



## POCONO TOWNSHIP PLANNING COMMISSION

### AGENDA

May 12, 2025 6:00 p.m.

112 Township Drive | Tannersville, PA 18372

#### 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.*

#### ANNOUNCEMENTS

- The Township offices will be closed to the public May 21<sup>st</sup> and May 22<sup>nd</sup> in order to begin facilitating the movement of files to the new building location.

#### CORRESPONDENCE

- 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 2, 2025. ***Deadline for P.C. consideration is 5/12/25. This project has been withdrawn by the applicants.***

#### OLD BUSINESS

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

#### SEWAGE PLANNING MODULES:

#### WAIVERS OF LAND DEVELOPMENT:

#### SKETCH PLANS

#### NEW PLANS

#### FINAL PLANS UNDER CONSIDERATION

## PRELIMINARY PLANS UNDER CONSIDERATION

- Trap Enterprises Event Center – (LDP 1438) – Plans were administratively accepted at the 1/13/25 P.C. meeting. Approval deadline of Sept 10, 2025 ***Deadline for P.C. consideration is 8/11/25 (Waiver Discussion & Possible Action Item)***
- 2054 Route 611 Minor Subdivision – LDP 1444 – Plans were administratively accepted at the 4/14/25 P.C. meeting. Approval deadline of July 13, 2025. ***Deadline for P.C. consideration is 6/9/25. (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 Sept 5, 2025. ***Deadline for P.C. consideration is 8/11/25. (Possible Discussion & Action Regarding Waivers)***
- Mountain Edge Village Community Townhouses – LDP 1445 – Plans were administratively accepted at the 4/14/25 P.C. meeting. Approval deadline of July 13, 2025. ***Deadline for P.C. consideration is 6/9/25. (Possible Action Item)***

Motion to deny the following plans should an extension not be received prior to the next P.C. Meeting ***(Action Item)***

- Tannersville Point Apartments (LDP# 1358) – Plans were administratively accepted at the 6/10/24 P.C. meeting. Approval deadline of June 30, 2025 ***Deadline for P.C. consideration is 06/9/25.***
- Brookdale Spa (LDP #1425) – Plans were administratively accepted at the 9/9/24 P.C. meeting with approval deadline of July 7, 2025 ***Deadline for P.C. consideration is 6/9/25.***

Motion to table the following plans ***(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 11, 2025. ***Deadline for P.C. consideration is 7/14/25.***
- 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 8/11/25.***
- Alaska Pete's Roadhouse Grille (173 Camelback Road) Land Development Plan (LDP# 1387) – Plans were administratively accepted at the 4/10/23 P.C. meeting. Extension request received with approval deadline of December 31, 2025. ***Deadline for P.C. consideration is 12/8/25.***

## SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS

### PRIORITY LIST

- Zoning Ordinance, Zoning Map & SALDO Amendments
  - Review process will continue with Nanci Sarcinello, Sarcinello Planning & GIS Services along with the Board of Commissioners on the 4<sup>th</sup> Monday of June.

## UNFINISHED BUSINESS

## **NEW BUSINESS**

Discussion and Possible Motion to Recommend Ordinance 2025 – 19 Zoning Ordinance Amendment  
***(Possible Action Item)***

## **PUBLIC COMMENT & ADJOURNMENT**

**Beaty, Don**

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**From:** Sbrolla, Philip <PSbrolla@PostSchell.com>  
**Sent:** Wednesday, April 30, 2025 5:25 PM  
**To:** Beaty, Don  
**Cc:** Greg Hines; Beaty, Norma; Juliana Mahlmeister  
**Subject:** SBA Option & Lease Agreement Termination; PA21900-S

Dear Mr. Beaty,

As you may be aware, I have represented SBA Towers X, LLC (hereinafter "SBA") in connection with the land development efforts to construct a communication tower on property that you own with Mrs. Beaty. Pursuant to your request, SBA agrees to terminate the Option & Lease Agreement. SBA is also withdrawing the Land Development Application that is currently pending before Pocono Township.

You will be receiving a more formal termination notice from SBA directly. SBA will also be filing an appropriate termination notice that will be filed with the Monroe County Recorder of Deeds.

Please let me know if you have any questions.

Thank you.

**Philip J. Sbrolla**  
**Principal**  
**Post & Schell, P.C.**  
One Oxford Centre  
301 Grant Street  
Suite 3010  
Pittsburgh, PA 15219

412-506-6377 (Phone)  
412-874-7196 (Cell)  
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RE: [External] Extension Letter - 1124 Sky View Dr. Mono-pine Tower LDP 1424

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From Sbrolla, Philip <PSbrolla@PostSchell.com>

Date Wed 4/30/2025 5:24 PM

To Krisann MacDougall <kmacdougall@poconopa.gov>

Cc Juliana Mahlmeister <JMahlmeister@sbsite.com>; Lisa Pereira - Broughal & DeVito, LLP  
(lisapereira@broughal-devito.com) <lisapereira@broughal-devito.com>

Krisann,

SBA Towers X, LLC hereby withdraws its pending land development application without any further consideration by Pocono Township. Please let us know what we need to do so that the escrow funds currently held by Pocono Township can be refunded to SBA.

Thank you for your cooperation over the past eighteen months.

Please let me know if you have any questions.

Thanks,

Phil

**Philip J. Sbrolla**

**Principal**

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**From:** Juliana Mahlmeister <JMahlmeister@sbsite.com>

**Sent:** Wednesday, April 30, 2025 8:52 AM

**To:** Krisann MacDougall <kmacdougall@poconopa.gov>

**Cc:** Sbrolla, Philip <PSbrolla@PostSchell.com>

**Subject:** RE: [External] Extension Letter - 1124 Sky View Dr. Mono-pine Tower LDP 1424

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Good morning [@Krisann MacDougall](#),

Thank you for reaching out.

We will have a meeting today at 4pm to make a decision regarding the continuance of this project. By COB I will get back to you with an update.

Have a nice Wednesday and thank you once again for your diligence,

**Juliana Mahlmeister**

*Site Development Specialist II - New Builds*

786.716.1212 + T

**From:** Krisann MacDougall <[kmacdougall@poconopa.gov](mailto:kmacdougall@poconopa.gov)>

**Sent:** Wednesday, April 30, 2025 7:47 AM

**To:** Juliana Mahlmeister <[JMahlmeister@sbsite.com](mailto:JMahlmeister@sbsite.com)>; [crobinson@labellapc.com](mailto:crobinson@labellapc.com)

**Subject:** [External] Extension Letter - 1124 Sky View Dr. Mono-pine Tower LDP 1424

Good morning,

I received a call a couple of weeks ago regarding an extension letter being sent out for the above referenced project. The township has not received anything to date.

Regards,

*Krisann MacDougall, Notary*

*Asst. Secretary, Alt. RTK Officer*

*PMCOG Secretary*

**POCONO TOWNSHIP**

*112 Township Dr.*

*Tannersville, PA. 18372*

*(570)629-1922x1216*

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POCONO TOWNSHIP PLANNING COMMISSION  
Meeting Minutes  
April 14, 2025

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

**ROLL CALL**

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

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

**IN ATTENDANCE**

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

**PUBLIC COMMENT**

Robert Dange (Resident) – enquired about the prior solar field sketch plan status off of Summit Rd. and if the boards are considering solar as a passive energy along with what the requirements are to have a property rezoned. The township solicitor explained.

**OLD BUSINESS**

C. Peechatka made a motion, seconded by J. Merring, to approve the minutes of the March 10, 2025 meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

**NEW PLANS –**

- **2054 Route 611 Minor Subdivision – LDP 1444** – C. Peechatka made a motion, seconded by C. Kauffman, to accept the plan for administrative review. All in favor. Motion carried.
- **Mountain Edge Village Community Townhouses – LDP 1445** – C. Learn made a motion, seconded by C. Kauffman, to accept the plan for administrative review. All in favor. Motion carried.

**PRELIMINARY PLANS UNDER CONSIDERATION**

- **Brookdale Spa (LDP #1425)** – Plans were administratively accepted at the 9/9/24 P.C. meeting with approval deadline of June 2, 2025 **Deadline for P.C. consideration is 5/12/25.**  
J. Folsom made a motion, seconded by B. Kilby, to deny the plan unless an extension is received prior to the next PC meeting. All in favor. Motion carried.
- **Tannersville Point Apartments (LDP# 1358)** – Plans were administratively accepted at the 6/10/24 P.C. meeting. Approval deadline of June 30, 2025. **Deadline for P.C. consideration is 06/09/25.**  
B. Kilby made a motion, seconded by C. Peechatka, to table the plan. All in favor. Motion carried.
- **Swiftwater Solar Revision (LDP 1375A)** – Plans were administratively accepted at the 1/13/25 P.C. meeting. Approval deadline of June 12, 2025 **Deadline for P.C. consideration is 6/9/25.**



C. Peechatka made a motion, seconded by C. Learn to recommend Phase "B" for approval to the Board of Commissioners. All in favor. Motion carried.

- **Trap Enterprises Event Center (LDP 1438)** – Plans were administratively accepted at the 1/13/25 P.C. meeting. Approval deadline of June 12, 2025 ***Deadline for P.C. consideration is 5/12/25.***

C. Peechatka made a motion, seconded by B. Kilby, to Deny the plan unless an extension is received prior to the next PC meeting. All in favor. Motion carried.

J. Folsom made a motion, seconded by J. Merring, to Deny the following two plans unless extensions are received prior to the next PC 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 June 4, 2025. ***Deadline for P.C. consideration is 5/12/25.***
- **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.***

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

- **Cranberry Creek Apartments (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.***
- **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 8/11/25.***
- **Alaska Pete's Roadhouse Grille (173 Camelback Road) (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.***

#### **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 (***April 28th will be our next meeting.***)

#### **PUBLIC COMMENT**

Ellen Gndt (Resident) – asked if the in lieu of fee was addressed on the Tannersville Point project yet. It was clarified with her that the PC does not touch this item as it is negotiated with the Board of Commissioners. Ms. Gndt enquired about the extension process and if it may be capped after a certain period of time. Discussion was had regarding this process.

Dawn Eilber (Resident) – Expressed her confusion regarding the date of submission for the Sky View cell tower. It was explained that a new submission was put before the PC in April of 2024 and the plan prior was not an actual land development application.

**ADJOURNMENT** C. Peechatka made a motion, seconded by B. Kilby, to adjourn the meeting at 6:33 p.m. All in favor. Motion carried.



April 24, 2025

TRAPX24002

Pocono Township Planning Commission  
112 Township Drive  
Tannersville, PA 18372

**RE:     Modification of Required Standards  
         Trapasso Hotel Event Center – Preliminary/Final Major Subdivision and Land Development  
         S.R. 611**

**Dear Pocono Township Planning Commission:**

This Modification Request letter is being submitted to Pocono Township by Pennoni Associates, Inc., engineer for the above referenced project and on behalf of TRAP Enterprises, LLC ("**Applicant**"). The following is the formal written request of the Applicant from the requirements of the Pocono Township Subdivision and Land Development Ordinance ("**SALDO**") and the Pocono Township Stormwater Management Ordinance. This letter details the specific modification requests along with the justification for the request.

**SALDO Modification Request:**

1. §390.29.J.(6) Current Title Search Report.

**We respectfully request a waiver from providing a title search as required by this section due to the parcels involved with the subdivision and land development being owned by the same individual, Vincent Trapasso. A current deed in the name of the application has been provided noting legal interest in the property. The parcels are being subdivided by a plan submitted by Hanover Engineering and being referenced within this land development application.**

2. §390.29.K (3) Phase 1 Environmental Site Assessment

**We respectfully request a waiver from this section due to the existing site conditions and previous studies. A Phase 1 environmental study was completed in January 2014 for the construction of the restaurant and hotel on the property. No evidence of environmental issues were found on the subject property and surrounding areas. The nature of the event center site is a similar condition to the previously reviewed undeveloped hotel and restaurant areas. The area of the event center, being undeveloped and of similar condition to the surrounding site areas, there is no reason to believe there are any environmental concerns with the expansion of the site.**

3. §.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 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.

**We respectfully request a waiver from this section. Due to the location of the underground infiltration system, we are unable to provide a shade tree within one of the planting islands. We are proposing a total of 8 planting islands, 7 of which contain a shade tree.**



4. § 390.55.D.1.a & .e Street trees shall be required along all existing streets – abutting or within the proposed subdivision or land development and between nonresidential buildings.

**We respectfully request a waiver from this section due to the existing conditions do not allow for planting of street trees along SR 0611 and PennDOT will not allow planting within their Right of Way. We are proposing to provide a total of 5 street trees as was previously approved for the hotel project.**

5. §390.55.F.3.e A 15 foot medium intensity buffer is required along the southern side property lines.

**We respectfully request a waiver from this section due to the proposed site conditions which include the installation of the projects underground utilities along the southern side property line and an approximately 40 foot change in grade which should aid in screening from the adjacent property.**

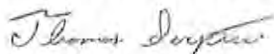
**Stormwater Management Ordinance Modification Request:**

6. §365-11 A.2.a. A minimum depth of 24 inches is required between bottom of BMP and limiting zone.

**We respectfully request a waiver from this section. Due to current existing conditions, rock is found within the area of the stormwater management system. We are proposing to over excavate 4 feet below the underground infiltration system bottom and backfill with suitable material to account for current conditions.**

If you have any questions, please do not hesitate to call me at (610-422-2449) or email me at [tserpico@pennoni.com](mailto:tserpico@pennoni.com)  
Sincerely,

**PENNONI ASSOCIATES INC.**



Thomas Serpico, P.E.  
Civil Division Manager



YOUR GOALS. OUR MISSION.

February 6, 2025

Pocono Township Planning Commission  
112 Township Drive  
Tannersville, PA 18372

**SUBJECT: TRAPASSO HOTEL EVENT CENTER PRELIMINARY/FINAL MAJOR  
SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW NO. 1  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
POCONO TOWNSHIP LDP NO. 1438, T&M PROJECT NO. POCO-R1040**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed our first review of the Preliminary/Final Major Subdivision and Land Development Plan for the Trapasso Hotel Event Center. The submitted information consists of the following items.

- Letter of Transmittal to Pocono Township prepared by Pennoni, dated December 13, 2024.
- Modification of Required Standards letter prepared by Pennoni, dated December 13, 2024.
- Letter of Transmittal to the Monroe County Planning Commission prepared by Pennoni, dated December 13, 2024.
- MCPC Subdivision and Land Development Review Checklist.
- Property Deed, Deed Book 2568, Page 8965.
- Property Deed, Deed Book 2615, Page 9430.
- Ordinance 2015-11, Vacation of Old State Route 168.
- Highway Occupancy Permit No. 05054497 Trip Generation Letter prepared by Pennoni, dated October 30, 2024.
- Community Impact Analysis prepared by Pennoni, dated December 10, 2024.
- PCSM Report prepared by Pennoni, dated December 13, 2024.
- Preliminary/Final Major Subdivision and Land Development Plan (23 sheets) prepared by Pennoni, dated December 13, 2024.





## **BACKGROUND INFORMATION**

The Applicant, Trap Enterprises, LLC, is proposing a subdivision and land development at property located on the western side of State Route 0611, adjacent to and including lands of the existing Desaki restaurant and Swiftwater Hotel.

The proposed subdivision includes the consolidation of three (3) existing parcels; Existing Lot 1, Existing Lot 3, and the former Birch Street parcel. Existing Lot 1 has an area of 5.44 acres, is located within the C, Commercial Zoning District, and consists of the Desaki restaurant and Swiftwater Hotel with associated parking and access from State Route 0611 through the former Birch Street parcel. Existing Lot 3 has an area of 4.57 acres, is located within the R-D, Recreation Zoning District, and consists of woodlands. Existing Lot 3 was also utilized to stockpile material from the recent construction of the Swiftwater Hotel and is accessed through the former Birch Street parcel. The former Birch Street parcel has an area of 0.25 acres, is located within the C, Commercial Zoning District, and includes driveway access to Existing Lots 1 and 3 from State Route 0611. There are no floodplains on the site per FEMA FIRM 42089C0254E dated May 2, 2013.

The proposed consolidation of Existing Lot 1, Existing Lot 3, and the former Birch Street parcel will create Proposed Lot 1A having an area of 10.26 acres. The existing Desaki restaurant, Swiftwater Hotel, and driveway accessing State Route 0611 will remain.

The proposed development consists of the construction of a 10,050 square foot event center on the former Existing Lot 3. The event center will include outdoor hosting space and associated parking and will be accessed via the existing driveway. Subsurface stormwater management is proposed, and the event center will be served by public water and public sanitary sewer.

