot Line Adjustment Plan shall be shown on the submitted Site Plan.*
46. Per Section 390-50.D.(5), "Embankment slope. The maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical." *The plan proposes the embankments to be graded at 3 to 1 and shall be revised to meet the ordinance requirement accordingly.*
47. Per Section 390-50.D.(8), "In order to ensure proper drainage on the basin bottom, a minimum grade of 2% shall be maintained for areas of sheet flow." *The basin appears to be flat across the basin bottom due to its design as an MRC basin. If requested, we would support a waiver to this requirement since a flat bottom is required for infiltration.*
48. In accordance with Section 390-50.D.(11)(f), "The construction material of the emergency spillway shall extend along the upstream and downstream berm embankment slopes." *The spillway stabilization must be specified and shall be extended along the upstream embankment slope.*
49. In accordance with Section 390-50.D.(11)(g), "The upstream edge of the emergency spillway shall be a minimum of three feet below the spillway crest elevation." *The plans shall show the extent of the spillway material to demonstrate compliance with this requirement.*
50. In accordance with Section 390-50.D.(11)(h), "The downstream slope of the spillway shall, as a minimum, extend to the toe of the berm embankment." *The plans shall show the extent of the spillway material to demonstrate compliance with this requirement.*
51. Per Section 390-50.D.(12), Anti-seep collars are required. *The plans shall be revised to show two (2) anti-seep collars meeting the requirements of this section.*
52. Per Section 390-50.D.(13)(a), "All outlet pipes through the basin berm shall be reinforced concrete pipe with watertight joints." *The pipe between the outlet structure (ST25) and manhole ST24 shall be O-ring RCP.*





53. Per Section 390-50.D.(14), perforated risers are required. *The plans shall be revised to show a perforated riser meeting the requirements of this section.*
54. 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 shall be added to the plans outlining these requirements.*
55. Per Section 390-50.D.(17), "A cutoff trench (keyway) of impervious material shall be provided under all embankments that require fill material. The cutoff trench shall be a minimum of eight feet wide, two feet deep and have side slopes of one-to-one." *A keyway meeting the requirements of this section shall be provided. The Clay Core currently shown on the plans is not adequate in size. Also, the keyway is required for entire length of the basin berm that is in a fill condition.*
56. 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.*
57. In accordance with Section 390-52, "All subdivisions and land developments shall be served by an adequate water supply and sewage disposal system; and the developer shall provide evidence documenting said adequacy." *The Applicant shall provide confirmation of adequacy from the Township and BCRA.*
58. In accordance with Section 390-52.A.(4), "In the case of utilization of a publicly owned or other existing centralized water supply and/or sewage disposal system the developer shall submit at the preliminary stage a letter from the operator of such utility indicating the utility owner's willingness to supply service to the development and including a verification of the adequacy of the utility system to serve the proposed development. At the final approval stage an executed agreement with the service supplier shall be submitted." *A copy of the will serve letter for public sanitary sewer service and public water service shall be provided.*
59. In accordance with Section 390-52.A.(5), "All required certificates of convenience, approvals and permits shall be obtained by the developer and/or the utility owner as a condition of preliminary approval and shall be submitted with the final plan application." *PADEP Act 537 Approval shall be obtained and a copy of the approval letter from PADEP shall be provided to the Township.*
60. In accordance with Section 390-52.E.(4)(c), "Where water is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision or land development, the applicant shall present evidence to the Township that the subdivision or land development is to be supplied by a certificated public utility, a bona fide cooperative association of lot



owners, or by a municipal corporation, authority or utility. A copy of a certificate of public convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence. Such evidence shall be provided prior to recording of the final plan." *The required documentation confirming public water service shall be provided to the Township.*

61. Per Section 390-52.E.(4)(f), fire protection standards shall apply to the design and construction of the water system. *Confirmation of compliance with these requirements shall be provided to the Township.*
62. 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.*
63. 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.*
64. 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 planting islands must be identified and dimensioned to demonstrate compliance with this Section.*
65. 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 proposed planting strip must be dimensioned and the plantings revised to meet the ordinance requirements.*
66. Per Section 390-55.C.(2)(g), "The placement of light standards shall be coordinated with the landscape plan to avoid a conflict with the effectiveness of light fixtures." *The proposed light standards must be shown on the Landscape Plans.*
67. Per Section 390-55.D.(1)(a), "Street trees required. Street trees shall be required Along all existing streets abutting or within the proposed subdivision or land development." *Street trees are required along SR0611.*
68. 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 basin bottoms are proposed to be flat for managed release (MRC) purposes. Therefore, we would not be opposed to a waiver to this requirement if the applicant were to request it.*





69. 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."

- a. *A 20-foot-wide high intensity buffer is required along the side and rear property line adjacent to residential uses.*
- b. *A 10-foot-wide low intensity buffer is required along the side property line adjacent to the commercial/industrial uses.*

*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.*

70. In accordance with Sections 390-55.F.(3)(g) and (h), "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." and "Existing topographic conditions, such as embankments or berms, in conjunction with existing vegetation, may be substituted for part or all of the required property line buffers with the approval of the Township. The minimum visual effect shall be equal to or exceed that of the required buffer." *If the Applicant is requesting either of these substitutions, a demonstration of the equivalency shall be provided.*

71. In accordance with Section 390-55.H., "List of acceptable plants. All plants used for landscaping and vegetative cover shall be selected from the List of Acceptable Plants attached hereto as Appendix A." *The following are noted with respect to the Appendix A Subdivision and Land Development Acceptable Plant List:*

- a. *Canopy Trees are required to be a minimum 2.5" in caliper, 14-18 feet high with an 8-foot spread, clear trunk to 7'-0" above the ground, and full branching structure. The Plant Schedule shall be revised to indicate the required height, spread, and conformation.*
- b. *Evergreen trees are required to be a minimum 8-feet high, a 4-foot spread, single leader, and symmetrically branching to the ground. The Plant Schedule shall be revised to indicate the required height, spread, and conformation.*
- c. *Ornamental trees are required to be a minimum 8-feet high, a 5-foot spread, and symmetrically branched to within 4 feet from the ground. The Plant Schedule shall be revised to indicate the required height, spread, and conformation.*
- d. *Deciduous Shrubs are required to be a minimum 30-inches high, 24-inches minimum spread, and symmetrically branched to the ground. The Plant Schedule shall be revised to indicate the required height, spread, and conformation.*
- e. *Evergreen shrubs are required to be a minimum of 24-inches high, 18-inches minimum spread, and symmetrically branched to the ground. The Plant Schedule shall be revised to indicate the required height, spread, and conformation.*

72. 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.*



73. In accordance with Section 390-55.I.(2)(f), the landscape plan shall show the “Location of all proposed landscaping, including required street trees, stormwater basin landscaping, parking lot landscaping, property line buffers, and site element screen landscaping.” *Although information is shown on the PCSM plans, the stormwater basin landscaping shall also be shown on the Landscape Plan per the ordinance requirement.*
74. In accordance with Section 390-55.I.(2)(h), the landscape plan shall show “A schedule showing all landscape requirements and plants proposed for each category.” *The required information shall be added to the plan in the form of a compliance chart or table.*
75. 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.*
76. In accordance with Section 390-56.A.(4)(a), “Lighting plans shall be submitted for reviews and approval of any installation of lighting in connection with a land development application for any use identified in Subsection A(2) of this section. Lighting plans shall include the following:
- [1] A site plan, complete with all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), vegetation that might interfere with lighting, and adjacent uses that might be adversely impacted by the lighting, containing a layout of all proposed fixtures by location and type.
  - [2] Description of the proposed equipment shall be included, including fixture catalog cuts, photometrics, glare-reduction devices, lamps and mounting heights.”
- The submitted plans do not contain any information on the proposed lighting. Lighting plans conforming to the ordinance requirements shall be submitted.*
77. In accordance with Section 390-56.A.(5), design standards shall apply to all lighting fixtures. *Lighting plans shall comply with this section and include any notes required with respect to IESNA cutoff requirements.*
78. Per Section 390-56.A.(6), lighting shall meet the specified performance standards. *Lighting plans conforming to the ordinance performance standards shall be submitted.*
79. Per Section 390-57., “Identification. 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 plans show two (2) wetland areas. A map of the wetlands was included as Attachment 1 in the PCSM report, but there is no information as to how or by who the wetlands were identified. The delineation report shall be provided.*
80. In accordance with the Section 390-58 Common Open Space, Recreation Areas, and In-Lieu Fees:
- A. Section 390-58.B.(1), “This §390-58 shall apply to any subdivision for which a preliminary plan or a combined preliminary/final plan and any land development for which a plan is submitted after the effective date of this §390-58.”





- B. Section 390-58.C.(1), "The proposal for common open space, installation of recreation facilities and/or fees shall be offered for review by the Planning Commission and the Pocono Township Park and Recreation Committee."
- C. Section 390-59.F., "Fees. If the Board of Commissioners and the applicant agree that a proposed subdivision or land development will pay fees-in-lieu of dedicating open space, this fee shall be as established by the Township Fee Schedule, which may be updated by resolution of the Board of Commissioners."
- D. Section 390-58.K., "Timing of nonresidential fees. Fees required by this §390-58 for any nonresidential subdivision or land development shall be paid prior to the recording of the final plan of a subdivision or land development, as applicable."