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

## **MAJOR SUBDIVISION AND LOT CONSOLIDATION PLAN**

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

1. In accordance with Section 390-22, "in cases where a parcel is being subdivided in order to convey one or more lots, the survey of the entire parent parcel may be waived by the Board, provided the remaining parcel is greater than 30 acres in size and the applicant can demonstrate to the satisfaction of the Township that an adequate description of the parent parcel is on record which may be a recorded survey map or recorded deed description." *While we acknowledge that the remaining portion of the Parcel No. 12.11.1.32-5 is greater than 30 acres and therefore is exempt from survey requirements, the entire tract shall be shown on a plan with adequate descriptions as shown on a recorded survey map or recorded deed description.*
2. In accordance with Section 390-27.A.(3), "the survey shall not have an error of closure greater than one in 10,000 feet and shall include a boundary closure report". *A metes and bounds description shall be provided for the new consolidated lot and the remaining lands of Parcel No. 12.11.1.32-5.*
3. In accordance with Section 390-27.B.(10), "a plat of the area proposed to be subdivided, including





the tract boundaries, if appropriate, road lines and names, lot lines, rights-of-way or easements (existing and/or proposed, if any)" shall be provided. *A subdivision plan shall be submitted showing Parcel No. 12.11.1.32-5 in its entirety with the area subdivided that will then be consolidated with Parcel No. 12.11.1.8-3. The subdivision plan shall include all applicable information required by Section 390-27.B.*

## **LAND DEVELOPMENT PLAN**

### **ZONING ORDINANCE COMMENTS**

4. In accordance with Sections 470-19.B.(1)(m) and 470-20.B.(1)(gg), customary accessory uses that are incidental to a permitted use is allowed within the RD, Recreation and C, Commercial Zoning Districts. In addition, and in accordance with Section 470-53, accessory uses which are customarily subordinate to the principal use of a lot or a building located on the same lot and which serve a purpose customarily incidental to the use of the principal dwelling or lot shall be permitted in each district. Such uses include "other uses appurtenant to other permitted, special exception or conditional uses.

*The submitted Land Development Plan lists the proposed event center as accessory to the existing hotel and restaurant. Per Sections 470-19.B.(1) and 470-20.B.(1), and Attachment 1, Use Schedule, the hotel and restaurant are permitted uses within the RD, Recreation and C, Commercial Zoning Districts.*

*We believe the proposed event center is a permitted customary use to the existing hotel and restaurant.*

5. In accordance with Section 470-19.C.(1)(c), "maximum impervious coverage [shall be] 35% for residential uses, 80% for other uses." *Revise the Zoning Compliance Summary table on plan sheet 2 to reference 80% maximum impervious coverage for the RD District.*
6. In accordance with Section 470-34.A, "any building or other structure erected, enlarged, altered or used and any lot used or occupied for any of the following purposes shall be provided with the minimum off-street parking spaces as set forth herewith." *The parking calculation for a hotel requires the parking calculation for restaurants and other accessory uses be viewed separately. Eighty-three (83) parking spaces are proposed for the hotel event center. A parking requirement for the event center or any similar use is not provided. The Applicant shall provide justification showing that the proposed 83 parking spaces will be sufficient.*

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

*One waiver is requested from the Subdivision and Land Development Ordinance as discussed in Comment 50.*

7. In accordance with Section 390-17.M, "upon completion of all improvements, the applicant shall provide to the Township two paper sets of plans and one... in PDF format certified by the applicant's engineer showing all such improvements as installed to document conformance to the record plan." This requirement is also referenced in Section 390-19.Q. *Add a note to plan sheet 2 stating that as-built plans are required to be submitted to the Township upon completion of all*





*improvements.*

8. In accordance with Section 390-19.F.(6)(c), "the applicant shall be responsible for submission of the plan and all required supporting documentation to the Monroe County Planning Commission, the Monroe County Conservation District, PennDOT, and all other governing agencies". *Submissions to, correspondences with, and approval from the following outside agencies shall be provided to Pocono Township:*
  - a. *Monroe County Planning Commission*  
  
*Per Section 390-19.I, "no official action shall be taken by the Board of Commissioners until either the Township has received the comments of the Monroe County Planning Commission or a period of 30 days has expired following transmittal of the preliminary plan to the County Planning Commission".*
  - b. *Monroe County Conservation District/Pennsylvania Department of Environmental Protection – Erosion Control Adequacy and NPDES Permit*
  - c. *Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module*  
  
*Per Section 390-19.J, "the Township shall concurrently make its decision on the sewage facilities planning module, and if approval is granted, the completed sewage planning documents shall be forwarded to the Pennsylvania Department of Environmental Protection. Preliminary plan approval shall be conditional upon Department of Environmental Protection sewage planning approval."*
  - d. *Pennsylvania Department of Transportation – Highway Occupancy Permit*  
  
*A copy of PennDOT Permit No. 05054497 is included in the submitted Trip Generation Letter. In addition, submitted PennDOT correspondence dated November 18, 2024 indicates that a new traffic impact study or permit review are not required.*
  - e. *Pocono Township Sewer – sanitary sewer service design and capacity*
  - f. *Brodhead Creek Regional– water service will-serve and sewage treatment capacity*
  - g. *Pocono Township Volunteer Fire Company*
9. In accordance with Section 390-25.F.(14), the plan shall include the "location of proposed shade trees, plus locations of existing vegetation to be retained". *The existing landscaping approved with the hotel development shall be shown on this plan.*
10. In accordance with Sections 390-29.D(2) and 390-29.G(1), the Existing Resources and Site Analysis shall include "a vertical aerial photograph enlarged to a scale not less than one inch equals 400 feet, with the site boundaries clearly marked." *Provide an enlarged aerial photograph as required.*
11. In accordance with Sections 390-29.D.(2) and 390-29.G.(2), the Existing Resources and Site





Analysis shall include “topography, the contour lines of which shall generally be at two-foot intervals although ten-foot intervals are permissible beyond the parcel boundaries, interpolated from USGS published maps. The determination of appropriate contour intervals shall be made by the Planning Commission, which may specify greater or lesser intervals on exceptionally steep or flat sites. Slopes between 15% and 25% and exceeding 25% shall be clearly indicated. Topography for major subdivisions shall be prepared by a professional land surveyor or professional engineer from an actual field survey of the site or from stereoscopic aerial photography and shall be coordinated with official USGS bench marks the location and datum of which shall be shown on the plan.” *Steep slopes greater than 20% are delineated on the Existing Features and Demolition Plan (Sheet CS0201). The plan shall be revised to also delineate steep slopes between 15% and 25% and steep slopes greater than 25% as required.*

12. In accordance with Sections 390-29.D.(2) and 390-29.G.(7), the Existing Resources and Site Analysis shall include “a viewshed analysis using GIS or other suitable methodology showing the location and extent of views into the property and along ridgelines from critical points along adjoining public roads and how the views will be affected by the proposed development and what design elements will be used to minimize the visual effects”. *Provide the required Viewshed Analysis with Observation Points.*
13. In accordance with Sections 390-29.D.(3) and 390-29.H.(1) through (3), “a resource impact and conservation analysis shall be prepare for all land development applications to categorize the impacts of the proposed activities and physical alterations on those resources shown on the existing resources and site analysis.” *A Resource Impact and Conservation Analysis chart shall be provided on the plan listing the existing area, disturbed area, and protected area of each existing natural resource.*
14. In accordance with Section 390-29.I.(2), the 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.” *Covenant #17 on the General Notes sheet (CS0002) states that “an access easement is established through lands now or formerly of Brookdale Resort Inc. provided for ingress and egress to and from lands of Trap Enterprises, LLC.” This access easement shall be shown and labeled on the plan.*
15. In accordance with Section 390-29.I.(9), the plan shall include “limit-of-disturbance line (must be exact in relation to the retention of existing trees proposed to be saved).” *The plan shows trees/vegetation to be removed outside of the limit-of-disturbance in the area near the proposed level spreader. Revise the limit-of-disturbance to include all trees/vegetation to be removed.*
16. In accordance with Section 390-29.I.(17)(c), the plan shall include “zoning district boundary lines within 1,000 feet of the proposed land development, shown on location map.” *Provide zoning district boundary lines on the location map as required.*
17. In accordance with Section 390-29.I.(19), the plan shall include the “address of the project.” *Provide the project site address on the plan.*
18. In accordance with Section 390-29.J.(1)(c), the plan shall include “truck turning movement diagrams for at least a WB-50 truck”. *The fire truck turning diagram shall be provided to the Fire Company for its review. The WB-50 truck circulation plan appears to show the truck topping the*





*curb in several locations. This shall be addressed.*

19. In accordance with Section 390-29.J.(2), the submission shall include “exterior elevations of any proposed buildings including at least the front and side elevations”. *Architectural plans shall be submitted for review.*
20. In accordance with Section 390-29.J.(6), the submission shall include “proof of legal interest in the property, a copy of the latest deed of record and a current title search report”. *A title search report shall be completed and submitted.*
21. In accordance with Section 390-29.J.(7)(c), the submission shall include “a letter from the water company or authority stating that said company or authority will supply the development including a verification of adequacy of service.” *A will-serve letter from the Brodhead Creek Regional Authority shall be provided upon receipt.*
22. In accordance with Section 390-29.J.(8)(a), the submission shall include “completed sewage facilities planning module(s) for land development and other required sewage planning documents as required by the Pennsylvania Sewage Facilities Act<sup>131</sup> and PA DEP”. In addition, and in accordance with Section 390-29.J.(8)(c), “if service by the Township, a sewer authority or a public utility is proposed, a letter or other written certification from the Township, the authority or the public utility stating that it will provide the necessary sewer service and verifying that its system has adequate capacity to do so”. *Approvals from Pocono Township and the Pennsylvania Department of Environmental Protection shall be received prior to plan recordation. In addition, revise the Township Sewer Engineer contact (Mike Gable) on the Utility User List to reference T&M Associates rather than LVL Engineering Group.*
23. In accordance with Section 390-29.J.(9), the plan shall 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”. *Provide a list of Required Approvals on the plan.*
24. In accordance with Section 390-29.J.(10), the submission shall include “confirmation that the soil erosion and sedimentation control plan has been accepted for review by the Monroe County Conservation District”. *All submissions to, correspondence with, and permit from the County Conservation District/PADEP shall be provided.*
25. In accordance with Section 390-29.K, the submission shall include “a community impact analysis including the following information shall be required for land developments containing 15 or more dwelling units or residential lots in the aggregate; all nonresidential developments (with the exception of agricultural development) with buildings containing in excess of 20,000 square feet of floor space in the aggregate; or development of any kind impacting 30 acres of land or more in the aggregate”. *A Community Impact Analysis has been included with this submission. We offer the following comments regarding the analysis:*
  - (2a) “Anticipated annual revenues to the Township and the school district for each of the first five years of the development and at project build-out.” *The “Financial Analysis” section of the analysis references a Fiscal Impact Analysis prepared by the Monroe County Planning Commission. Please provide a copy of this analysis to the Township.*





- (3) "Phase I environmental site assessment (PESA)." *A Phase I Environmental Site Assessment has not been provided. The applicant's response in the Community Impact Analysis states "Historically the Site presented no concerns to the environment prior to and after the construction to the restaurant and hotel. As the proposed improvements to the Site are an expansion of the existing use, and no new hazards are proposed, a Phase I Environmental Assessment is not required at this time." The area for development was not included in a previous environmental site assessment and the Applicant shall discuss the need for a Phase I study with the Township.*
26. In accordance with Section 390-29.N, "prior to approval of the land development plan, the applicant shall submit to the Township a land development plan engineering certification stating that the proposed layout of proposed roads, lots, and open lands complies with the Township's ordinances, particularly those sections governing the design of subdivision roads and stormwater management facilities, and that all improvements will be installed in accord with the specific requirements of this chapter or any waivers or modifications granted by the Township. This certification requirement is meant to provide the Township with assurance that the proposed plan is able to be accomplished within the Township's current regulations". *A note to this effect shall be placed on the plan.*
27. In accordance with Section 390-32.B.(2), no final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until proposed developer's agreements and performance guarantee in accord with § 390-35 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended,<sup>III</sup> have been accepted by the Board of Commissioners". *All agreements shall be executed, and financial security posted prior to plan recordation. A construction cost estimate shall be submitted for review.*
28. In accordance with Section 390-43.A.(6)(e)[1][a], "steep slope area is defined and established as those areas having an original, unaltered slope of 20% or greater." *Steep slopes of 20% or greater are delineated on the northern side of the site. However, it appears there are additional steep slopes located on the western and southwestern sides of the site. It is our understanding that the site was the location of a stockpile for the previous hotel development. If these slopes were man-made (i.e. from the stockpile), they should be labeled as such on the plan.*
29. In accordance with Section 390-43.A.(6)(e)[2][e], "the final plan shall be recorded with a steep slope easement. The easement shall be comprised of at least 65% of the total existing area and located within the original boundaries of the steep slope area." *The Required Steep Slope Easement shown on the plan should be revised to exclude the areas of steep slopes which are being disturbed.*
30. In accordance with Section 390-43.A.(14), "lots and/or parcels shall be laid out and graded to provide positive drainage away from buildings and to prevent damage to neighboring lots, tracts, or parcels. Stormwater management shall be provided in accord with Township stormwater regulations." *The proposed grading shows a low spot at the southwest corner of the building. The grading shall be revised to ensure positive drainage away from the building. In addition, a high spot elevation shall be provided between yard inlets F-3 and F-2.*
31. In accordance with Section 390-46.A, "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.” *Revise the Erosion and Sedimentation Control Plan to show tree protection fencing and provide a detail. Per Section 390-55.B(2), the tree protection fencing shall also be shown on the Landscape Plan.*

32. In accordance with Section 390-48.O, “easements shall also be provided for all stormwater drainage ditches, sewers, and watercourses. All easements shall be shown on the preliminary and final plans.” *There is a proposed swale and earthen level spreader on the adjacent property having Parcel ID# 12.11.1.32-5. While we acknowledge that the subject property and the adjacent parcel have the same owner, an easement must be established in the event that the adjacent lands come under separate ownership.*
33. In accordance with Section 390-48.O.(2)(b), “all existing and proposed utility easements shall be shown and labeled on the plan and included in the restrictive covenants as appropriate.” *Covenant note #16 on the General Notes sheet (CS0002) states “a utility easement is established 10 foot either side of the center of sanitary and water mains.” Revise the plan to show and label the proposed water easement. A proposed sanitary sewer easement is shown on the Utility Plan (CS1701). The plan should also be revised to show and label both utility easements with metes and bounds on the Record Plan (CS1001).*
34. In accordance with Section 390-48.S, “at all road intersections and all land development driveways/accesses, a triangular area shall be graded and/or other sign obstructions removed in such a manner as not to obscure vision between a height of two to 10 feet above the center-line grade of the intersection roads.” *Covenant note #11 on the General Notes sheet (CS0002) references the required clear sight triangle. Revise the Record Plan (CS1001) and Landscape and Lighting Plan (CS2001) to show and label the clear sight triangle.*
35. In accordance with Section 390-48.W, “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.” *There are slopes higher than one vertical to three horizontal above the proposed retaining wall and in the locations of Swale F-1 and Swale D-1. Slope protection matting shall be provided along these areas and stability calculations shall be submitted for review.*
36. In accordance with Section 390-48.W(4), “cuts and fills shall be stabilized to prevent surface water from damaging the cut face of excavations of the sloping surfaces of fills.” *Provide permanent erosion control on the proposed swales (Swale F-1, Swale D-1 and Swale A). The slope protection matting and rock riprap referenced in the Vegetated Channel and Riprap Channel Details shall be shown in plan view.*
37. In accordance with Section 390-48.AA, “sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans With Disabilities Act standards.” *The Applicant shall discuss with the Township the need for sidewalk along S.R. 0611 and for accessibility to nearby bus stops.*





38. In accordance with Section 390-49.A.(4), "monuments shall be set at all outbound locations where permanent monuments did not exist at the time of the perimeter survey unless site conditions preclude the installation and the missing monument shall be noted on the final plan. Existing monuments shall not be removed." *General Note #13 on the General Notes sheet (CS0002) states that "property monuments will be set in accordance with the Pocono Township SALDO at completion of construction activities." Revise the plan to show the location of the proposed monuments.*
39. In accordance with Section 390-51, "all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control". *All submissions to, correspondences with, and permits from the County Conservation District and Pennsylvania Department of Environmental Protection shall be provided to the Township. The following comment is related to our review of the Erosion and Sedimentation Control Plan, Notes, and Details (Sheets CS8001 to CS8503).*
  - a. *Revise the Sequence of Earthmoving Operations to reference the removal of the temporary earthen level spreader.*
40. In accordance with Section 390-52.A.(1), "all subdivisions and land developments shall be served by an adequate water supply and sewage disposal system; and the developer shall provide evidence documenting said adequacy". *Approvals from the Brodhead Creek Water Authority, Pocono Township, and the Pennsylvania Department of Environmental Protection in support of the water and sanitary sewer services shall be provided upon receipt.*
41. In accordance with Section 390-52.A.(7), "pressure testing of all collection/conveyance of any centralized water supply or centralized sewage disposal system lines shall be required as part of the inspections required in accord with Article V of this chapter. All such testing shall be conducted in accord with the procedures specified by the Township Engineer." *Notations requiring pressure testing of the water supply and sewage system lines shall be placed on the plan.*
42. In accordance with Section 390-52.E.(4)(f)[1], "fire hydrants suitable for the coupling of equipment serving the Township shall be installed as specified by the Insurance Services Office of Pennsylvania and shall comply with applicable fire company standards. Location of hydrants shall be approved by the Township." *Proposed fire hydrant locations shall be reviewed and approved by the Pocono Township Fire Department.*
43. In accordance with Section 390-52.E.(5), "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 note shall be added to the plan to ensure compliance with this requirement.*
44. In accordance with Section 390-52.G.(1)(d)[4], "minimum lateral diameter shall be four inches and minimum slopes shall be 2%." *Portions of the proposed sanitary lateral have less than the required 2.0% slope and shall be revised to comply.*