*The plans do not propose any open space to be dedicated to the Township, therefore, the Applicant shall pay the applicable in-lieu fees, as required by Section 390-58. Should it be determined that open space is required and a fee in-lieu-of will be provided, that fee will be \$14,994.00 (10.71 disturbed acres \* \$1,400.00).*

- 81. In accordance with the Section 390-59(H)(1), "Each off-street loading and unloading space shall be either a) at least 14 feet in width by 40 feet in depth or b) at least 10 feet in width by 60 feet in depth." *No loading spaces are shown on the plans. The applicant shall address truck loading requirements for the site.*
- 82. In accordance with the Section 390-60, "Applicability. 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." *Since the development proposes greater than 20,000 square feet of floor space, a Traffic Impact Study is required.*

#### **STORMWATER MANAGEMENT ORDINANCE COMMENTS**

- 83. In accordance with Section 365-8.G., "Where a development site is traversed by existing watercourses, drainage easements shall be provided conforming to the line of such watercourses. The terms of the easement shall conform to the stream buffer requirements contained in § 365-10I(7) of this chapter." *The plans reflect several different buffers along the stream. A drainage easement shall be provided by reference across the required Township buffer in accordance with the ordinance.*
- 84. 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 existing and proposed buildings connecting directly into the storm sewer. If requested, 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.*



85. In accordance with Section 365-10.I.(6)(b), Wetland buffer delineation. "A fifty-foot buffer, measured perpendicular to and horizontally from the edge of the delineated wetland, shall be maintained for all wetlands, with the exception of the Cranberry Bog, where the buffer shall be 75 feet measured perpendicular to and horizontally from the edge of the Cranberry Bog. In addition, where the 300 feet of land adjacent to the edge of a delineated wetland has an average upland slope greater than 5%, the minimum buffer width shall be increased by four feet for each percent of slope at or above 5%, subject to a maximum cumulative buffer of 100 feet." *The wetland buffers must be identified on the plans.*
86. Per Section 365-11.C., the project site is classified as a Stormwater Hotspot. *The design engineer shall demonstrate the safeguards that will be applied to the site to protect against groundwater contamination should there be a mishap or spill.*
87. In accordance with Section 365-12, "Standards for managing runoff from each subarea in the Brodhead/McMichael Watershed for design storms are shown in Table 365-12. Development sites located in each of the A, B or C Districts must control proposed conditions runoff rates to existing conditions runoff rates for the design storms in accordance with Table 365- 12." *The design engineer must include the 5-year and 25-year design storm calculations in accordance with this requirement.*
88. 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<sup>III</sup> 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 Swiftwater, PA". We have no objection to the Applicant requesting a waiver from this Section to utilize the rainfall data from NOAA.*
89. In accordance with Section 365-13.C, "For the purposes of existing conditions flow rate determination, undeveloped land shall be considered as "meadow" in good condition, unless the natural ground cover generates a lower curve number or Rational "C" value, as listed in Table B-2 or B-3 in Appendix A of this chapter." *Table 5 on page 13 of the stormwater report indicates that 20% of the existing impervious surface within the LOD was considered as "meadow" in the calculations. The ordinance requires all of the impervious to be considered as "meadow". Therefore, the calculations shall be revised accordingly.*
90. In accordance with Section 365-13.F, "Runoff coefficients (c) for both existing and proposed conditions for use in the Rational Method shall be obtained from Table B-3 in Appendix A of this chapter." *The runoff coefficients used in the storm drain conveyance calculations do not appear to have been obtained from Appendix A. The design engineer shall verify the coefficients.*
91. In accordance with Section 365-14.D, "Storm sewers must be able to convey proposed conditions runoff from a fifty-year design storm without surcharging inlets, where appropriate and as supplemented by Subsection C above." *Page 10 of the report states the proposed storm sewer has been designed for a 10-year storm. The report contains calculations for the 10-year and 100-year storm events. No less than a 50-year storm shall be conveyed per the ordinance requirement. Additionally, since the basins are designed for a 100-year storm event, the design engineer shall*





*confirm that the additional runoff will be conveyed to the basins even if the storm sewer capacity has been exceeded and the various discrepancies shall be resolved.*

92. 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.*
93. 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.*
94. In accordance with Section 365-19.B, "Maps. Map(s) of the project area shall be submitted on twenty-four-inch by thirty-six-inch sheets and/or shall be prepared in a form that meets the requirements for recording at the offices of the Recorder of Deeds of Monroe County." *The submitted Stormwater Management Site Plans (PCSM) are 30"x42" and shall be revised to meet the required size per the ordinance.*
95. 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 PCSM plans.*
96. 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.*
97. In accordance with Section 365-19.B.(14), "The total tract boundary and size with accurate distances to hundreds of a foot and bearings to the nearest second." *The PCSM plans must be revised to provide this information.*
98. 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.*
99. In accordance with Section 365-19.B.(22), "A statement, signed by the applicant, acknowledging that any revision to the approved stormwater management site plan must be approved by the municipality and that a revised E&S plan must be submitted to the Conservation District for a determination of adequacy" shall be included. *This statement shall be added to the Cover Sheet with the other acknowledgements.*



100. In accordance with Section 365-19.B.(23), the plans shall include "The following signature block for the design engineer (Pennsylvania-licensed professional engineer):

"I, (Design Engineer), on this date (date of signature), hereby certify that the Stormwater Management Site Plan meets all design standards and criteria of the Pocono Township Stormwater Management Ordinance. The word 'certify' is an expression of professional opinion by the undersigned and does not constitute a guarantee or warranty."

*This statement shall be added to the Cover Sheet with the other acknowledgements.*

101. 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.*

102. 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.*

103. 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.*

104. 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.*

#### **STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS**

105. The Executive Summary in the PCSM report identifies the project as being on two (2) separate parcels. The lots were consolidated in 2024. The summary shall be revised accordingly.
106. Page 10 of the report references what appears to be an incorrect publication for the MRC basin design. The engineer shall verify the reference.
107. Page 10 of the report states that flow-guard water quality inserts are provided to capture runoff from "parking areas and bus circulation areas"; however, there do not appear to be any on the plans that collect the parking areas. This shall be clarified.
108. Item 6 of the Maintenance on page 16 (and on the plans) states that the switchgrass clippings must be disposed of at an off-site location. We recommend this requirement be bolded and/or underlined to emphasize the importance of not leaving the material in the bottom of the basin.
109. Page A-4 of the report shows ponding time for the MRC basin. The design engineer shall identify where these calculations are located within the report.
110. The MRC basin underdrain orifice size from page A-5 shall be identified on the plans.
111. The elevations in the Limiting Layer Check on page A-5 do not appear to be correct and shall be verified by the design engineer.
112. Swale Calculations on page A-11 are for a 10-year storm. Since the collecting storm sewer is required to be designed for at least a 50-year storm, the swale shall also be designed to convey that same 50-year flow to the storm sewer.
113. The rip-rap table on page A-13 does not match the table on the E&S plan. The discrepancies shall be corrected.
114. The Outlet Devices in the Summary for Pond 2P: Pr MRC Basin has some inconsistencies with the plans. The 18" round culvert is shown in the summary at elevation 1186.00, but the plans show it at 1185.00. The 6.0" Vert. Orifice is 1188.70 in the summary, but 1190.00 in the plans. Also, 48"x48"



Horiz. Orifice is not dimensioned or otherwise represented on the plans. The design engineer shall review and revise accordingly.

115. The design engineer shall clarify the outflow of the base drain in the Summary for Pond P2 as we are unable to determine where this outflow is considered.
116. Appendix C is labeled as "100-year Emergency Spillway HydroCAD Model Run". The actual spillway design calculations must also be included within this section.
117. There are several inconsistencies between the pipe calculations in the report and the Storm Sewer Profile Sheets C-211 and C-212. Lengths and slopes shall be consistent in both number and the number of decimal places. The design engineer shall review and revise as necessary.
118. Storm sewer calculations must be provided for:
  - a. Existing Building to ST12;
  - b. ST33 to ST26;
  - c. OS ST25 to ST23
119. Inlet drainage area plans shall be provided.
120. The drainage area maps were included in the report in 11"x17" format. These are not to scale at this size and shall be provided in their full-size format in future resubmissions.
121. The point of interest (POI 1) shall be labeled on all drainage area maps.

#### **MISCELLANEOUS COMMENTS**

122. The Township Land Development Plan (LDP) No. 1421 shall be placed in the lower right-hand corner of all plan sheets and provided on all subsequently submitted documents.
123. The List of Drawings on the Cover Sheet shall identify the plans to be recorded.
124. The site must be shown on the location map on the Cover Sheet.
125. In the Site Utility Companies list on the Cover Sheet, the sanitary sewer utility is Pocono Township, not Pocono Township Sewer Authority and shall be revised accordingly.
126. The Stormwater Management Signature Block for Township Approval on the Cover Sheet is not necessary and shall be removed.
127. Note 2 on Sheet C-101 references the MCTA Lot Consolidation Plan. The latest revision date for the "MCTA Lot Line Adjustment Plan" plan is March 25, 2024 which shall be added to the notation.
128. The Phase 1 Environmental Assessment referenced in Note 9 on Sheet C-101 shall be provided to the Township for review.





129. The Geotechnical Report referenced in Note 10 on Sheet C-101 shall be provided to the Township for review.
130. The tract boundary and building setback lines on Sheet C-101 do not match the boundary information on the recently recorded "MCTA Lot Line Adjustment Plan". The current plan submission shall be revised to match the recorded plan.
131. The existing lot area in the Zoning Data table on Sheets C-101, C-121, and C-122 shall be revised to match the "MCTA Lot Line Adjustment Plan".
132. The Utility Company Contact Information on Sheet C-101 shall be revised to indicate "Pocono Township" instead of "Pocono Township Sewer Authority".
133. A "Keyplan" is shown on Sheet C-101 and other sheets which appears to represent the existing and proposed buildings. Since this is a Civil Site plan set, the keyplan should represent the site itself, not just the buildings. We recommend the keyplan be revised to include the site for clarity.
134. Sheet C-122 identifies a proposed 12' wooden fence. Details for this fence must be provided in the plan set.
135. Two (2) 6' pedestrian gates are proposed in the new chain link fence on Sheet C-122. It is recommended that a double gate, wide enough for maintenance equipment, also be provided since Swale S-1 is located outside of the fence perimeter.
136. The hatching symbol used for the existing rock and gabion walls shall be added to the legend on Sheet C-121 and all other sheets where the hatching symbol is used.
137. The grading plans must be revised to show spot elevations at critical grade points including, but not limited to, high points, low points, building corners, and ADA routes.
138. The symbol used for the proposed utility pole on Sheet C-132 does not match the symbol in the legend. The discrepancy shall be resolved.
139. Top dimensions for the "Type C" inlet shall be provided. It is noted that the plans propose a 6" curb reveal which must be considered in either the grading and/or the C top dimensions.
140. The FloGard Detail on Sheet C-502 indicates installation only on Inlet ST12. Utility Plan Sheet C-151 shows the FloGard on Inlets ST11 and ST12. The detail on Sheet C-808 indicates installation on Inlets ST5, ST6, ST7, ST8, ST9, ST10, ST11, and ST12. These discrepancies shall be resolved.
141. The design engineer shall provide additional information on sizing requirements and efficiency calculations on the Oil Water Separator shown on Sheet C-502.
142. The PCSM plan Sheets C-803 and C-804 show a hatched area in the bottom of the MRC and the Forebay. This hatch type must be included in the plan legend.