45. In accordance with Section 390-52.G.(1)(d)[5], the “maximum length of a lateral shall be 150 feet.” *The proposed sanitary lateral is longer than 150 feet and shall be revised for compliance with this Section.*
46. In accordance with Section 390-52.G.(1)(d)[6], “the minimum cover [over the sanitary sewer lateral] shall be four feet to prevent crushing and freezing”. *As shown in the Sanitary Sewer Profile on the Sanitary Sewer Profile And Notes sheet (CS4002), the cover at San MH-5 is less than 4-feet and the profile shall be revised.*
47. In accordance with Sections 390-52.G.(1)(d)[8][a] and [b], “cleanouts shall be provided at intervals not greater than 50 feet for four-inch diameter laterals and 100 feet for six-inch diameter laterals” and “within 10 feet of building foundations.” *Revise the plan to include a sanitary lateral cleanout within 10 feet of the building.*
48. In accordance with Section 390-52.G.(1)(d)[9], “an interceptor trap shall be placed between the curblin and the building. The trap shall be cast-iron or PVC single running trap with vent. The riser and vent shall be on the building side of the trap.” *Revise the plan to include the required interceptor trap and provide a detail.*
49. In accordance with Section 390-55.B, “each development site shall include a minimum of 12 deciduous or evergreen trees for each one acre.” *A total of 124 trees are required (10.26\*12). The Landscape Compliance Summary chart shall be revised. The Landscape Compliance Summary chart on the Landscape and Lighting Plan (CS2001) lists that there were previously 90 proposed trees and currently 50 proposed trees. Identify where the previous 90 trees are and confirm that they are still there and in good health. In addition, the Planting Schedule on the Landscape and Lighting Details sheet (CS6005) lists 4 Nyssa sylvatica site planting trees, however, we only count 1. Please clarify.*
50. In accordance with Section 390-55.C.(2)(e), “planting islands shall be a minimum of nine feet by 18 feet in dimension, underlain by soil (not base course material); mounded at no more than a 3:1 slope, nor less than a 5:1 slope; and shall be protected by curbing or bollards. Each planting island shall contain a minimum of one shade tree plus shrubs and/or ground cover sufficient to cover the entire area.” *The Applicant is requesting a waiver to permit less than one shade tree per planting island due to the location of the underground infiltration system being underneath one of the planting islands. A total of 8 planting islands with 7 shade trees are proposed.*
51. In accordance with Sections 390-55.D.(1)(a) and (e), “street trees shall be required along all existing streets abutting or within the proposed subdivision or land development” and “between nonresidential buildings.” In accordance with Section 390-55.D.(3)(d), “trees shall be planted at a ratio of at least one tree per 50 linear feet of frontage or fraction thereof. Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced.” *Thirteen (13) street trees are required along Route 611. A waiver to permit only five (5) street trees was granted by the Board of Commissioners during review of the hotel development. The five (5) existing trees shall be shown on the plan. Should the required 13 street trees not be provided with this land development then a waiver will be required.*
52. In accordance with Section 390-55.F.(3)(a)[1], “property line and road right-of-way buffers are required for... all nonresidential development.” The following buffers are required by Table 390-





55-1 and Section 390-55.F.(3)(e).

- a. *A 20-foot wide high intensity buffer is required along the rear property lines (total distance = 917.76-feet). The buffer shall include 46 evergreen trees, 19 ornamental trees, and 19 canopy trees. The plan proposes to utilize the existing woodlands as the required buffer.*

*Per Section 390-55.F.(3)(g), "existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township." The Applicant shall discuss with the Township utilizing the existing woodlands to meet the buffer requirements.*

- b. *A 20-foot high intensity buffer is required along the northern side property lines (total distance = 547.18-feet). The buffer shall include 28 evergreen trees, 11 ornamental trees, and 11 canopy trees. The plans shall be revised to indicate how this buffer will be satisfied.*
- c. *A 15-foot medium intensity buffer is required along the southern side property lines (total distance = 1445.06-feet). The buffer shall include 29 canopy trees, 29 ornamental trees, and 29 evergreen trees. The plan proposes to utilize the major change in grade as the required buffer along the side property line in common with Parcel No. 12.11.1.32-5.*

*In accordance with Section 390-55.F(3)(h), "existing topographic conditions, such as embankments or berms, in conjunction with existing vegetation, may be substituted for par[t] 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." The Applicant should discuss the use of existing topographic conditions as the required buffer with the Township.*

*The plan proposes plantings to meet the required buffer along the side property line in common with the rear lot line of Parcel No. 12.11.1.9. The plans shall be revised to indicate how the buffer will be satisfied along the side property line in common with Parcel No. 12.11.1.10 and the side property lines in common with the side lot lines of Parcel No. 12.11.1.9.*

- d. *A 30-foot high intensity parking lot buffer is required along the right-of-way of Route 611 (total distance = 680.35-feet). The buffer shall include 34 evergreen trees, 14 ornamental trees, and 14 canopy trees. The plans shall be revised to indicate how this buffer will be satisfied.*

53. In accordance with Section 390-55.I.(2)(c), the landscape plan shall include "all existing and proposed contours at an interval deemed adequate by the Township to determine the relationship of planting and grading areas with slopes in excess of 3:1." *Revise the landscape plan to show existing and proposed contours.*
54. In accordance with Section 390-55.I.(2)(k), "a detailed cost estimate shall be submitted, showing the value of all proposed landscaping, including all labor and materials". *The construction cost estimate shall include landscaping.*





55. In accordance with Section 390-56.A.(4)(a)[2], "description of the proposed equipment shall be included [on the lighting plan], including fixture catalog cuts, photometrics, glare-reduction devices, lamps and mounting heights." *Revise the lighting plan to provide the required information. In addition, provide details for pole mounting and footers. Mounting heights will be reviewed for compliance with Section 390-55.A.(5)(c) once this information is provided. Also revise the manufacturer lighting details provided on the Landscape and Lighting Details sheet (CS6005) to indicate which options are proposed and revise the Luminaire Schedule Descriptions on the Landscape and Lighting Plan (CS2001) to match.*
56. In accordance with Section 390-56.A.(5)(a), "all lighting fixtures for off-street parking areas, off-street loading areas, driveways and for safety of persons and property must meet IESNA full cutoff." *Confirm that all proposed light fixtures are IESNA full cutoff.*
57. In accordance with Section 390-58.C.(1), "the proposal for common open space, installation of recreation facilities and/or fees shall be offered for review by the Planning Commission and the Pocono Township Park and Recreation Committee". *General Note 12 on the General Notes sheet (CS0002) states that a fee-in-lieu of open space shall be provided to the Township based on the disturbed area. This fee shall be \$6,860 (4.9 acres \* \$1,400/acre). The Applicant shall discuss the payment of a fee with the Township. Per Section 390-58.K, if the Township agrees to the payment of a fee, the fee shall be paid prior to the recording of the final plan.*
58. In accordance with Section 390-59.A.(6), "all parking areas for four or more vehicles shall include clearly defined and marked traffic patterns, with the utmost care taken to provide for safe internal traffic movement and to avoid conflicts between vehicles and pedestrians." *Since there is depressed curb along the dropoff area, provide bollards or another form of protection to avoid conflicts between vehicles and pedestrians on the sidewalk.*

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

*Waivers are requested from sections of the Stormwater Management Ordinance as discussed in Comments 59 and 62.*

59. In accordance with Section 365-8.L, "roof drains and sump pumps shall discharge to infiltration or vegetative BMPs wherever feasible. Roof drains should not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment". *The Applicant is requesting a waiver to allow the roof drain to discharge directly to the storm sewer system in order to not bypass the proposed Underground Infiltration System.*

*The roof drains shall be shown on the plan to confirm the discharge locations and that all roof drains will ultimately discharge to the proposed Underground Infiltration System. If all roof leaders drain to the Underground Infiltration System (an infiltration BMP) a waiver is not required.*

60. In accordance with Section 365-8.M, "all stormwater runoff, other than rooftop runoff discussed in Subsection L above, shall be treated for water quality prior to discharge to surface or





groundwater". *Water quality devices shall be utilized to treat stormwater runoff prior to it entering the proposed Underground Infiltration System.*

61. In accordance with Section 365-10.A.(1), "for water quality and stream-bank erosion, the objective is to design a water quality BMP to detain the proposed conditions' two-year, twenty-four-hour design storm flow to the existing conditions' one-year, twenty-four-hour design storm flow using the NRCS Type II distribution. Additionally, provisions shall be made (such as adding a small orifice at the bottom of the outlet structure) so that the proposed conditions' one-year, twenty-four-hour design storm flow takes a minimum of 24 hours to drain from the facility, from a point where the maximum volume of water from the one-year, twenty-four-hour design storm is captured (i.e., the maximum water surface elevation is achieved in the facility)." *It does not appear the post development 2-year peak flow is reduced to below the predevelopment 1-year peak flow in POI 4 or for the Total Site. The peak flow calculations shall be revised for compliance with this Section.*
62. In accordance with Section 365-11.A.(2)(a), "a minimum depth of 24 inches between the bottom of the BMP and the limiting zone". *A waiver is requested to permit over excavation of the proposed underground infiltration system due to encountered bedrock. Testing results shall be submitted for further review.*
63. In accordance with Sections 365-11.B.(2) and 365-11.B.(3), "provide site-specific infiltration test results (at the level of the proposed infiltration surface) in accordance with the BMP Manual and/or ASTM Guide No. D5126 to determine the appropriate hydraulic conductivity rate. "Design the infiltration structure for the required storm volume based on field- determined capacity with the appropriate safety factors applied (as noted in the Pennsylvania Stormwater Best Management Practices Manual) at the level of the proposed infiltration surface." *Testing results shall be submitted for review.*
64. In accordance with Section 365-12.A and Table 365-12, the B-2 Stormwater Management District requires the post development peak flows during the 2-, 5-, 25-, 50-, and 100-year storm events be reduced to below the predevelopment peak flows during the 1-, 2-, 5-, 10-, and 50-year storm events. *It does not appear the required post development peak rates meet these requirements for POI 1, POI 4, or the Total Site. The calculations shall be revised and/or additional calculation provided to show compliance with this Section. In addition, Table 1, Pre to Post Comparison – Peak Runoff Rate does not appear to apply to this project and shall be revised.*
65. In accordance with Section 365-13.D, times-of-concentration for overland flow shall be calculated using the methodology presented in Chapter 3 of Urban Hydrology for Small Watersheds, NRCS, TR-55 (as amended or replaced from time to time by NRCS). Times-of- concentration for channel and pipe flow shall be computed using Manning's Equation. *The time of concentration path shall be shown on the plan and an associated calculation shall be provided for review for all predevelopment and post development drainage areas to confirm the 5-minutes time of concentration utilized in the peak flow calculations. In addition, the minimum time of concentration per the TR-55 manual shall be 6 minutes.*
66. 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 utilized in the Conveyance Runoff Calculations for the Inlet*





*Drainage Areas and the Permanent Swale Drainage Areas shall be revised for compliance with this Section.*

67. In accordance with Sections 365-15.A and 365-19.A.(4), for all regulated earth disturbance activities, erosion and sediment control BMPs shall be designed, implemented, operated, and maintained during the regulated earth disturbance activities (e.g., during construction) to meet the purposes and requirements of this chapter and to meet all requirements under Title 25 of the Pennsylvania Code and the Clean Streams Law. Various BMPs and their design standards are listed in the Erosion and Sediment Pollution Control Program Manual (E&S Manual3), No. 363-2134-008, as amended and updated. All reviews and letters of adequacy obtained by the Conservation District shall be submitted upon receipt. *A PADEP NPDES Permit is required. All submissions to, correspondence with, and permit from the County Conservation District shall be provided. Refer to Comment 39 for comments related to our review of the Erosion and Sedimentation Control Plan, Notes, and Details (Sheets CS8001 to CS8503).*
68. In accordance with Section 365-19.B.(7), the plan shall include “soil names and boundaries; along with any limitations associated with the soil type and the proposed resolution of the listed limitations”. *The existing soils shall be delineated on the Pre Development Drainage Area Map, Post Construction Drainage Area Map, and Inlet and Swale Drainage Area Map. The existing soils include groups C and D. The Predevelopment and Post-Development Conditions Weighted Curve Number calculations and the Conveyance Runoff Calculations for Swales D-1, F-1, and A shall be revised accordingly. In addition, the NRCS Soil Map and report shall include soil LyE.*
69. In accordance with Section 365-19.B.(8), the plan shall include the “limits of earth disturbance, including the type and amount of impervious area that would be added”. *The limit of disturbance shall be shown on the Pre Development Drainage Area Map and Post Construction Drainage Area Map to confirm the land use areas and curve number calculations in the PCSM Report.*
70. In accordance with Section 365-19.B.(14), the plan shall include “the total tract boundary and size with accurate distances to hundreds of a foot and bearings to the nearest second”. *The metes and bounds of the property shall be provided on the Post Construction Stormwater Management Plan (Sheet CS9001).*
71. In accordance with Section 365-19.B.(22), the plan shall include “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”. *The required statement shall be placed on the plan.*
72. In accordance with Section 365-19.B.(23), the plan 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.





*The required signature block shall be placed on the plan.*

73. 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 including all stormwater management and storm sewer facilities shall be submitted for review.*

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

74. The meadow areas shall be clearly identified on the Inlet and Swale Drainage Area Map to confirm land use areas and the rational coefficient calculations.
75. The Weighted Curve Numbers for Post Development DA-4 Undisturbed and Post Development DA-4U Undisturbed shall be provided in the Post-Development Conditions Curve Numbers calculations.
76. The Weighted Curve Number for Post Development POI 1 Disturbed provided in the Post-Development Conditions Curve Numbers calculation is incorrect and shall be revised.
77. The Weighted Curve Number for Post Development DA-1U Disturbed calculated in the Post-Development Conditions Curve Numbers calculation is inconsistent with that utilized in the hydrograph. It appears the hydrograph should be revised.
78. The existing pipe information (size, inverts, material) at proposed inlet INL-95 shall be provided in the plan and profile views.
79. The cover at inlet INL-95 is less than 1-foot and shall be addressed.
80. The invert out elevations are slightly higher than the invert in elevations at YD F-2, INL F-4, and INL F-5. The elevations shall be revised.
81. The rim and top of grate elevations at INL F-2, INL F-1, DMH F-2, OS F-1, and INL-94 are inconsistent between the profiles on Sheet CS4001 and the Storm Sewer Tabulation. The elevations shall be revised.

#### **MISCELLANEOUS COMMENTS**

82. On Sheet CS1501, the label for INL F-8 is illegible and the plan shall be revised.
83. The storm sewer between INL F-8 and DMH F-3 shall be shown on the Utility Plan (Sheet CS1701).
84. The Concrete Sidewalk detail on Sheet CS6001 shall be revised to specify Type S concrete as required by PennDOT Publication 408.



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 Major Subdivision and Land Development Plan.

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

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

Sincerely,

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

JST/meh/ram

cc: Jerrod Belvin, Manager – Pocono Township  
Lindsay Scerbo, Zoning Officer – Pocono Township  
Leo DeVito, Esquire. – Township Solicitor  
Lisa Pereira, Esquire – Broughal & DeVito, LLP  
Vincent Trapasso, Trap Enterprises, LLC – Applicant  
Thomas J. Serpico, P.E., Pennoni – Applicant's Engineer  
Kristina Heaney, Manager – Monroe County Conservation District  
Amy R. Montgomery, P.E. – T&M Associates  
Melissa E. Hutchison, P.E. – T&M Associates





YOUR GOALS. OUR MISSION.

April 11, 2025

Pocono Township Planning Commission  
112 Township Drive  
Tannersville, PA 18372

**SUBJECT: 2054 ROUTE 0611 FINAL MINOR SUBDIVISION  
PLAN COMPLETENESS REVIEW & REVIEW NO. 1  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
POCONO TOWNSHIP LDP NO. 1444, T&M PROJECT NO. POCO-R1150**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed a completeness review of the submitted Final Minor Subdivision Plan. The submitted information consists of the following items.

- Pocono Township Land Development Application.
- Property Deed, Deed Book 2615, Page 9430.
- Property Deed, Deed Book 2568, Page 8965.
- Property Deed, Deed Book 2322, Page 975.
- Property Deed, Deed Book 2344, Page 5551.
- Lot closure reports for Lot-A, Proposed Lot, and Residual Tract.
- Final Plan (2 sheets) prepared by Hanover Engineering, dated March 25, 2025.

### **BACKGROUND INFORMATION**

The Applicant, Trap Enterprises, LLC, is proposing a subdivision at 2054 Route 0611, located on the western side of State Route 0611.

Existing Parcel ID No. 12.11.1.32-5 is located in the RD, Recreation Zoning District, has an area of 84.03 acres, and consists of existing woodlands. Existing Parcel ID No. 12.11.1.8-3 is located in the C, Commercial Zoning District, has an area of 5.40 acres (net), and consists of the existing Desaki Restaurant, Swiftwater Hotel, and residential dwelling and garage. The submitted plan proposes to subdivide Proposed Lot-A having an area of 4.57 acres from Parcel ID No. 12.11.1.32-5 and conveying it to Parcel ID No. 12.11.1.8-3. Proposed Parcel ID No. 12.11.1.32-5 will have an area of 79.46 acres. Proposed Parcel ID No. 12.11.1.8-3 will have an area of 9.97 acres (net) and will be located in both the RD, Recreation and C, Commercial Zoning Districts.





No development is proposed with this submitted plan.