143. The PCSM plan Sheets C-803 and C-804 show a hatched area along the berm between the Forebay and the MRC. This hatch type, which appears to be rock, must be included in the plan legend and a detail provided.
144. The MRC underdrain must be shown in plan view on Sheet C-804 of the PCSM plans and on the Utility Plan Sheet C-151.
145. The emergency spillway elevations shall be labeled in the plan view on Sheet C-804 as well as on the Grading Plan Sheet C-133.
146. The MRC water surface elevations shown in the table on Sheet C-806 do not match the calculations in the PCSM report. The inconsistencies shall be corrected.
147. The PCSM Underdrain Detail on Sheet C-806 should clarify any geotextile to be used around the aggregate envelope as recommended in DEP's MRC guidance document.
148. The tabulated information under the MRC Basin Profile on Sheet C-806 identifies the outlet pipe invert to be 1186.00. Per the plans and calculations, it appears this should be 1185.00. The discrepancy shall be resolved.
149. Trash Guard Hoods are identified on Sheet C-808 to be installed on Inlets ST4, ST4A, ST5, ST16, ST17, and ST18. These hoods are not shown or labeled anywhere else in the plan set. The inlets requiring the hoods must be labeled accordingly in plans views and the hood information provided wherever the FloGard insert information appears throughout the plan set.
150. The Permanent Emergency Spillway detail on Sheet C-808 reflects a 100-year water surface elevation for the "lower tier" which does not match the calculations in the report. This discrepancy shall be resolved.
151. There is a leader line note on the Permanent Emergency Spillway that states "RECP-5A TRM Spillway Protection". A detail for this protection shall be added to the plans and the spillway lining shown in plan view throughout the plan set. Additionally, the spillway for the forebay appears to be rock, not geotextile, based on the plan view depiction. This shall also be clarified.
152. Dimensions shall be added to the anti-seep collar detail on Sheet C-808.
153. Note 2 of the BMP Installation Sequence on Sheet C-809 states "Where indicated, install impervious geomembrane clay liner". The MRC Basin Profile on Sheet C-806 shows an "impervious geomembrane" under the forebay. A detail for the geomembrane shall be added and the extent of the liner shall be shown in plan view.

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, 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  
Richard Schlameuss – CEO, MCTA (rschlameuss@gomcta.com)  
Geoffrey Kolva, P.E. – Stantec (Geoffrey.Kolva@stantec.com)  
Kristina Heaney – Monroe County Conservation District  
Amy R. Montgomery, P.E. – T&M Associates  
Melissa E. Hutchison, P.E. – T&M Associates