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

We have also completed our first review of the Final Minor Subdivision Plan. Based upon our review of the above information, we offer the following comments and/or recommendations for consideration.

### **ZONING ORDINANCE COMMENTS**

1. In accordance with Section 470-19.C.(2)(c), the minimum required rear yard depth is 40-feet in the RD, Recreation Zoning District. *The rear yard setback along Proposed Lot-A is shown as having a depth of 25-feet and shall be revised to 40-feet.*
2. In accordance with Section 470-20.C.(2)(c), the minimum required rear yard depth is 25-feet in the C, Commercial Zoning District. *The rear yard setback along Parcel ID No. 12.11.1.8-3 shall be dimensioned on the plan to determine compliance with this Section.*

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

3. In accordance with Sections 390-18.B.(6)(c) and 390-18.E, the applicant shall be responsible for submission of the plan and all required supporting documentation to the Monroe County Planning Commission. "No official action shall be taken by the Board of Commissioners until either the Township has received the comments of the Monroe County Planning Commission or a period of 30 days has expired following transmittal of the preliminary plan to the County Planning Commission." *Proof of submission to and comments from the County Planning Commission shall be provided to the Township.*
4. In accordance with Section 390-22, "in cases where a parcel is being subdivided in order to convey one or more lots, the survey of the entire parent parcel may be waived by the Board, provided the remaining parcel is greater than 30 acres in size and the applicant can demonstrate to the satisfaction of the Township that an adequate description of the parent parcel is on record which may be a recorded survey map or recorded deed description." *The remaining portion of Parcel ID No. 12.11.1.32-5 is 79.46 acres. The source of the boundary information for Parcel ID No. 12.11.1.32-5 shall be provided on the plan. If a survey was not performed a waiver will be required.*
5. In accordance with Section 390-27.A.(3), "the survey shall not have an error of closure greater than one in 10,000 feet and shall include a boundary closure report". In addition, and in accordance with Section 390-27.B.(11), the Minor Subdivision Plan shall include "sufficient data, acceptable to the Township, to determine readily the location, bearing and length of every boundary, road or lot line. All dimensions shall be shown in feet and hundredths of a foot. All bearings shall be shown to the nearest one second of an arc." *The source of the boundary information provided for Parcel ID No. 12.11.1.8-3 shall be provided on the plan. In addition, the following comments are related to our review of the submitted lot closure reports.*
  - a. The distances of Side 5 in the Lot A and Proposed Lot closure reports and Side 17 in the





Residual Tract closure report are inconsistent with that shown in plan view. The plan or closure reports shall be revised.

- b. Side 14 of the Residual Tract is illegible in plan view. The plan shall be revised.
- c. The radius of Side 10 in the Proposed Lot closure report is inconsistent with that shown in plan view. The plan or closure report shall be revised.

6. In accordance with Section 390-27.B.(6), the Minor Subdivision Plan shall include “the deed book volume and page number reference of the latest source(s) of title to the land being subdivided”. *The deed book and page numbers referenced for Parcel ID Nos. 12.11.1.32-5 and 12.11.1.8-3 in Notes 2 and 3 appear incorrect and should be revised.*
7. In accordance with Section 390-27.B.(13), “reference monuments and/or lot markers shall be shown on the plan and shall be placed as required by § 390-49 of this chapter”. Per Section 390-49.B.(4), “monuments shall be set at all outbound locations where permanent monuments did not exist at the time of the perimeter survey unless site conditions preclude the installation and the missing monument shall be noted on the final plan. Existing monuments shall not be removed.” *Monuments shall be provided along the outbound boundary line of Proposed Parcel ID No. 12.11.1.8-3.*
8. In accordance with Section 390-27.B.(17), the Minor Subdivision Plan shall include the “names of adjoining property owners including those across adjacent roads, and the names of all adjoining subdivisions including those across adjacent roads with the book and page where each property and/or subdivision is recorded; along with the Tax Map number for each property shown”. *The property owner information across S.R. 0611 shall be provided on the plan.*
9. In accordance with Section 390-27.B.(22), the Minor Subdivision Plan shall include “existing or proposed contour lines at an interval of not greater than 20 feet as superimposed from the latest USGS quadrangle or from a field survey. A minimum of two contour lines are required to show direction and amount of slope.” *The existing contour lines shall be shown on the plan, or a waiver will be required.*
10. In accordance with Section 390-27.B.(24), the Minor Subdivision Plan shall include “the location and extent of various soil types by NRCS classification for each type”. *The existing soils shall be shown and labeled on the plan, or a waiver will be required.*
11. In accordance with Section 390-27.B.(29), the Minor Subdivision Plan shall include “signature blocks for the Township Engineer and Monroe County Planning Commission”. *The following signature block for the Pocono Township Engineer shall be provided on the plan.*

---

Pocono Township Engineer

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Date

12. The applicable notes in Section 390-27.B.(33) shall be provided on the Minor Subdivision Plan. *The note in Subsection (l) shall be provided on the plan. In addition, any requested waivers shall*



*be listed on the plan as required in Subsection (m).*

### **MISCELLANEOUS COMMENTS**

13. The Final Lot Line Adjustment Plan shall be revised to reference a Final Minor Subdivision Plan.
14. The plan does not clearly present the proposed lot. Only the proposed lot shall be identified with a bold solid line.

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 Final Minor Subdivision Plan.

In order to facilitate an efficient re-review of revised plans, the Surveyor 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/meh

cc: Jerrod Belvin, Manager – Pocono Township  
Lindsay Scerbo, Zoning Officer – Pocono Township  
Leo DeVito, Esquire. – Township Solicitor  
Lisa Pereira, Esquire – Broughal & DeVito, LLP  
Vincent Trapasso, Trap Enterprises, LLC – Applicant  
Raynold W. Wilson III, P.L.S., Hanover Engineering – Applicant's Surveyor  
Amy R. Montgomery, P.E. – T&M Associates  
Melissa E. Hutchison, P.E. – T&M Associates



701 Main Street, Suite 405  
Stroudsburg, PA 18360



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

## ***MONROE COUNTY PLANNING COMMISSION***

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May 1<sup>st</sup>, 2025

Jerrod Belvin, Township Manager/Secretary  
Pocono Township  
112 Township Drive  
Tannersville, PA 18372

Re: 2054 SR 611 Lot line Adjustment  
Minor Subdivision  
Pocono Township  
MCPC Review #51-25

Dear Mr. Belvin:

Our office has received a copy of the above-noted minor subdivision with concerns to a 89.97-acre site located on the westerly side of State Route 611 (SR 611) at its intersection with Laurel Loop. The site is currently developed and contains an existing hotel ("The Swiftwater") and an existing restaurant (Desaki Hibachi). The plan proposes to subdivide a 4.57-acre parcel from Parcel ID #12.11.1.32-5 (84.92-acres); the 4.57-acre parcel will then be joined to Parcel ID #12.11.1.8-3 (5.05-acres) creating a new 9.62-acre parcel. Access is to be provided by existing non-signalized driveways off SR 611. The site is located in a Commercial (C) zoning district in which the proposed use is permitted, and it is to be served by centralized water supply and sewage disposal systems.

I have reviewed the proposed minor subdivision based on generally accepted planning principles and environmental concerns. The following comments are offered:

1. It should be noted that our office received a combination Minor Subdivision Plan/Land Development Plan for this site in December 2024 (MCPC Review #219-24). The intent of the proposed lot line adjustment included in the current submission is the same as the previously submitted plan. It should also be noted that the applicant has addressed several comments included within MCPC Review #219-24.
2. It should be noted that there are discrepancies for the parcel areas included within the submitted plan, when compared to existing Monroe County Tax Assessment Parcel Data. It is recommended that the applicant contact the Monroe County Tax Assessment Office in order to discuss/clarify these discrepancies.
3. Although the plan contains a multitude of information, it is unclear if the submitted plan satisfies the informational plan requirements of the Township SALDO. It is recommended that the plan(s) of record contain all of the data, information, and language required by the Township.

4. In relation to the proposed subdivision activity, it is recommended that the applicant collaborate with the Township to ensure that the final site parcel can accommodate the two existing land uses with the proposed development activity reviewed as part of MCPC Review #219-24 ("Hotel Event Center"), while satisfying all dimensional standards of the Township Zoning Ordinance.
5. It should be noted that the site will remain non-confirming with respect to multiple structures encroaching into front, side, and rear setbacks at the northeastern extent of the site. This should be noted.

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

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on May 13, 2025, at 5:00 p.m. at the Monroe County Planning Commission Office at 701 Main St, Suite 405, Stroudsburg, PA 18360. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

If these comments are not amended and are found to be acceptable by the Board at the next meeting, they should be considered approved.

Sincerely yours,



Nathaniel T Staruch  
Infrastructure Planner

## APPENDIX G

### REQUEST FOR MODIFICATION

Name of Applicant: Monroe County Transit Authority

Name of Subdivision or Land Development: MCTA Transit Facility Expansion

Section of Subdivision and Land Development Ordinance: 365-8.L

Justification for Relief: Since the roof water is "clean", and to allow the water to cross the parking area would add pollutants and increase temperature, a direct connection to the storm sewer could reduce pollutants to the MRC bed and thermal impacts to the receiving stream.

Is the Hardship self-imposed: ☐ Yes ☒ No

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

Will relief from the reference section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? ☐ Yes ☒ No

Explain: The Ordinance states, "Roof drains and sump pumps shall discharge to infiltration or vegetative BMPs wherever feasible. Roof drains should not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment."

The roof drains are being directed to the MRC bed and minimizing pollutants to the MRC bed is beneficial to extending the life of the system.

## APPENDIX G

### REQUEST FOR MODIFICATION

Name of Applicant: Monroe County Transit Authority

Name of Subdivision or Land Development: MCTA Transit Facility Expansion

Section of Subdivision and Land Development Ordinance: 365-13.B

Justification for Relief: The stormwater management report utilizes rainfall values from NOAA Atlas 14, Volume 2, Version 3, location Swiftwater, PA per PADEP design standards.

Is the Hardship self-imposed: ☐ Yes ☒ No

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

Will relief from the reference section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? ☐ Yes ☒ No

Explain: The Ordinance section states, "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[1] 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."

As this project is regulated by both the Township requirements and the PaDEP requirements, PADEP design standards were used.

## APPENDIX G

### REQUEST FOR MODIFICATION

Name of Applicant: Monroe County Transit Authority

Name of Subdivision or Land Development: MCTA Transit Facility Expansion

Section of Subdivision and Land Development Ordinance: 365-13.C

Justification for Relief: Areas tributary to the existing stormwater management basin, to remain, are being modeled as existing ground cover. The intent of the design is to maintain the tributary areas to the existing basin. Other areas are to be modeled as per the Ordinance requirement.

Is the Hardship self-imposed: ☐ Yes ☒ No

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

Will relief from the reference section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? ☐ Yes ☒ No

Explain: The Ordinance states, "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."

A portion of the existing site drains to a previously designed stormwater management basin, which is proposed to remain. The applicant is requesting the area tributary to the existing basin be modeled based on the existing ground cover.



## APPENDIX G

### REQUEST FOR MODIFICATION

Name of Applicant: Monroe County Transit Authority

Name of Subdivision or Land Development: MCTA Transit Facility Expansion

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

Justification for Relief: Monroe County Transit Authority will provide long term maintenance.

Is the Hardship self-imposed: ☐ Yes ☒ No

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

Will relief from the reference section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? ☐ Yes ☒ No

Explain: This ordinance section states, "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."



## APPENDIX G

### REQUEST FOR MODIFICATION

Name of Applicant: Monroe County Transit Authority

Name of Subdivision or Land Development: MCTA Transit Facility Expansion

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

Justification for Relief: A deferral of the requirement is being requested. MCTA will install sidewalks along Rt611 when sidewalk are installed on the adjacent properties.

Is the Hardship self-imposed: ☐ Yes ☒ No

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

Will relief from the reference section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? ☐ Yes ☒ No

Explain: This ordinance section states, "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."

There are no other sections of sidewalk along Rt 611 in the vicinity of the site.

## APPENDIX G

### REQUEST FOR MODIFICATION

Name of Applicant: Monroe County Transit Authority

Name of Subdivision or Land Development: MCTA Transit Facility Expansion

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

Justification for Relief: Due to the slope of the site, 3:1 basin slope are being requested to minimize the required disturbance to the existing vegetation while providing a stable and maintainable slopes.

Is the Hardship self-imposed: ☐ Yes ☒ No

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

Will relief from the reference section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? ☐ Yes ☒ No

Explain: This ordinance section states, "The maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical."

Due to the existing slope of the site, meeting this requirement would result in a substantially larger basin with additional land disturbance and tree removal. The proposed 3:1 slopes will result in a maintainable basin with minimized disturbance.

## APPENDIX G

### REQUEST FOR MODIFICATION

Name of Applicant: Monroe County Transit Authority

Name of Subdivision or Land Development: MCTA Transit Facility Expansion

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

Justification for Relief: The MRC basin has a 6" diameter underdrain network via infiltration. A flat bottom ensures that the MRC basin is properly infiltrating and collecting said infiltration evenly.

Is the Hardship self-imposed: ☐ Yes ☒ No

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

Will relief from the reference section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? ☐ Yes ☒ No

Explain: This ordinance section states, "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."

The proposed basin is being designed as a MRC basin, with a flat bottom to promote infiltration and filtration. The basin design follows PADEP Design standards for MRC basins.



## APPENDIX G

### REQUEST FOR MODIFICATION

Name of Applicant: Monroe County Transit Authority

Name of Subdivision or Land Development: MCTA Transit Facility Expansion

Section of Subdivision and Land Development Ordinance: 390-55.D.(1)(A)

Justification for Relief: There are existing trees along SR0611 and existing overhead wires that would restrict the placement of additional street trees.

Is the Hardship self-imposed: ☐ Yes ☒ No

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

Will relief from the reference section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? ☐ Yes ☒ No

Explain: This ordinance section states, "Street trees shall be required along all existing streets abutting or within the proposed subdivision or land development."

As per Section 390-55.D(2), this 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. There are existing trees along SR0611 and existing overhead wires that would restrict the placement of additional street trees.



## APPENDIX G

### REQUEST FOR MODIFICATION

Name of Applicant: Monroe County Transit Authority

Name of Subdivision or Land Development: MCTA Transit Facility Expansion

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

Justification for Relief: The MRC basin has a 6" diameter underdrain network via infiltration. A flat bottom ensures that the MRC basin is properly infiltrating and collecting said infiltration evenly.

Is the Hardship self-imposed: ☐ Yes ☒ No

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

Will relief from the reference section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? ☐ Yes ☒ No

Explain: This ordinance section states, "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)."





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 indicated "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





YOUR GOALS. OUR MISSION.

May 1, 2025

Pocono Township Planning Commission  
112 Township Drive  
Tannersville, PA 18372

**SUBJECT: MOUNTAIN EDGE VILLAGE COMMUNITY TOWNHOUSE UNITS 57A-H  
PRELIMINARY/FINAL LAND DEVELOPMENT REVIEW NO. 1  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
POCONO TOWNSHIP LDP NO. 1445, T&M PROJECT NO. POCO-R1180**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed a review of the Preliminary/Final Land Development Plan Application for Mountain Edge Village Community Townhouse Units 57A-H. The submitted information consists of the following items.

- Pocono Township Land Development Application.
- Modification Request Letter prepared by D&D Engineering and General Construction, LLC, dated March 31, 2025.
- Deed-in-Lieu of Foreclosure dated September 8, 2015.
- Deed of Confirmation dated March 17, 2008.
- Letter from Mountain Edge Village POA dated March 24, 2025.
- Letter from Coastal Environmental, Inc. dated March 24, 2025.
- PNDI receipt dated March 26, 2025.
- "E&SPC & PSCM Report/Narrative" prepared by D&D Engineering and General Construction, LLC, dated January 2, 2025.
- Boundary Survey Map of Ski Side Village prepared by Brian D. Courtright, P.L.S., 1 sheet, dated December 5, 2023.
- Land Development Plan for Mountain Edge Village Community Townhouse Units 57A-H prepared by D&D Engineering and General Construction, LLC, 13 sheets, dated January 2, 2025.

### **BACKGROUND INFORMATION**

The Applicant, Percudani House III, L.P., has submitted a plan proposing an 8-unit townhouse building at the end of Ski Side Lane located within Mountain's Edge at Camelback. The property is located within the RD, Recreation, Zoning District and consists of two parcels (Tax ID No. 12/10B2.1/1 and 12/117167). The overall property has an area of 65.25 acres and contains numerous existing townhouse buildings, parking areas, outdoor amenities (pool, basketball court, tennis court), access roads, a sewage pump station, and a sewage treatment plant. The site also has wetlands, ponds, wooded areas, steep slopes, the Pocono Creek watercourse, and an unnamed tributary to the Pocono Creek. The site is currently served by private centralized water and sewer.





The project proposes a new 8-unit townhouse building, new parking areas to serve the new building as well as existing Units 45-48, and a new infiltration/retention berm for stormwater management. The building is in accordance with the originally approved Mountain Edge Village Planned Community. The project was a previously approved land development called "Ski Side Village" with a total of 57 townhouse units approved in November 1986. Per the application information, the proposed project will bring the site to a total of 56 townhouse units.

The project site is located within the B-2 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).

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

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

Waivers in Comments 1 and 35 have been requested.

1. 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 design engineer has requested a waiver to this requirement. The justification states, "An overall boundary was plotted for the land development from a plan prepared by Brian D. Courtright, P.L.S., and the project area location coordinated from the overall boundary. It is requested that an overall boundary survey is not required with boundary closure reports since the proposed improvements are located over 300-feet from the closest part of the boundary."*
2. 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.*
3. 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. Topography shall be coordinated with official USGS benchmarks and the location and datum shall be shown on the plan.*

4. 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.*
5. Per Section 390-29.I.(16), the improvements plan shall include a signature block for the Township Engineer. *The following signature block for the Pocono Township Engineer shall be provided on the plan.*

---

Pocono Township Engineer

---

Date

6. Per Section and 390-29.I.(27), the improvements plan shall include the "Names of present adjoining property owners and the names of all adjoining subdivisions, if any, including property owners and/or subdivisions across adjacent roads, along with the current Tax Map number for each property shown." *The required information for the ownership of the existing units within the project site shall be provided on the plan.*
7. Per Section 390-29.J.(1)(c), the plans shall include "truck turning movement diagrams for at least a WB-50 truck." *A turning movement diagram for a WB-50 truck shall be provided.*
8. Per Section 390-29.J.(2), "Exterior elevations of any proposed buildings including at least the front and side elevations." *Architectural renderings of the front and side elevations of the proposed building shall be submitted.*
9. 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 a current title search report.*
10. 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), "Copies of all other required permits or the applications made therefor." *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. *Pocono Township Fire Department*





11. 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.*

12. 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." *Sheet 3 currently shows steep slopes over 25%. Steep slopes are defined as being 20% or greater and shall be identified on the plan accordingly. Additionally, any applicable restrictions and requirements of this section shall be addressed.*
13. 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.*
14. In accordance with Section 390-46.C., "Protection of vegetation from excavations. When digging trenches for utility lines or similar uses, disturbances to the root zones of all woody vegetation shall be minimized. If trenches must be excavated in the root zone, all disturbed roots shall be cut as cleanly as possible. The trench shall be backfilled as quickly as possible." *This shall be noted on the Erosion & Sedimentation Control Plans.*
15. 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.*
16. In accordance with Section 390-48.AA., "sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to





accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans with Disabilities Act standards." *Sidewalks may be required along Camelback Road.*

17. In accordance with Section 390-49.A.(4), "Monuments shall be set at all outbound locations where permanent monuments did not exist at the time of the perimeter survey unless site conditions preclude the installation, and the missing monument shall be noted on the final plan. Existing monuments shall not be removed." *While the Boundary Survey Map shows the majority of the outbound monumented, the property line along Camelback Road, in Pocono Creek, and two corners near "The Chateau", require monuments to be set.*
18. 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 slopes of the basin berm are shown at 3:1 which exceeds this ordinance requirement.*
19. Per Section 390-50.D.(7), "Top width. The minimum top width of the detention basin berm shall be 10 feet." *The top width of the detention basin berm shall be dimensioned. It appears to be less than the required 10 feet.*
20. Per Section 390-50.D.(8), "Minimum. 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 its bottom due to its design for infiltration. If requested, we would support a waiver to this requirement since a flat bottom is required for infiltration.*
21. In accordance with Section 390-50.D.(11)(c), "Emergency spillways shall be constructed of reinforced concrete or other material approved by the Township Engineer." *The plans currently specify the use of NAG75 material with vegetation, which would require a waiver. We would support the use of this appropriate material in this situation.*
22. In accordance with Section 390-50.D.(15), "Embankment placement. All detention/retention basin embankments shall be placed in a maximum of eight-inch lifts compacted to a minimum of 95% of modified proctor density, as established by ASTM D-1557. Prior to proceeding to the next lift, the compaction shall be checked by the Township Engineer or a certified soils engineer. Compaction tests shall be run on the leading and trailing edge of the berm along with the top of berm." *A note regarding these requirements shall be added to the plans.*
23. In accordance with Section 390-50.D.(17), "Cutoff trench. 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." *The required cutoff trench shall be added to the embankment details.*
24. Per Section 390-52.A.(2), Water supply and sewage disposal. "Three copies of all correspondence, supporting documentation, applications for permits and certificates for operation submitted to the Pennsylvania Department of Environmental Protection and/or the Pennsylvania Public Utilities Commission for the right to provide such services shall be forwarded to the Township as a part of the public record. One copy of the permit and/or certificate of convenience issued by the Pennsylvania Department of Environmental Protection and/or the Pennsylvania Public Utilities





Commission authorizing such services shall be forwarded upon receipt to the Township as a part of the public record.” *Copies of the permits for the existing centralized water supply and sewage disposal facilities shall be provided to the Township. Additionally, the Developer’s Agreement shall require that copies of the monthly reporting sent to PADEP also be provided to the Township simultaneously.*

25. 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 with respect to the new connection shall be provided to the Township. Existing and proposed fire hydrants shall also be shown on the plans.*
26. 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.*
27. Per Section 390-55.C.(2)(a), “One planting island shall be provided for every 10 parking stalls.” *One (1) planting island is required for the northern parking lot.*
28. 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.*
29. In accordance with Section 390-55.I.(2)(a), The final landscape plans shall show the “Location of all outside storage and trash receptacle areas.” *These items must be added to the plans.*
30. In accordance with Section 390-55.I.(2)(k), “A detailed cost estimate shall be submitted, showing the value of all proposed landscaping, including all labor and materials.” *The required cost estimate for the project shall include the proposed landscaping. This will be required at the time of final plan approval.*
31. 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.*

### **STORMWATER MANAGEMENT ORDINANCE COMMENTS**

- 32. 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 reflect an "option" for the roof drains for the proposed buildings to either discharge to the ground or connect into an inlet. If they are to be connected to the storm sewer, a waiver would be required and the plan would need to clearly depict the extent of the proposed connection(s).*
- 33. In accordance with Section 365-8.M., "all stormwater runoff, other than rooftop runoff discussed in Subsection L above, shall be treated for water quality prior to discharge to surface or groundwater." Also, in accordance with Section 365-10.C, "For areas within defined special protection subwatersheds which includes exceptional value (EV) and high quality (HQ) waters, the temperature and quality of water and streams shall be maintained through the use of temperature sensitive BMPs and stormwater conveyance systems." *The plans must show the required water quality treatment/pretreatment in accordance with this Section.*
- 34. Per Section 365-10.I.(8)(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." *The calculation for the determination of the depicted 75-foot stream buffer must be provided. The upland slope of the unnamed tributary to Pocono Creek has an average greater than 5%.*
- 35. In accordance with Section 365-12.A.(1), "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 has requested a waiver to this requirement. The justification states, "Post-development runoff has been reduced to below pre-development. Due to the small size of*





*disturbance and the A soils, there is a negligible increase of 0.3 cfs for the 50- year storm and 0.2 cfs for the 25-year storm reductions."*

36. 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 Tannersville, PA". We have no objection to the Applicant requesting a waiver from this Section to utilize the rainfall data from NOAA.*
37. Per Section 365-19., "The stormwater management site plan shall consist of a general description of the project, including sequencing items described in § 365-10, calculations, maps, plans and a consumptive use tracking report. A note on the maps shall refer to the associated computations and erosion and sediment control plan by title and date. The cover sheet of the computations and erosion and sediment control plan shall refer to the associated maps by title and date. All stormwater management site plan materials shall be submitted to the municipality in a format that is clear, concise, legible, neat, and well organized, in the opinion of the municipality; otherwise, the stormwater management site plan shall not be accepted for review and shall be returned to the applicant. The following items shall be included in the stormwater management site plan:" *The Stormwater Management Site Plan shall contain a note referencing the Post-Construction Stormwater Management Report with date and subsequent revision dates.*
38. 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 provided on the Stormwater Site Plan for this project.*
39. 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." *This information shall be provided on the Stormwater Site Plan.*
40. 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, as written, shall be added to the Cover Sheet with the other acknowledgements.*

41. 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.*

42. 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. Note 17 on the Cover Sheet shall be revised to reference the requirements of this Section.*

43. 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 prior to recordation and as required by this Section.*

#### **MISCELLANEOUS COMMENTS**

44. The Township Land Development Plan (LDP) No. 1445 shall be placed in the lower right-hand corner of all plan sheets and provided on all subsequently submitted documents.
45. The List of Drawings on the Cover Sheet shall identify the plans to be recorded including which sheets will be considered as the PCSM plans.
46. Note 13 on the Cover Sheet references a wetland delineation. A copy of the report shall be provided to the Township.
47. Note 19 on the Cover Sheet references accessibility for a fire truck. The turning template for the fire truck must be provided for review.



48. The names of the access roads must be labeled on Sheet 2.
49. The angle of the storm pipe from Inlet #3 to Inlet #2 shall be revised to be 90 degrees. It may be less only if the flow into the inlet from this pipe is in line with the flow out of Inlet #2.
50. Sidewalk connections shall be provided from the 8-space parking area to Units #45-#48.
51. Grading ties shall be provided for the existing stairways from the parking lot to the existing building.
52. The grade at the existing transformer is proposed to be reduced by over 1-foot. A note shall be added to the plan that the grading shall be coordinated with the utility company.
53. In order to maximize the infiltration area of the stormwater facility, we recommend the design engineer reduce the lengths of the storm pipes (e.g., pull the discharge points back into the slope), and revise the 1293 and 1294 contours to be at a 3:1 slope from the 1295 contour on all sides.
54. A detail shall be provided on the plans that clearly depicts the configuration of the two (2) spillways on the basin berm as well as their different elevations.
55. The total earth disturbance on Sheet 6 is listed as 0.91 acres; however, the report lists the disturbance as 0.92 acres. The discrepancy shall be resolved.
56. The introduction to the Sequence of Construction Activities on Sheet 6 references the County Conservation District. If the plans are not being reviewed by MCCD, then the references shall be removed.
57. The location of the topsoil stockpile shall be shown on Sheet 6.
58. The location of the concrete washout shall be shown in plan view. Additionally, its placement shall be included in the Construction Sequence.
59. The Construction Sequence on Sheet 6 must clearly address access to the site by occupants of existing Units 45-48.
60. The Tree Planting List on Sheet 7 includes "White Ash". Due to the threatened status of this species because of the Emerald Ash Borer invasion, Ash shall be removed from the list.
61. References to the Conservation District on Sheets 8 and 11 shall be clarified and/or removed.
62. The mowing frequency for the "meadow" vegetation shall be specifically addressed in the BMP maintenance notes on Sheet 11. Also, any requirement for picking up mowing clippings from the interior of the infiltration basin shall be addressed.
63. The length of the parking stall in the detail on Sheet 12 is inconsistent with the plans and shall be corrected.





64. The storm pipes must be shown on the profiles on Sheet 13. Any utility crossings must also be depicted.
65. "Post-Development Area #1 – Bypass" in the summarized report calculations contains a line that states "Meadow-Type C soils". Since there do not appear to be any Type C soils, this shall be corrected.
66. "Pre-Development – Disturbed Area" calculations in the report have no runoff rates indicated. The information shall be completed.

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

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

In order to facilitate an efficient re-review of revised plans, the Design Engineer shall provide a letter, addressing item by item, their action in response to each of our comments. If you should have any questions, 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  
Percudani House III, L.P. – Applicant  
Deanna L. Schmoyer, P.E. – D&D Engineering & General Construction, LLC  
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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Stroudsburg, PA 18360



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www.monroecountypa.gov

## ***MONROE COUNTY PLANNING COMMISSION***

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April 29, 2025

Jerrod Belvin, Township Manager  
Pocono Township Municipal Building  
112 Township Drive  
PO Box 197  
Tannersville, PA 18372

Re: Mountain Edge Village Community – Units 57A-H  
Land Development Plan  
Pocono Township  
MCPC Review #47-25

Dear Mr. Belvin:

The above cited plan was reviewed by Eric Koopman, Lead Senior Planner, and Nathan S. Oiler of RKR Hess, a Division of UTRS, on behalf of the Monroe County Planning Commission. You will find their comments enclosed.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on May 13, 2025 at 5:00 p.m. at the Monroe County Planning Commission. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

If these comments are not amended and are found to be acceptable by the Board at the next meeting, they should be considered to be approved as enclosed.

If you have any questions or if we can be of further service to you, please feel free to contact me.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Christine Meinhart-Fritz".

Christine Meinhart-Fritz  
Director

CMF/nts

cc: Deanna Schmoyer





## ***MONROE COUNTY PLANNING COMMISSION***

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TO: Christine Meinhart-Fritz, Director  
FROM: Eric Koopman, Lead Senior Planner  
DATE: April 29, 2025  
SUBJECT: Mountain Edge Village Community – Units 57A-H  
Land Development Plan  
Pocono Township  
MCPC Review #47-25

This 58.83 acre site is located on both sides of Ski Side Village Drive, just east of its intersection with Camelback Road. The site is currently developed and contains 48 multi-family dwellings and various amenities. The plan proposes to construct a 3,940 square foot (8) unit multi-family structure, as well as parking, landscaping, sidewalks, stormwater management facilities, and various other site improvements. This site is location in the Recreation (RD) zoning district in which the proposed use is permitted and it to be served by community water supply and sewage disposal systems.

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

1. The applicant is requesting waivers for relief concerning a parcel closure report and stormwater rate reduction. Given the scope of the plan, this appears reasonable.
2. Wetland areas and buffers are indicated on the plan. The plan notes state that the wetlands delineated were from a previous survey, however, this survey date is not stated and wetland areas may have since changed. It is recommended that all construction activities be kept as far from these areas as possible.
3. The plan states that existing community water supply and sewage disposal systems are to be utilized for the proposed additional multi-family units. The adequacy and capacity of these systems to serve these units should be confirmed.
4. According to the plan, Ski Side Village was originally approved for a total of 57 units. The existing 48 units combined with the proposed 8 units would bring the total to 56. It should be noted that according to assessment data, the overall development appears to be completely developed except for 9 empty lots (which would be the total 57 permitted). The proposed construction, however, concerns only the single southernmost of these vacant lots, and it is unclear is this is consistent with the original plans. No removal of lot lines for the other vacant lots is proposed, and it is unclear if they are to be developed in the future or if this would be permitted. This should be discussed. See graphic below:



*GIS data image: Vacant parcel lines in red*

5. The proposed project includes ADA compliant ramps and 4' wide sidewalks providing access to proposed parking areas. It is recommended that a minimum 5' wide width be utilized so that two persons can pass by easily.
6. Landscaping and lighting plans have been provided. The Township should confirm that all proposed lighting and landscaping conforms to local ordinance requirements.
7. The plan proposes 25 parking spaces, including 7 spaces to serve existing units near the proposed structure. It is unknown if this was required by approval of the original land development plan for Ski Side Village.
8. The status of any Township driveway permit or highway occupancy permit or how it may be impacted by the proposed development is unknown.
9. The plan states that the limit of disturbance for this project is to be just under one acre and that a NPDES permit is not required. This should be confirmed.
10. The proposed plan does not show loading, fire, and/or emergency response vehicle access and/or navigation through the existing drives. The Township should confirm that loading and emergency access is adequate throughout the site. In addition, the applicant should coordinate with the local fire company to ensure they can provide efficient fire safety measures for the site.
11. It is recommended that the applicant/developer prepare a snow removal plan in order to maintain efficient, orderly, and safe operations throughout the facility during the winter season.



Mountain Edge Village Community – Units 57A-H  
Land Development Plan  
Pocono Township  
MCPC Review #47-25

12. The Pennsylvania Natural Diversity Inventory (PNDI) review included within the submitted materials indicates that a no potential impacts are anticipated.
13. The proposed project is generally consistent with the Monroe County Comprehensive Plan, December 2014, with respect to providing for multi-family housing options.
14. The proposed project does not affect any areas of importance identified in the Monroe County Natural Areas Inventory, 1991 and the Updated Inventory, 1999.
15. The proposed project does not affect any of the historic areas identified in the Monroe County Historic Preservation Plan, 1980.
16. The recommendation made by Nathan S. Oiler, P.E., of RKR Hess, a division of UTRS, Inc. in his review dated April 18, 2025 is concurred with.

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

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.

April 18, 2025  
Project No. 10230.264

Monroe County Planning Commission  
Monroe County Administrative Center  
701 Main Street, Suite 405  
Stroudsburg, PA 18360

**ATTENTION: MS. CHRISTINE MEINHART-FRITZ, DIRECTOR**

**SUBJECT: LAND DEVELOPMENT PLAN – MOUNTAIN VILLAGE COMMUNITY TOWNHOUSE UNITS 57A-H  
APPLICANT/PROPERTY OWNER: PERCUDANI HOUSE III, L.P.  
POCONO TOWNSHIP**

Dear Ms. Meinhart-Fritz:

The overall project site is approximately 58.8 acres located at Ski Side Court in Pocono Township, Monroe County, PA. The property has 48 existing apartment buildings, a pool, basketball court, tennis court, full access driveways, parking and stormwater management facilities. The project proposes to construct a 2 story, 8-unit multi-family building with a building footprint of 3,940 square feet. Site improvements include, parking, landscaping and stormwater management facilities.

We have reviewed a thirteen (13) page set of Land Development Plans prepared by D&D Engineering & General Construction, LLC. located in Stroudsburg, PA.