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<b>CONDITIONAL PRELIMINARY APPROVAL</b>													
1373	POCO-R0616	2130141R	CORE 5-Warner Road Warehouse (Prelim. Plan) (4/26/21)	Commercial Land Dev't	Prelim	8/13/2024	Cond. <u>Preliminary</u> Approval 2/28/22	Cond. <u>Preliminary</u> Approval 3/7/22					
1388		2130146R	Stadden Group-Pocono Creek (9/27/21)(12/26/21)	Commercial Land Dev't	Prelim	9/20/2023	Cond. <u>Preliminary</u> Approval 9/11/23	Cond. <u>Preliminary</u> Approval 9/18/23					
1381		2230174R	Westhill Villas (1/24/22)	Land Dev't	Prelim/Final	9/7/2023	Cond. <u>Preliminary</u> Approval 9/11/23	Cond. <u>Preliminary</u> Approval 9/18/23					
<b>PRD TENTATIVE PLAN APPROVAL</b>													
1388		2130154R	The Ridge PRD (Application Rec'd 10/23/23)	PRD	Tentative	Planning Rvw 11/17/23		Tentative Plan Approved 1/16/24					
<b>CONDITIONAL FINAL OR PRELIM/FINAL APPROVAL - NOT RECORDED</b>													
1331			Sanofi Pasteur Discovery Drive Turn Lane (10/24/16)	Commercial Land Dev't	Prelim/Final	3/10/2017	Recommended for Approval 3/13/2017	Approved 4/3/2017	4/3/2018				
1334		1130264R	Sanofi Pasteur Discovery Drive Turn Widening (12/12/16)	Commercial Land Dev't	Prelim/Final	5/5/2017	Recommended for Approval 5/6/2017	Approved 6/5/2017	6/5/2018				
1341		1730043R	SAPA Poconos Hospitality	Land Dev't	Prelim/Final	7/19/2022		Conditional Approval 12/18/17	Approval Extended to 4/17/25				
1313		1730051R	Running Lane Hotel Land Dev't (8/14/17)	Commercial Land Dev't	Prelim/Final	3/19/2020	Recommended for Approval 7/23/2018	Approved 4/16/2020	Approval Extended to 2/6/25	8/6/2024	11/6/2024		Extension Requested 1/25/24
1362		1930083R	Sanofi Pasteur Perimeter Protection Phase II (4/22/19)	Commercial Land Dev't	Prelim/Final	11/7/2019	Recommended for Approval 12/9/2019	Approved 7/20/2020	7/20/2021				
1371		1630008R	Tannersville Point Apartments (10/22/18)	Residential Land Dev't	Prelim/Final	2/21/2019	Recommended for Approval 2/25/19						Pending Withdrawal
1383		2130157R	Sanofi Pasteur B-55 VDL2 Loading Dock Addition (8/9/21)	Commercial Land Dev't	Prelim/Final	11/16/2021	Conditional Approval 11/22/21	Conditional Approval 12/6/21	12/6/2022				
1392	N/A	2130169R	3101 Route 611 (Joe Ronco)	Minor Sub	Final	3/23/2022	Conditional Approval 4/11/2022	Conditional Approval 4/18/22	4/18/2023				
1398		2230178R	Grossi Major Subdivision (3/28/22)	Major Sub	Prelim/Final	7/10/2023	Conditional Approval 7/10/23	Conditional Approval 11/6/23	11/6/2025	5/6/2025	8/6/2025		Extension Received 10/7/24
1400	POCO-R0611	2230188R	Neighborhood Hospital Golden Slipper Rd (Embree) (6/27/22)	Land Dev't	Prelim/Final	4/8/2024	Conditional Approval 10/10/23	Conditional Approval 10/19/23	10/18/2024	4/18/2024	7/18/2024		
1412	POCO-R0620	2330209R	GWL Employee Housing (4/10/23)	Land Dev't	Final	8/11/2023	Conditional Approval 7/10/23	Conditional Approval 8/21/23	8/21/2024	2/21/2024	5/21/2024		Project not moving forward per owner
1415	POCO-R0629	2230198R	Ertle Development Wawia (10/10/23)	Land Dev't	Prelim/Final	8/20/2024	Conditional Approval 4/8/24	Conditional Approval 5/6/24	5/6/2025	11/6/2024	2/6/2025		
1427	POCO-R0760	-	Wehr Lot Joinder	Lot Joinder	Final	8/19/2024	N/A	Approved 9/3/24	9/3/2025	3/3/2025	6/3/2025		
1430	POCO-R0820	-	Sanofi Building 57 Addition (7/8/24)	Land Dev't	Prelim/Final	8/7/2024	Conditional Approval 8/12/24	Approved 9/16/24	9/16/2025	3/16/2025	6/16/2025		



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1431	POCO-R0810	-	Iroquois Ridge/Back Minor Subdivision (Sullivan Trail) (7/8)	Minor Sub	Final	9/5/2024	Conditional Approval 9/9/24	Approved 9/16/24	9/16/2025	3/16/2025	6/16/2025		
1434	POCO-R0950	-	Gorski Lot Joinder	Lot Comb.	Final	11/22/2024	N/A	Approved 12/16/24	12/16/2025	6/16/2025	9/16/2025		
1435	POCO-R0960	-	Pesoleo Lot Joinder	Lot Comb.	Final	11/22/2024	N/A	Approved 12/16/24	12/16/2025	6/16/2025	9/16/2025		
<b>LAND DEVELOPMENT WAIVER APPROVAL</b>													
	POCO-R0910	-	MTG Investment Properties (3199 Rte. 611)	Waiver		9/16/2024	PC Approval 10/15/24	Approved 10/21/24					
	POCO-R0940	-	Sanofi B53 Exterior Freezer Replacement	Waiver		10/9/2024	PC Approval 10/15/24	Approved 10/21/24					
	POCO-R1000	-	Swiftwater Inn/Trap Ent. Pool Equip. Encl.	Waiver		11/12/2024	PC Approval 11/12/24	Approved 11/18/24					
<b>LAND DEVELOPMENT WAIVER DENIAL</b>													
	POCO-R1020	-	Mountain Villa Resort	Waiver		12/5/2024	PC Denial 12/9/24	Denied 12/16/24					