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

#### **ZONING AND COMPATIBILITY WITH SURROUNDING USES**

1. The project is in the RD, Recreational Zoning District. Multi-Family dwellings are a permitted use in this zoning district.
2. The proposed 8-unit multi-family dwelling is located on the eastern side of the overall property tract, approximately 500 feet from the adjoining tract owned by EPT Ski Properties Inc, the Camelback Resort. The 58 acre property is adjoined by Camelback Road to the north. The properties across from Camelback Road are residential homes located in the R-1 zoning district. The property is adjoined by Camelback Road and the Chateau Resort & Conference Center located in the RD zoning district to the west. The property is adjoined by Camelback Poconos Resort to the south and east located in the RD zoning district. The property is adjoined by the Serenite Membership Gallery to the south located in the RD zoning district.
3. An analysis of compliance with zoning requirements such as setbacks and parking has been provided in the application indicating the proposed development complies with zoning requirements.
4. According to the plans this project was a previous land development plan titled "Ski Side Village" was approved in November of 1986 for 57 units. The plan indicates a total proposed number of units will be 56. The overall site plan should clarify that previously approved units 49 through 56 are being replaced by Units 57 A-H. The current



tax map appears to indicate that two buildings with four units (units 49 through 56) and the proposed building. The tax map and Plan should be confirmed to be consistent along with the overall average area.

#### **LOT ACCESS, LAYOUT AND PARKING**

5. Vehicular access to the project is proposed to be provided by one full access driveway to Ski Side Lane, a private road. The adequacy of the PennDOT permit from Camelback Road to serve the proposed units must be confirmed.
6. The parking analysis states that 18 parking spaces are required for compliance with zoning requirements for the proposed use. The plan proposes to pave 25 parking spaces, 18 spaces for the proposed units including 1 ADA parking space and 7 parking spaces for the existing units 45 through 48. The Township should confirm seven parking spaces for the existing units are consistent with previous approvals.
7. Concrete sidewalks are shown to the north, west, east and south of the proposed building connecting to the proposed parking areas.
8. A lighting plan has been provided. The Township should confirm that any proposed lighting meets the requirements of the Township Ordinance.

#### **WATER SUPPLY AND WASTEWATER DISPOSAL**

9. Water service is proposed to be provided by the existing community water system. The name, owner and DEP permit information for the water supply system must be indicated on the plan and a letter from the water company be provided confirming adequate service can be provided for the proposed project. If sprinklers are proposed of the proposed units, the water company must confirm the water supply system can provide service for the sprinklers.
10. Sewer service is proposed to be provided by the existing community sewer system. The name, owner and DEP permit information for the sewer system must be indicated on the plan and a letter from the sewer company be provided confirming adequate service can be provided for the proposed project. It must be confirmed that the proposed units are included in existing sewage planning for the project.
11. The local fire company should review truck access to the site and fire protection provisions. The location of fire hydrants that provide fire protection for the building, if proposed, must be indicated.

#### **STORMWATER MANAGEMENT**

12. According to the provided plans the proposed earth disturbance is 0.91 acres. It must be confirmed a NPDES permit is not required for the Project based on other earth disturbances within the project.
13. An infiltration/retention berm is proposed to the west side of the proposed 8-unit multi-family building. Stormwater is proposed to be conveyed through to underground infiltration/retention basin from inlets through HDPE piping to the existing wetland located to the south of the proposed infiltration/retention berm. A stormwater management report has been provided. Test pit locations are shown on the plans. Infiltration reports have been provided. The water from the project site drains to an unnamed tributary to Pocono Creek (HQ-CWF, MF). The maintenance responsibility for the storm water facilities is indicated on the plans to be the responsibility of the current or future property owner.

**ENVIRONMENTAL CONCERNS AND OTHER COMMENTS**

14. The project site does not lie within the FEMA 1% chance floodplain limits as depicted on the latest (FIRM) Flood Insurance Rate Map.
15. The MCPC checklist indicates that there are no steep slopes on the project site.
16. The MCPC checklist states that there are wetlands on the site. The plans show wetlands on the project site. These wetlands are shown to the south and southeast side of the property. Seventy-four (74) foot outer and fifty (50) foot inner wetland buffers are shown. No construction is proposed in these areas.
17. An existing ten (10) foot utility, drainage and slope easement is shown along all property lines. No construction is proposed within this easement.
18. A Pennsylvania Natural Diversity Index (PNDI) search was provided. The PNDI search states that no known potential impacts to threatened or endangered species and/or special concern species and resources are anticipated by the project.
19. A landscape plan has been provided. The landscape plan shows an existing woods line along the east, west, north and south property lines. A note should be provided that states the existing woods line is not disturbed. Shade trees, ornamental trees, flowering trees and evergreen trees are shown throughout the parking lot areas and around the proposed building. Compliance with minimum Township standards must be confirmed.
20. The applicant has provided a list of modification requests, these requests include waiving the requirement for an overall boundary survey and having to provide proposed runoff rates to existing runoff rates for the design storm as these rates have negligible increases of 0.3 cfs for the 50-year storm and 0.2 cfs for the 25-year storm. These waivers should be reviewed by the Township to confirm that these waivers meet the intent of the ordinance based on the specific conditions on this site.
21. All certifications must be executed on the plans prior to final approval.
22. Compliance with Township Building Codes and ADA requirements should be confirmed.

We recommend these comments be accepted and forwarded to the Township for consideration prior to action on the plan applications.

Respectfully submitted,

**R.K.R. Hess, A Division of UTRS, INC.**



Nathan S. Oiler, P.E.  
Director of Land Development Engineering Services





**YOUR GOALS. OUR MISSION.**

April 9, 2025

Pocono Township Planning Commission  
112 Township Drive  
Tannersville, PA 18372

**SUBJECT: TANNERSVILLE POINT APARTMENTS – PRELIM/FINAL LAND DEVELOPMENT  
PLAN AND LOT CONSOLIDATION – REVIEW NO. 3  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
POCONO TOWNSHIP LDP NO. 1358, T&M PROJECT NO. POCO-R0730**

Dear Planning Commission Members:

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

- Land Development Response Letter prepared by Keystone Consulting Engineers, dated March 11, 2025.
- Stormwater & Technical Review Response Letter prepared by Keystone Consulting Engineers, dated March 11, 2025.
- Waiver Request Letter prepared by Keystone Consulting Engineers, dated September 4, 2024, revised March 11, 2025.
- Email from StormTrap dated November 12, 2024.
- Community and Financial Impact Analysis prepared by Keystone Consulting Engineers, dated March 11, 2025.
- Resource Impact and Conservation Analysis prepared by Keystone Consulting Engineers, dated March 11, 2025.
- Preliminary Site Investigation Report prepared by Keystone Consulting Engineers, dated December 18, 2023.
- Site Context Map prepared by Keystone Consulting Engineers, dated September 5, 2024, last revised March 11, 2025.
- Legal Description for Permanent Stormwater Management Easement dated January 27, 2025, revised January 30, 2025.
- Legal Description for Temporary Construction Easement dated January 27, 2025, revised January 30, 2025.
- Legal Description for Pump Station Easement dated March 3, 2025.
- Legal Description for Sanitary Easement dated March 3, 2025.
- Legal Description for Water Meter Pit Easement dated March 3, 2025.
- Legal Description for Consolidated Property Description dated February 26, 2025.
- Closure Report for Permanent Stormwater Management Easement dated January 29, 2025.
- Closure Report for Temporary Construction Easement dated January 29, 2025.





- Closure Report for Consolidated Property dated February 26, 2025.
- PennDOT HOP Plan set prepared by Keystone Consulting Engineers, 15 sheets, last dated February 25, 2025.
- PennDOT Cycle 4 response letter dated October 17, 2024.
- Cycle 5 Submission letter prepared by Keystone Consulting Engineers, dated March 11, 2025.
- Transportation Impact Assessment prepared by Keystone Consulting Engineers, dated December 21, 2023, last revised September 19, 2024.
- Existing Resources and Site Analysis Map prepared by Keystone Consulting Engineers, dated September 5, 2024.
- Site Context Map prepared by Keystone Consulting Engineers, dated September 5, 2024.
- Architectural Floor Plans and Elevation for Proposed Multi-Family 48 Unit 4-Story Apartment Building prepared by Jacob Solomon, 5 sheets, dated February 12, 2025.
- Erosion Control Narrative prepared by Keystone Consulting Engineers, dated May 24, 2024, last revised March 11, 2025.
- Post Construction Stormwater Narrative prepared by Keystone Consulting Engineers, dated May 24, 2024, last revised March 11, 2025.
- Tannersville Point Apartments Minor Subdivision Plan (Preliminary/Final) and Land Development (Preliminary/Final) Plan set prepared by Keystone Consulting Engineers, 67 sheets, dated May 24, 2024, last revised March 11, 2025.

## **BACKGROUND INFORMATION**

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

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

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

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

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





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

Based upon our review of the above information and our previous review letter dated October 22, 2024, we offer the following comments and/or recommendations related to the proposed development.

### **ZONING ORDINANCE COMMENTS**

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

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

7. Previous Comment satisfied.

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

Waivers in Comments 9, 12, 27, 55, 56, 58, 61, 62, and 96 were requested and recommended for approval by the Township Planning Commission on October 15, 2024.

8. Previous Comment satisfied.
9. Per Section 390-17.B., “An application for final plan approval can be submitted only when the following conditions have been met: (1) The subdivision has previously been granted an unconditional preliminary plan approval in accord with § 390-16 of this chapter or all conditions established by the Township for the preliminary plan approval have been fulfilled by the applicant, excluding any outside agency approval or permits.” *(New Comment) The plans have been resubmitted as Preliminary/Final Land Development Plans and a waiver has been requested to permit the combined submission. It is*





*noted that the cited SALDO section number is incorrect in the submitted waiver request letter and on the plans and shall be revised accordingly. The Township Planning Commission recommended approval of this waiver request at its meeting held on October 15, 2024. (Previous Comment 9) No further action required at this time.*

10.-11. Previous Comments satisfied.

12. In accordance with Sections 390-25.B.(4) and 390-29.E.(4), "The sheet size shall be no larger than 24 inches by 36 inches, unless permitted by the Planning Commission." *The submitted plans are 30"x42" in size. The applicant is requesting a waiver to permit this plan size for legibility. (Previous Comment 11) A waiver has been requested to permit the larger plan size due to the size and layout of the project site. The Township Planning Commission recommended approval of this waiver request at its meeting held on October 15, 2024. (Previous Comment 12) No further action required at this time.*

13. Previous Comment satisfied.

14. In accordance with Sections 390-25.D and 390-29.G, Existing resources and site analysis. "For all land developments, an existing resources and site analysis shall be prepared to provide the developer and the municipality with a comprehensive analysis of existing conditions, both on the proposed development site and within 500 feet of the site. Conditions beyond the parcel boundaries may be described on the basis of existing published data available from governmental agencies, and from aerial photographs. The Planning Commission shall review the plan to assess its accuracy, conformance with municipal ordinances, and likely impact upon the natural and cultural resources on the property." The information required in Subsections (1) through (12) shall be included. *The Existing Resources and Site Analysis plan shall be prepared and submitted in accordance with the requirements of this Section including, but not limited to, an aerial photograph, identification of slopes between 15% and 25%, and vegetative cover conditions. Additionally, it shall cover the area of the proposed development site and within 500 feet of the site. Topography shall be coordinated with official USGS benchmarks and the location and datum shall be shown on the plan. (Previous Comment 13) A separate Existing Resources and Site Analysis plan has now been provided, however; the slope identifications per the legend are not legible on the plan and the location and datum are not shown on the plan. (Previous Comment 14) The provided map legend identifies 15% or greater slopes; however, the ordinance requires both 15% and 25% and slopes exceeding 25% to be clearly indicated. Additionally, the slope legend appears to have been incorrectly applied to the plan as there are slopes well under 15% that have been shaded per the legend. The plan shall be corrected.*

15.-21. Previous Comments satisfied.

22. Per Sections 390-25.F.(20) and 390-29.I.(20), the improvements plan shall include the "Name and address of the owner of record (if a corporation, give name of each officer) and current deed book and page where the deed of record is recorded." *The required information shall be provided on the plan. (Previous Comment 21) The response letter states, "The name and address of the owner of record and current deed book and page are now provided."; however, we are unable to locate the information. The response shall clarify the exact location of the information. (Previous Comment 22) The response letter states, "The requested information can be found on Sheet 3 and Sheets 8-11." While the deed book and page are provided, we are unable to find the name and address of the owner of record on those plans. The name and address of the owner of record, not the address of the site shall be added as required.*





23.-26. Previous Comments satisfied.

27. Per Sections 390-25.G.(1)(c), 390-25.G.(19), and 390-29.J.(1)(c), the plans shall include “truck turning movement diagrams for at least a WB-50 truck.” *A turning movement diagram for a WB-50 truck shall be provided. (Previous Comment 26) A waiver has been requested to not require a WB-50 truck turning movement. The Township Planning Commission recommended approval of this waiver request at its meeting held on October 15, 2024. (Previous Comment 27) No further action required at this time.*
28. Previous Comment satisfied.
29. In accordance with Sections 390-25.G.(4) and 390-29.J.(4), submittals shall include “All proposed offers of dedication and/or reservation of rights-of-way and land areas with conditions attached.” *It is our understanding that the pump station is proposed to be dedicated to the Township. This shall be addressed through an offer of dedication and the plans shall reflect any subdivision of the property. (Previous Comment 28) The response letter states, “An offer of dedication has been provided.” The offer was not included in the resubmission and shall be provided. (Previous Comment 29) The plans now note “Sanitary Pump Station on Property to be Leased to Pocono Township”. It is our understanding that the pump station facility is to be dedicated to the Township and would be located either on an easement or on property owned “fee simple” by the Township. The Township would not “lease” the property, therefore, the plans shall be revised to eliminate this terminology.*
30. In accordance with Sections 390-25.G.(6) and 390-29.J.(6), the plan submission shall include “Proof of legal interest in the property, a copy of the latest deed of record and current title search report.” *The Applicant shall provide the latest deed of record and current title search report. (Previous Comment 29) The response letter states, “The latest property deed has been submitted. A title search report will be submitted under separate cover.” The title search must still be provided. (Previous Comment 30) The response letter states, “The title search is to be provided under separate cover from the project attorney’s office.” The title search still must be provided to the Township.*
31. In accordance with Sections 390-25.G.(7)(c) and 390-29.J.(7)(c), Water supply information. Publicly owned central system. “A letter from the water company or authority stating that said company or authority will supply the development including a verification of the adequacy of service.” *A letter from BCRA shall be provided verifying adequate service of the proposed development. (Previous Comment 30) The response letter acknowledges this requirement. (Previous Comment 31)*
32. In accordance with Sections 390-25.G.(8)(a) and 390-29.J.(8)(a), “Completed sewage facilities planning module(s) for land development and other required sewage planning documents as required by the Pennsylvania Sewage Facilities Act and PADEP.” *The Applicant shall provide a copy of the Planning modules and PADEP Act 537 Approval to the Township. (Previous Comment 31) The response letter acknowledges this requirement. (Previous Comment 32)*
33. In accordance with Sections 390-25.G.(8)(c) and 390-29.J.(8)(c), “If service by the Township, a sewer authority or a public utility is proposed, a letter or other written certification from the Township, the authority or the public utility stating that it will provide the necessary sewer service and verifying that its system has adequate capacity to do so.” *The Applicant shall obtain and provide the required written certification to the Township. (Previous Comment 32) The response letter acknowledges this requirement. (Previous Comment 33)*





34. In accordance with Sections 390-25.G.(9) and 390-29.J.(9), supporting documents to be submitted include “A list of any public utility, environmental or other permits required and if none are required, a statement to that effect. The Township may require a professional engineer's certification of such list.” In addition, and in accordance with Section 390-29.J.(19), “All required state or federal environmental and other permits.” *The Design Engineer shall submit the required list of required permits/approvals to the Township. The following outside agency approvals are required:*
- a. *Monroe County Planning Commission*
  - b. *Monroe County Conservation District/Pennsylvania Department of Environmental Protection – NPDES Permit*
  - c. *Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module*
  - d. *Pocono Township – Sanitary Sewer Review and Service, all comments received by the Township Sewer Engineer shall be addressed.*
  - e. *Brodhead Creek Regional Authority – Water Service Will-Serve, Treatment Plant capacity*
  - f. *Pennsylvania Department of Transportation – Highway Occupancy Permit*
  - g. *Pocono Township Fire Department*
- (Previous Comment 33) The response letter acknowledges these requirements and an approvals table has been added to the cover sheet. (Previous Comment 34)*
35. In accordance with Sections 390-25.G.(10) and 390-29.J.(10), the Applicant shall provide “Confirmation that the soil erosion and sedimentation control plan has been accepted for review by the Monroe County Conservation District. (See also §390-51.)” *Submissions to, correspondence with, and permit from the Monroe County Conservation District shall be provided. (Previous Comment 34) The response letter acknowledges this requirement. (Previous Comment 35)*
36. In accordance with Sections 390-25.G.(14) and 390-29.J.(14), “Where the land included in the subject application has an electric transmission line, a gas pipeline, or a petroleum or petroleum products transmission line located within the tract, the preliminary plan shall be accompanied by a letter from the owner or lessee of such line stating any conditions on the use of the land and the minimum building setback and/or right-of-way-lines. This requirement may also be satisfied by submitting a copy of the recorded agreement.” *The required information with respect to the PPL easement at the rear of property and any conditions associated with the existing easement shall be provided to the Township. The plan currently reflects proposed grading within the easement and elimination of the existing access to the easement. Approvals for this work may be required from PPL. (Previous Comment 35) The response letter acknowledges this requirement. (Previous Comment 36) The response letter states, “An encroachment exhibit was submitted to PPL as part of this submission. No structures are proposed within the PPL easement. Furthermore, the access from the stone/dirt pathway across the property will be enhanced with driveways internal to the property to provide a new upgraded access for PPL.” It is noted that the access to the easement appears to be blocked by the landscaping. The response from PPL shall be provided when received.*
37. In accordance with Sections 390-25.G.(15) and 390-29.J.(15), the Applicant shall provide “Confirmation that the highway occupancy permit application has been accepted for review by the Township or PennDOT as applicable.” *Submissions to, correspondence with, and permit from the Pennsylvania Department of Transportation shall be provided. (Previous Comment 36) The response letter acknowledges this requirement. (Previous Comment 37)*
- 38.-41. Previous Comments satisfied.





42. In accordance with Section 390-32.B and Section 390-41, no final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until:

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

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

*The Applicant shall submit, with the final plan, a construction cost estimate for the proposed site improvements in order to determine the required escrow amount for the developer's agreement. A developer's agreement and performance guarantee will be required prior to plan recordation. (Previous Comment 41) A construction cost estimate has been provided. It will be reviewed under separate cover when the plan revisions are nearing completion. (Previous Comment 42)*

43. In accordance with Section 390-38.A and Section 390-38.B, the developer shall provide to the satisfaction of the Board of Commissioners, and prior to final plan approval, evidence of the provision, including a plan, for the succession of ownership and responsibility for the operation and maintenance of development improvements." *The required documentation and agreement(s) shall be provided to the Township prior to final plan approval. (Previous Comment 42) The response letter acknowledges this requirement. (Previous Comment 43)*

44. In accordance with Section 390-38.C.(3), "Any improvements which will remain private. In the case where roads, drainage facilities, a central sewage treatment system or central water supply, or any other improvements are to remain private, the developer shall provide for the establishment of an escrow fund in accord with §390-35A to guarantee the operation and maintenance of the improvements. Said fund shall be established on a permanent basis with administrative provisions approved by the Board of Commissioners. The amount of said fund shall be 15% of the construction cost of the system as verified by the Township Engineer. The maintenance and operation of the improvements and the administration of any required maintenance fund account shall be clearly established as the joint responsibility of the owner(s) of each structure or dwelling unit served by such system. Such responsibility and the mechanism to accomplish same shall be established by deed covenants and restrictions which shall be subject to the approval of the Board of Commissioners." *An operation and maintenance agreement and guarantee shall be required for the stormwater management facilities. (Previous Comment 43) The response letter acknowledges this requirement. (Previous Comment 44)*

45. Previous Comment satisfied.

46. In accordance with Section 390-46.A., "Protection of vegetation from mechanical injury. Where earthwork, grading, or construction activities will take place in or adjacent to woodlands, old fields or other significant vegetation or site features, the Township may require that the limit of disturbance be delineated, and vegetation protected through installation of temporary fencing or other approved measures. Such fencing shall be installed prior to commencing of, and shall be maintained throughout, the period of construction activity." *The Erosion & Sedimentation Control Plan shall be revised to show tree protection fence along the limits of disturbance lines and/or along the dripline of the trees to be preserved. (Previous Comment 45) The response letter states, "Tree protection fence is now*





*shown on the E&S plans." The plans show only a few small sections of fence and is very difficult to discern on the plans due to the light line type. The tree protection fence shall be shown along all limit of disturbance lines (where there is no tree line) and/or along the dripline of the trees to be preserved, whichever is applicable. Additionally, the fence shall be depicted in the legend on the plan sheets. (Previous Comment 46) While some tree protection fence has been added to the plan, it still has not been shown along the proposed tree line on the eastern side of the site nor has it been shown along all limit of disturbance lines (where there is no tree line). The plans shall be revised to include the entire limit of disturbance and/or along the dripline of the trees to be preserved, whichever is applicable.*

47.-48. Previous Comments satisfied.

49. Per Section 390-48.C., "Roads shall be graded, improved and surfaced to the grades and specifications shown on the plans, profiles, and cross sections as required by this chapter." The Cartway width of a Connector Road shall be 44 feet with shoulders or with curbs – no parking. *The plans propose an 18-foot half-width cartway for Warner Road at and east of the proposed driveway. Warner Road west of the proposed driveway reflects no proposed widening and has an approximately 11.4-foot existing half-width. Since Warner Road is a PennDOT road, we recommend deferring the improvement requirements to PennDOT. (Previous Comment 48) The response letter acknowledges these requirements. (Previous Comment 49)*

50. Previous Comment satisfied.

51. Per Section 390-48.S. Clear sight triangles. "At all road intersections and all land development driveways/accesses, a triangular area shall be graded and/or other sight obstructions removed in such a manner as not to obscure vision between a height of two to 10 feet above the center-line grades of the intersecting roads." *Clear sight triangles shall be shown on the plan and restrictions noted. (Previous Comment 50) The response letter states, "Clear sight triangles are now shown on the plan and the restrictions have been noted." The landscape plans show a shaded area along what appears to be the "available sight distance"; however, it is neither labeled nor shown in the legend and there are numerous proposed landscape plantings within it. The clear sight triangle should be a minimum of 75 feet along each road/driveway leg with no obstructions. Additionally, the requirements of this section must be added to the Landscape Notes on Sheet 2. (Previous Comment 51) The landscape plans show a shaded area labeled as "PennDOT Clear Sight Triangle". The clear sight triangle should be a standard minimum of 75 feet along each road/driveway leg with no obstructions. The plans shall be revised and the obstructing landscape material relocated. A clear sight triangle must also be provided for the emergency access driveway.*

52. Previous Comment satisfied.

53. Per Section 390-48.T.(10), "Where access is to a state road, a valid state highway occupancy permit shall be obtained prior to plan recording. Where PennDOT standards differ from those of the Township, the more restrictive regulations shall apply. *A PennDOT HOP is required for access to Warner Road. Submissions to, correspondence with, and permit from the Pennsylvania Department of Transportation shall be provided. (Previous Comment 52) The response letter acknowledges this requirement. (Previous Comment 53)*

54. In accordance with Section 390-48.T.(13)(a), "The access drive within the legal right-of-way of the public road, or for a distance of at least 20 feet from the edge of the cartway, whichever is greater, shall





not have a grade in excess of 4%. The grade of any access drive shall not exceed 10%.” *The plans must demonstrate compliance with this requirement. (Previous Comment 53) The plans must still address the compliance of the new pump station access drive/emergency access to Warner Road. (Previous Comment 54) The response letter states, “The emergency access profile has been revised to match the PennDOT HOP plans. The grade of the shoulder on Warner Road at the entrance of the emergency access is shown at 5.94%. This slope was required by PennDOT, therefore the access drive will have a grade greater than 4%. Please reference the PennDOT plans and PennDOT’s latest review letter.” The referenced PennDOT review letter does not appear to have a comment regarding this access drive slope. The grade shall be adjusted to meet the ordinance limitation of 4%.*

55. Per Section 390-48.T.(13)(b), “Access drive entrances into all nonresidential and nonagricultural use properties shall be no less than 24 feet in width, shall not exceed 36 feet in width at the road line, unless provided with a median divider, and shall be clearly defined by curbing. The curbs of these driveway entrances shall be rounded with a minimum radius of 20 feet from where they intersect a road.” *Radii dimensions must be added to the driveway entrance at Warner Road as required by the ordinance. Additionally, the “road line” is defined as being at the right-of-way line; therefore, the proposed driveway is 40 feet wide at that point and does not meet the ordinance requirement. (Previous Comment 54) A waiver has been requested to permit the driveway to have a width of 40.25 feet at the road line. The Township Planning Commission recommended approval of this waiver request at its meeting held on October 15, 2024. (Previous Comment 55) No further action required at this time.*
56. Per Section 390-48.T.(14), “Concrete aprons shall be provided for all access drives with concrete sidewalks.” *Concrete aprons must be provided for the driveway. Since Warner Road is a PennDOT road, if they do not permit the apron, a waiver will be required. (Previous Comment 55) A waiver has been requested to permit this use of asphalt in lieu of the required concrete apron. The Township Planning Commission recommended approval of this waiver request at its meeting held on October 15, 2024. (Previous Comment 56) No further action required at this time.*
57. Previous Comment satisfied.
58. In accordance with Section 390-48.AA, “sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans with Disabilities Act standards.” *It is noted that the plan proposes sidewalk along Warner Road east of the proposed driveway and a small area to the west. Sidewalk shall be provided along the entire frontage unless a waiver/deferral is obtained by the Board of Commissioners. (Previous Comment 57) A waiver has been requested to not provide sidewalk west of the site entrance due to the configuration of the I-80 bridge in that area. The Township Planning Commission recommended a deferral of the requirement to extend sidewalk from the entrance drive to I-80 at its meeting held on October 15, 2024. Additionally, the applicant agreed to extend the sidewalk extended from the pump station driveway to the property line to the east.*

*Sheet 34 of the revised plans now contains a “sidewalk detail with curb” that shows a sidewalk width of 4.33 feet. In accordance with Chapter 3, R302 of the U.S. Access Board Public Right-of-Way Accessibility Guidelines, “Except as provided in R302.2.1 and R302.2.2, the continuous clear width of pedestrian access routes shall be 48 inches (1220 mm) minimum, exclusive of the width of any curb.” and “Where the clear width of pedestrian access routes is less than 60 inches (1525 mm), passing*





*spaces shall be provided at intervals of 200 feet (61 m) maximum. Passing spaces shall be 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum. Passing spaces and pedestrian access routes are permitted to overlap." With the longitudinal joint being parallel to the travel path, the surface area of the curb cannot be counted towards the clear width. The sidewalks shall either be revised to be 5 feet (60 inches) wide or the required passing spaces provided.*

***(Previous Comment 58) No further action required at this time.***

59. In accordance with Section 390-48.BB, "Parking on roads. Off-road parking for all uses shall be provided in accord with this chapter; and roads shall not be designed to accommodate on-road parking except in accord with § 390-48X(6)." *The applicant represented at their Planning Commission presentation that the interior roadway was designed to accommodate on-street overflow parking and it is noted that a portion of the cartway is shown to be wider. The on-street parking shall be clarified on the plans. (Previous Comment 58) The response letter states, "No on-street parking will be provided. No parking signs have been added to the shoulder of the proposed driveway." It is still unclear as to why the driveway is proposed to be 32 feet within Phase 2. This must be clarified. Also, no parking signs must be provided on both sides of the driveway for its entire length. (Previous Comment 59) The response letter states, "The driveway is proposed to be 32 feet in this area to allow for traffic to continue to flow in the event of an accident. If the Township does not see the need for this, then the width will be reduced to 24 feet and the shoulder will be removed. No parking signs have been added to both sides of the driveway for its entire length. Or, in the alternative, this area could be used for overflow parking in excess of the Township requirements."*

***The applicant, not the Township, shall decide whether they want to permit parking on this portion of the driveway or not. The plans are currently contradictory. If no parking will be permitted, then the cartway shall be reduced to the referenced 24 feet (which exceeds the minimum width of a Local Road). If parking will be permitted, then the 32-foot wide cartway would accommodate parking on one side only and must be signed/marked accordingly.***

60. Previous Comment satisfied.
61. Per Section 390-50.D.(3), "Side slopes. Whenever possible, the side slopes and basin shape shall conform to the natural topography. When such design is impracticable, the construction of the basin shall utilize slopes as flat as possible to blend the structure into the terrain." *(New Comment) A waiver has been requested to this requirement due to the basin being an underground modular concrete structure which is completely out of sight. The Township Planning Commission recommended approval of this waiver request at its meeting held on October 15, 2024. (Previous Comment 61) No further action required at this time.*
62. Per Section 390-50.D.(4), "Water depth. The maximum water depth, measured from the invert of the lowest outlet orifice to the peak one-hundred-year water surface elevation, shall not exceed five feet." *The proposed underground basin depth exceeds the ordinance limitations. The design shall be revised or a waiver requested. (Previous Comment 60) A waiver has been requested to permit the underground concrete vault system/basin to have a depth of 9.32 feet. The Township Planning Commission recommended approval of this waiver request at its meeting held on October 15, 2024. (Previous Comment 62) No further action required at this time.*





63. Previous Comment satisfied.
64. In accordance with Sections 390-51.A. and B., “All soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control”, and, “Preliminary plan approval shall be conditioned on all required approvals and permits from the Monroe County Conservation District and/or PA DEP.” *The proposed site disturbance is greater than one (1) acre, therefore an NPDES Permit is required. A copy of the NPDES Permit and letter of determination of erosion and sediment control adequacy shall be provided to the Township, as well as any correspondence between the Applicant and Monroe County Conservation District and PADEP. (Previous Comment 62) The response letter acknowledges this requirement. (Previous Comment 64)*
65. In accordance with Section 390-52, “All subdivisions and land developments shall be served by an adequate water supply and sewage disposal system; and the developer shall provide evidence documenting said adequacy.” *The Applicant shall provide confirmation of adequacy from the Township and BCRA. (Previous Comment 63) The response letter acknowledges this requirement. (Previous Comment 65)*
66. In accordance with Section 390-52.A.(4), “In the case of utilization of a publicly owned or other existing centralized water supply and/or sewage disposal system the developer shall submit at the preliminary stage a letter from the operator of such utility indicating the utility owner's willingness to supply service to the development and including a verification of the adequacy of the utility system to serve the proposed development. At the final approval stage an executed agreement with the service supplier shall be submitted.” *A copy of the will serve letter for public sanitary sewer service and public water service shall be obtained. (Previous Comment 64) The response letter acknowledges this requirement. (Previous Comment 66)*
67. In accordance with Section 390-52.A.(5), “All required certificates of convenience, approvals and permits shall be obtained by the developer and/or the utility owner as a condition of preliminary approval and shall be submitted with the final plan application.” *PADEP Act 537 Approval shall be obtained and a copy of the approval letter from PADEP shall be provided to the Township. (Previous Comment 65) The response letter acknowledges this requirement. (Previous Comment 67)*
68. In accordance with Section 390-52.E.(4)(c), “Where water is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision or land development, the applicant shall present evidence to the Township that the subdivision or land development is to be supplied by a certificated public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a certificate of public convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence. Such evidence shall be provided prior to recording of the final plan.” *The required documentation confirming public water service shall be provided to the Township. (Previous Comment 66) The response letter acknowledges this requirement. (Previous Comment 68)*
69. Previous Comment satisfied.





70. In accordance with Section 390-52.E.(4)(j), "Approvals/reviews. No construction of any water distribution system shall commence prior to written approvals and/or comments from the Department of Environmental Protection, the Fire Department, and the Township." *Copies of all required permits and approvals shall be submitted to the Township. (Previous Comment 68) The response letter acknowledges this requirement. (Previous Comment 70)*
71. In accordance with Section 390-53, "All utility lines required to service the subdivision shall be planned in cooperation with the respective utility companies. A letter shall accompany the subdivision or land development plan stating that the utility plan has been reviewed by the applicable utility company, such plan is approved, and service will be available. All cables, wires, conduits, pipes, and lines servicing the development shall be subject to the requirements set forth in this chapter." *Documentation shall be submitted to the Township as required. (Previous Comment 69) The response letter acknowledges this requirement. (Previous Comment 71)*
72. Previous Comment satisfied.
73. Pursuant to Section 390-55.B.(2), "Protection of existing vegetation. Existing vegetation designated "TO REMAIN" in accord with Subsection B(1)(c), above, shall be identified in the field prior to any clearing and shall be physically protected throughout the construction process. A temporary physical barrier, such as a snow fence, shall be erected a minimum of one foot outside the dripline on all sides of individual trees, tree masses, or woodlands prior to major clearing or construction. The barrier shall be placed to prevent disturbance to, or compaction of, soil inside the barrier and shall remain until construction is complete. The barrier shall be shown on the landscape plan." *Tree protection fencing shall be shown along the "proposed" treeline. A detail of the fencing shall also be added to the plans. (Previous Comment 71) The response letter states, "Tree protection fencing is now provided and a detail has been added." The plans show only a few small sections of fence and is very difficult to discern on the plans due to the lightness of the line type. The tree protection fence shall be shown along all limit of disturbance lines (where there is no tree line) and/or along the dripline of the trees to be preserved, whichever is applicable. Additionally, the fence shall be depicted in the legend on the plan sheets. (Previous Comment 73) While some tree protection fence has been added to the plan, it still has not been shown along the proposed tree line on the eastern side of the site nor has it been shown along all limit of disturbance lines (where there is no tree line). The plans shall be revised to include the entire limit of disturbance and/or along the dripline of the trees to be preserved, whichever is applicable.*
74. Per Section 390-55.B.(6), "Clear sight triangles. All landscaping shall comply with the sight distance requirements of this chapter, including intersections of public streets and access drives of commercial, industrial, and multifamily developments." *The clear sight triangles shall be shown on the landscaping plan. (Previous Comment 72) The response letter states, "The clear sight triangles are now shown on the landscaping plan." The landscape plans show a shaded area along what appears to be the "available sight distance"; however, it is neither labeled nor shown in the legend and there are numerous proposed landscape plantings within it. The clear sight triangle should be a minimum of 75 feet along each road/driveway leg with no obstructions. (Previous Comment 74) The landscape plans show a shaded area labeled as "PennDOT Clear Sight Triangle". The clear sight triangle should be a standard minimum of 75 feet along each road/driveway leg with no obstructions. The plans shall be revised and the obstructing landscape material relocated. A clear sight triangle must also be provided for the emergency access driveway.*