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<b>RECORDED</b>													
1277	POCO-R0627	1330276B	Trapasso Hotel (1/24/22)	Land Dev't	Prelim/Final	2/16/2022	Conditional Approval 3/14/22	Conditional Approval 3/21/22				9/20/22	
1287	POCO-R0613	2230194R	Spirit of Swiftwater Ph. II (9/11/23)	Land Dev't	Revised Final	6/7/2024	Conditional Approval 5/13/24	Conditional Approval 7/15/24				9/28/2024	
1364		1930090R	Sanofi B-78 Seed Lab (6/10/19)	Commercial Land Dev't	Prelim/Final	10/15/2019	Recommended for Approval 9/23/2019	BOC Approved 10/21/2019				9/27/23	
1370		2030105R	Sanofi Pasteur B-85 Solid Waste & Recycling Bldg (06/08/2020)	Industrial Land Dev't	Prelim/Final	6/19/2020	Recommended for Approval 6/22/2020	BOC Approved 7/20/2020				2/23/2021	
1372	POCO-R0621	2030104R	Camp Lindemere	Land Dev't	Prelim/Final	9/28/2021	Conditional Approval 7/26/21	Conditional Approval 10/18/21				5/16/24	
1374		1930089R	Northridge at Camelback Ph 11-16 (5/10/21)	Residential Land Dev't	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval Rec 12/20/21				6/29/23	
1375	POCO-R0624	2030116R	Swiftwater Solar (06/14/21) (9/12/21)	Commercial Land Dev't	Prelim/Final	4/20/2022	Conditional Approval 4/25/22	Conditional Approval 6/6/22				11/16/23	
1377	N/A	2130149R	Eudora Hilliard Minor Subdivision (6/28/21)	Residential Land Dev't	Prelim	7/21/2021	Recommended Approval 6/28/21	Conditional Approval 8/2/21				12/21/2022	
1384	N/A	2130152	Bartonsville Ave Pump Station 5 Lot Subdivision	Subdivision	Prelim/Final		Recommended approval 8/9/21	BOC Approved 8/16/21				10/20/21	
1385	N/A	2130163R	Vassallo Est. Minor/Lot Consolidation (10/12/21)	Minor Sub	Final	3/23/2022	Conditional Approval 4/11/2022	Conditional Approval 5/2/22				2/6/24	
1390		2130168R	Sanofi Pasteur B83 Cold Storage (11/22/21)	Commercial Land Dev't	Prelim/Final	8/16/2022	Conditional Approval 1/23/23	Conditional Approval 2/6/23				8/17/23	
1391		2030114R	Great Wolf Lodge Expansion (6/28/21)	Commercial Land Dev't	Prelim	12/13/2021	Conditional Approval Rec 12/13/21	Conditional Approval Rec 12/20/21				3/20/22	
1393	POCO-R0625	2230179R	Cherry Lane Dev't Partners (Wawa-Tannersville Inn) (8/8/21)	Land Dev't	Prelim/Final	12/21/2022	Conditional Approval 1/9/23	Conditional Approval 2/6/23				10/17/23	
1394	N/A	2130173R	Steele's Warehouse Addition (1/10/22)	Commercial Land Dev't	Final	3/24/2022	Conditional Approval 3/28/2022	Conditional Approval 4/4/22				8/20/22	
1397	N/A	2230176R	Larson Resubdivision of Brookdale Road (2/28/22)	Minor Sub	Final	5/18/2022	Conditional Approval 5/23/2022	Conditional Approval 6/6/22				12/20/22	
1399	N/A	2230184R	Coover Minor Subdiv./Lot Line Adjustment (5/9/22)	Minor Sub	Final	10/6/2022	Conditional Approval 10/11/22	Conditional Approval 10/17/22				12/20/22	
1401	N/A	2230205R	Tannersville Plaza Retail Space (12/12/22)	Minor Sub	Final	1/4/2023	Conditional Approval 2/13/23	Conditional Approval 3/20/23				11/30/23	
1404		2230191R	Sanofi Pasteur B87 Line 10 Building (7/25/22)	Land Dev't	Prelim/Final	1/17/2023	Conditional Approval 1/23/23	Conditional Approval 2/6/23				8/17/23	
1413	N/A	2330216R	BAD Properties/Fellins (5/8/23)	Minor Sub	Final	6/6/2023	Conditional Approval 6/12/23	Conditional Approval 6/19/23				8/30/23	
1418	N/A	2330231R	Farda Realty SR 0715 (9/11/23)	Minor Sub.	Final	9/18/2023	Conditional Approval 10/10/23	Conditional Approval 10/18/23				10/31/23	
1419	POCO-R0623	2330233R	MCTI Conference Center Addition & Consolid. (10/10/23)	Land Dev't & Lot Consolid.	Prelim/Final	5/13/2024	Conditional Approval 3/11/24	Conditional Approval 3/18/24				10/30/2024	



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1420	POCO-R0628	2330238R	Youngken Lot Consolidation	Lot Consolid.	Final	3/25/2024	N/A	Conditional Approval 4/1/24				9/24/2024	
1421	POCO-R0622	2330239R	MCTA Lot Combination (Lot Line Adjustment)	Lot Line Adjust.	Final	3/26/2024	Conditional Approval 4/8/2024	Conditional Approval 4/23/24				7/2/24	
1428	POCO-R0770	-	Amazing Pocono Properties Lot Combination	Lot Comb.	Final	8/16/2024	N/A	Approved 9/3/24				10/29/2024	
1429	POCO-R0780	-	Fountain Court Lot Combination	Lot Comb.	Final	9/25/2024	N/A	Approved 10/7/24				1/6/2025	
1432	POCO-R0880	-	Nelson Lot Consolidation (2219 Light Court)	Lot Comb.	Final	9/23/2024	N/A	Approved 10/7/24				11/21/24	
1433	POCO-R0920	-	Terrery - 140 Rose St. (10/15/24)	Land Devt	Prelim/Final	10/14/2024	Conditional Approval 10/15/24	Approved 10/21/24				12/18/24	

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<b>DENIED</b>													
1272	N/A	1130255E	Kopelson Lot 3 Land Dev't (08/13/13)	Commercial Land Dev't	Prelim	unknown date	Recommended Denial 5/24/21	BOC Rejected 06/21/21					Appealed
	N/A	2030121R	Zitro & Rotti Investments	Comm/Res Land Dev't	Prelim	1/8/2021	Recommended Denial 5/24/21	BOC Rejected 06/21/21					
1405	N/A	2230192R	Blessing (Munz) Subdivision (8/8/22)	Major Sub	Prelim	8/12/2022	Recommended Denial 10/11/22	BOC Rejected 10/17/22					
<b>WITHDRAWN</b>													
1386	N/A	2130160R	Dianora Minor Subdivision (9/27/21)(12/26/21)	Minor Sub	Final	9/16/2021							Notification to withdraw appl. rec'd 1/21/2022
1388	N/A	2130154R	The Ridge (8/8/22)	Land Dev't	Prelim/Final	9/26/2022							LD Application Withdrawn 2/12/24
1406	N/A	2230193R	Core 5 Stadden Road Warehouse (8/8/22)	Land Dev't	Prelim	10/6/2022							Application Withdrawn 5/12/23
1411	N/A	2230185R2	1328 Golden Slipper Road Minor Sub (1/9/23)	Minor Sub	Final	1/10/2023							Application Withdrawn



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<b>Sketch Plans</b>												
		1730040R	KenBAR Investment Group (Inactive)	Commercial Land Devt					6/5/2020			
1380		2030118R	2808 Rt 0611 Apartments Land Development	Land Devt					8/5/2021			
1402		2230188R	Iroquois Ridge	Major Sub, Land Devt					6/22/2022			
1403		2230189R	Lands of D E & S Properties (Classic Quality Homes)	Major Sub, Land Devt					7/19/2022			
1380		2330219R	Lands of Yuriy Bogutskiy 2812 Rt 0611	Land Devt					5/3/2023			
1417		2330228R	Harmony Domes 310 Hallet Road	Land Devt					8/29/2023			
1422	POCO-R0619	2430243R	Exclusive Pocono Properties Transient Hotel	Land Devt					3/11/2024			
1378	POCO-R0970	-	Incline Village Expansion	Land Devt					11/8/2024			Sketch Plan #2 rec'd 12/10/24
1436	POCO-R1010	-	437-439 Scotrun Avenue	Land Devt					1/7/2025			
1439	POCO-R1090	-	Summit Road Solar Array	Land Devt								
<b>Final Plans Under Consideration</b>												
1401	POCO-R0630	2330223R	611 Land Development - Dual Brand Hotel Subdivision (4/8/24)	Minor Sub	Final	4/18/2025	3/10/2025	4/7/2025	12/5/2024	1/13/2025		Extension rec'd 12/4
1426	POCO-R0750	-	Simpson Minor Subdivision (519-520 Post Hill Road) (7/8/24)	Minor Sub	Final	3/6/2025	2/10/2025	3/3/2025	1/14/2025	1/13/2025		2 mo. extension rec'd on 12/4
<b>Preliminary Plans Under Consideration</b>												
1438	POCO-R1040	-	Trap Hotel Event Center (1/13/25)	Land Devt/Lot Consolidation	Prelim/Final	4/13/2025	3/10/2025	4/7/2025		1/13/2025		
1375A	POCO-0624	-	Swiftwater Solar Amended LD (1/13/25)	Land Devt	Prelim/Final	4/13/2025	3/10/2025	4/7/2025		1/13/2025		
1421	POCO-R0990	-	MCTA Transit Facility Expansion (12/9/24)	Land Devt	Prelim/Final	6/7/2025	5/12/2025	6/2/2025		1/13/2025		90 day ext. rec'd 1/13

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Pending BOC Decision												
1423	POCO-R0614	-	Brookstead Apartments (5/13/24)	Land Devt	Prelim/Final	3/9/2025	2/10/2025	3/3/2025	10/1/2024	12/9/2025	Recommended for approval 1/13/25	90 day extension rec'd 11/4
Special Exceptions, Conditional Use												
Pending Item List for Planning Commission												
Pending Item List for Board of Commissioners												