75. Previous Comment satisfied.
76. Per Section 390-55.C.(2)(g), "The placement of light standards shall be coordinated with the landscape plan to avoid a conflict with the effectiveness of light fixtures." *The proposed light standards must be shown on the Lighting and Landscape Plans. (Previous Comment 73) The response letter states, "The plan has been revised accordingly."; however, no light standards have been shown on the Lighting and Landscape Plans. The required information must still be added to the plans. (Previous Comment 76) The response letter states, "The lighting will be revised and submitted under separate cover."*
77. Previous Comment satisfied.
78. In accordance with Section 390-55.D.(3)(a), "Trees shall be planted a minimum distance of five feet and a maximum distance of 15 feet outside the ultimate right-of-way line." *Most of the proposed street trees along Warner Road are located greater than 15 feet from the right-of-way. The plantings must be relocated to comply with this Section. (Previous Comment 75 from Review Letter #1) While this comment was previously satisfied, the revised plan now shows only fourteen (14) street trees located within the required distance from the ultimate right-of-way line. Seventeen (17) are required; therefore, three (3) additional trees must be located within the required distance from the ultimate right-of-way line.*
79. Per Section 390-55.D.(3)(c), "Trees shall be located so as not to interfere with the installation and maintenance of sidewalks and utilities. Trees shall be planted a minimum distance of three feet from curbs and sidewalks, 15 feet from overhead utility poles with appropriate species selection for trees under utility wires, and six feet from underground utilities." *The plans must clarify the location of the new utility poles along Warner Road to verify that the proposed street trees are not located within 15 feet of overhead utilities. (Previous Comment 76) The response letter states, "The plan has been revised accordingly."; however, the utility pole relocations have not been shown. Additionally, there are numerous locations where the proposed trees are shown to be located less than 6 feet from underground utilities and must be relocated. (Previous Comment 79) One (1) tree proposed at STA 8+58 along the driveway should be relocated off the irrigation valves and pipes.*
- 80.-81. Previous Comments satisfied.
82. In accordance with Section 390-55.F.(3)(c) and Table 390-55-1, "The width and quantity and type of plants required shall be determined by the intensity of the proposed land use and the adjacent land use, vacant land, or zoning district, according to Table 390-55-1." *Buffer calculations must be provided on the Landscaping Plan. The calculations/tabulation shall include the property line lengths, the intensity of the buffer, and the required and provided number of plants for each. (Previous Comment 79) The response letter states, "The buffer calculations are now provided on the landscape plans." We are unable to verify how the lengths in each buffer calculation were determined as they do not appear to match property line lengths. The landscape architect shall provide a plan identifying the location of each buffer type and/or clearly identify each property line length included within each calculation. (Previous Comment 82) A tabulation has been added to the plans; however, the plan must identify the location of each buffer type and/or clearly identify each property line length included within each calculation as previously requested. Our comments regarding the tabulation are as follows:*
- a. *It is unclear as to what section of the ordinance the "parking area trees" tabulation on Sheet 22 is related. Per Section 390-55.C.(2), the number of planting islands and the number of*





*shade trees are based on every 10 parking stalls. The tabulation appears to be based on every 5 parking spaces. This shall be revised to reflect the ordinance section and requirements.*

- b. For this “residential” use, the side and rear property lines are required to be “medium” buffers. The buffer length of 3,203 feet in the plan tabulation must be further clarified. The buffer as depicted on the plans does not match the length in the table.*
- c. The tabulated “medium” buffer requires 64 evergreen, 64 ornamental, and 64 canopy trees. The plan provides 36 evergreen, 36 ornamental, and 35 canopy trees and takes credit for 1,426 existing trees. Per Section 390-55.F.(3)(g), “Existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township.” All required buffer plantings shall be shown on the plan as “proposed” and included in the construction improvements escrow. At the time of construction, the Township will determine in the field what, if any, existing vegetation can be substituted for the proposed vegetation.*
- d. The tabulated “high” buffer for the parking areas requires 119 evergreen, 48 ornamental, and 48 canopy trees. The plan provides 113 evergreen, 45 ornamental, and 43 canopy trees and takes credit for 891 existing trees. Per Section 390-55.F.(3)(g), “Existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township.” All required buffer plantings shall be shown on the plan as “proposed” and included in the construction improvements escrow. At the time of construction, the Township will determine in the field what, if any, existing vegetation can be substituted for the proposed vegetation..*
- e. Per Section 390-55.F.(3)(d)[3], “Parking shall not be permitted in the buffer area.” One parking space is shown to encroach into the depicted 30’ Landscape Buffer along Warner Road and must be relocated.*

83.-84. Previous Comments satisfied.

85. In accordance with Section 390-55.F.(4)(c), “The type of site element screen required shall be determined by the site element and the adjacent existing land use or zoned use in the case of vacant land, according to Table 390-55-2.” *Site element screens and calculations must be provided on the Landscaping Plan for the dumpster areas and the sewer pump station. (Previous Comment 82) The response letter states, “The plans have been revised accordingly.”, but no calculations have been provided for the dumpster areas or the pump station. Calculations and additional screening must be provided for the dumpsters and pump station. (Previous Comment 85) The plans now depict a Screen Type No. 9 Low Wall for the dumpster areas. This is not a permitted screen type for the dumpsters. Screen Type No. 4 or 8 shall be used. The plans shall be revised accordingly.*

86.-88. Previous Comments satisfied.

89. In accordance with Section 390-55.I.(2)(k), “A detailed cost estimate shall be submitted, showing the value of all proposed landscaping, including all labor and materials.” *The required cost estimate for the project shall include the proposed landscaping. This will be required for the final plan. (Previous*





*Comment 86) A construction cost estimate has been provided. It will be reviewed under separate cover when the plan revisions are nearing completion. (Previous Comment 89)*

90. In accordance with Section 390-56.A.(4)(a), "Lighting plans shall be submitted for reviews and approval of any installation of lighting in connection with a land development application for any use identified in Subsection A(2) of this section. Lighting plans shall include the following:

- [1] A site plan, complete with all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), vegetation that might interfere with lighting, and adjacent uses that might be adversely impacted by the lighting, containing a layout of all proposed fixtures by location and type.
- [2] Description of the proposed equipment shall be included, including fixture catalog cuts, photometrics, glare-reduction devices, lamps and mounting heights."

*The submitted "Lighting and Landscape" Plans do not contain any information on the proposed lighting. Lighting plans conforming to the ordinance requirements shall be submitted. (Previous Comment 87) The response letter states, "Lighting has been added to the Lighting and Landscape plans." The only lighting shown on the plans are wall-mounted lights on the buildings. The required information shall be provided for the site lighting as well. (Previous Comment 90) The response letter states, "The lighting will be revised and submitted under separate cover."*

91. Previous Comment satisfied.

92. Per Section 390-56.A.(6), lighting shall meet the specified performance standards. *Lighting plans conforming to the ordinance performance standards shall be submitted. (Previous Comment 89) The only proposed lighting shown on the plans are wall-mounted lights on the buildings. Per Section 390-56.A.(6)(c), "the use of floodlights and wall-mounted luminaires shall not be permitted to illuminate parking areas unless it can be proven to the satisfaction of the Township that the employment of no other means is possible." The plans shall be revised accordingly. (Previous Comment 92) The response letter states, "The lighting will be revised and submitted under separate cover."*

93. Per Section 390-56.B., "Road, parking area and building lighting. Road lights may be required when considered necessary by the Board of Commissioners and shall be of such design and spacing as required by the Board of Commissioners. A lighting plan shall be provided by the developer when required and shall include details for lighting of roads, parking areas and buildings. Road lights shall be required for all major subdivisions unless the developer documents that such lighting is not necessary and a modification is granted by the Board of Commissioners. All lighting shall comply with the standards of the Illuminating Engineering Society (IES) of North America." *(New Comment) The only proposed lighting shown on the plans are wall-mounted lights on the buildings. Lighting shall be provided in the parking areas, along the driveways, in the community building area, and at the pump station. (Previous Comment 93) The response letter states, "The lighting will be revised and submitted under separate cover."*

94. Per Section 390-57.E., "Protection. Where the study shows the existence of wetland areas, the delineated boundary shall be properly fenced to prevent encroachment. Snow fence or other acceptable material shall be used (the use of silt fence is not acceptable). The fence shall be properly installed, at a minimum distance of 20 feet outside the delineated boundary, prior to any construction or issuance of building permits. No land shall be disturbed within any required buffer area except in accord with Township requirements. The fence must be properly maintained until all occupancy permits have been





issued and/or for the extent of all construction.” *It appears that a permanent fence is proposed around the wetlands, but the plans do not contain any detail or information on the fence itself. The required snow fence shall be provided on the Erosion & Sedimentation Control Plans and its installation included in the construction sequence. (Previous Comment 90) The response letter states, “The plans have been revised accordingly.” While the plans have been revised to reflect the fence, there is disturbance shown within the required buffer area, which is not permitted. (Previous Comment 94) The wetland protection fence is now shown to be directly on the edge of the wetlands. It must be located a minimum of 20 feet outside the delineated wetland boundary. It is noted that the required location of the fence does not prohibit permitted activities within the wetland buffers per Section 365-10.I.(6)(b).*

95. In accordance with the Section 390-58 Common Open Space, Recreation Areas, and In-Lieu Fees:

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

*The plans do not propose any open space to be dedicated to the Township, therefore, the Applicant shall pay the applicable in-lieu fees, as required by Section 390-58. (From Previous Comment 95)*

#### **OTHER ORDINANCE COMMENTS**

96. Per Section 220-8.C., “Edges of newly created slopes shall be a minimum of five feet from property lines, ultimate/future right-of-way lines of streets, and easements to permit the normal rounding of the edge without encroachment on the abutting property, right-of-way, or easement.” *The submitted plans propose grading less than 5 feet from property lines and shall be revised accordingly. (Previous Comment 92) A waiver has been requested to permit grading up to and beyond the property lines. The Township Planning Commission recommended approval of this waiver request at its meeting held on October 15, 2024 contingent on the applicant obtaining a temporary construction easement from the adjacent property owner for the proposed grading work. Easement documentation must be provided to the Township. (Previous Comment 96) The response letter states, “A proposed temporary construction easement is now shown on Record Plans. The easement proposes to include five feet minimum of the adjacent property on the East side of the site. Additionally, the easement description has been provided with this submission.” The easement must be secured from the adjacent property owner and a copy of the executed easement provided to the Township prior to Preliminary/Final Plan Approval.*





### MISCELLANEOUS COMMENTS

97. Previous Comment satisfied.
98. The Applicant shall coordinate with the school district for school bus stops. *(Previous Comment 94)*  
*The response letter acknowledges this requirement. (Previous Comment 98)*
- 99.-104. Previous Comments satisfied.
105. An R1-3P (All Way) sign should be added to each leg of the 3-way intersection south of Building 3. *(Previous Comment 101)* *The response letter states, "The plans have been revised accordingly." While a R1-3P sign has been added to the sign tabulation, it is incorrectly specified. In accordance with the MUTCD, the R1-3P sign is a supplemental plaque to be mounted below each Stop Sign. The plans shall be revised accordingly and the correct size of the sign specified. (Previous Comment 105)* ***While the size of the R1-3P has now been corrected, a stop sign is still also required at each of these intersections. The stop signs shall be added to the plan at the sign locations.***
- 106.-113. Previous Comments satisfied.
114. A temporary construction easement is required for the storm sewer and endwall EW-100 located on the adjacent Belanger property. An additional permanent easement may also be required. It is recommended that an enlargement of the proposed work be shown within the grading plans. *(Previous Comment 110)* *The response letter states, "The Applicant is working with the neighboring property owner to obtain an extended permanent stormwater easement to the limit of the pond and also a temporary construction easement to permit tie-in grading and for the defined swale between the pipe outfall and the pond." (Previous Comment 114)* ***The response letter states, "An additional permitted easement for stormwater conveyance has been shown on the plans, along with the legal description. Please note that the discharge pipe has been extended per the engineer's meeting and a cable concrete lined swale is shown to the edge of the pond." A copy of the executed stormwater easement must be provided to the Township prior to Preliminary/Final Plan Approval.***
115. Previous Comment satisfied.
116. The grading plans must be revised to show spot elevations at critical grade points including, but not limited to, high points, low points, building corners, and ADA routes. *(Previous Comment 112)* *The response letter states, "Spot elevations are now shown at critical grade points." While some spot elevations have been added, there are still spot elevations missing. Specifically, high points, low points, and ADA routes must be addressed. (Previous Comment 116)* ***Spot Grade Plans (Sheets 17 and 18) have been added to the plan set. Our comments with respect to those sheets are as follows:***
- a. ***Additional spot elevations at and around the handicapped parking spaces to demonstrate compliance with the slope limitations in the ADA guidelines.***
  - b. ***TC elevations for the curb at the handicapped parking in front of Buildings 1, 3, 4, 5, and 6 are higher than the FFE of the buildings. Additional spot elevations should be provided to demonstrate the accessibility of these areas and positive drainage away from the building.***
  - c. ***It is unclear why Building 2 has a fully depressed curb along the entire handicapped parking***





*area, but the other buildings do not.*

- d. *The grade difference between the FFE and the adjacent ground is shown to be as little as 0.1 feet. The Building Code under Section R404.1.6 of the 2018 IRC requires a minimum of 6" from the top of foundation to grade for wood frame without masonry veneer and requires 4" for buildings with masonry veneer. The code also requires 6" of fall away from the building for the first 10'. The grades shall be revised to meet the Building Code requirements.*
- e. *Numerous locations on the Spot Grade Plans (Sheets 17 and 18) have spot elevations at the same locations as inlets and which do not match the inlet grate elevations shown on other plan sheets. The discrepancies between the elevations shall be resolved.*
- f. *The proposed contours should be added to Sheet 18.*
- g. *The Community Center must be added to these plans. The grade along the north side of the building is significantly higher than the proposed FFE. The pool deck is also higher than the FFE. Potential for accessibility must also be demonstrated.*

117.-129. Previous Comments satisfied.

#### **PLAN REVISION COMMENT**

130. Previous Comment satisfied.

131. The overall record plan shall reference the proposed project phasing. *(New Comment) (Previous Comment 131) The response letter states, "The proposed project phasing is noted on the Record Plans." We are unable to locate this information on the Record Plans. The location shall be clarified.*

132.-133. Previous Comments satisfied.

134. Interstate I-80 shall be labeled on Sheets 6, 8, 9, 12, 13, 15, 19, 23, 42, 43, 45, 50, 51, 52, and 53. *(New Comment) (Previous Comment 134) The labeling of I-80 is now missing from Sheets 41, 42, 43, 45, 46, 47, 49, 50, 51, 57, 58, and 59 and must be added.*

135. Previous Comment satisfied.

136. Depressed curb locations such as at the emergency access points and the dumpster locations (with curb) must be identified on the plans. *(New Comment) (Previous Comment 136) Depressed curb should also be identified at the crosswalks near STA 12+40.*

137.-143. Previous Comments satisfied.

144. Sheets 21-23 contain information in the lighting table regarding parking and drives, but there is no lighting or details shown on the plans related to this. The lighting information and details shall be added to the plan sheets. *(New Comment) (Previous Comment 144) The response letter states, "The lighting will be revised and submitted under separate cover."*





145.-155. Previous Comments satisfied.

- 156. The proposed concrete Monuments are now missing from Sheet 3 and must be shown. *(New Comment)*
- 157. An extraneous “Proposed Tree Line” note and leader line are shown on Sheet 3 and shall be removed. *(New Comment)*
- 158. There is an overwrite on Sheet 3 between curve information at Warner Road and a concrete monument to be set. The overwrite shall be corrected. *(New Comment)*
- 159. The proposed gate at the emergency access near the pump station is too close to Warner Road. The gate must be set so that a service vehicle can pull off the road to open the gate for access to the pump station. Also, there must be adequate room for the vehicle to pull out and the driver to close the gate behind themselves. *(New Comment)*
- 160. The Crosswalk detail on Sheet 35 does not match the crosswalks shown on the plan sheets. The plans and the detail shall be consistent. *(New Comment)*
- 161. A “No Parking Area Gore Striping” detail is shown on Sheet 35. It is unclear where this is to be utilized as it is not shown in plan views. This must be clarified. *(New Comment)*
- 162. The No Parking sign detail on Sheet 36 is for a R7-302 sign. The sign tables on Sheets 6 and 7 identify the No Parking sign as being R8-3a. This inconsistency must be corrected. *(New Comment)*
- 163. It must be clarified where the curb gutter detail on Sheet 36 is being used. We are unable to locate it on the plans. If it is not being used, that portion of the detail should be crossed out or deleted. *(New Comment)*
- 164. The Beginning of the Temporary Construction Easement description should be at an iron pin “found”, not “set” and must be revised accordingly. *(New Comment)*
- 165. The Temporary Construction Easement lot closure calculations start with a line described as N57°01'09"E, 4.00 feet. It is unclear where this line is located as it is not part of the description or the exhibit. This must be clarified. *(New Comment)*
- 166. The Consolidated Property Description must be revised to reflect the most recent plan date. *(New Comment)*
- 167. The Sanitary Easement Description is actually a description of the Water Meter Pit Easement. The correct description shall be provided. Additionally, this easement will be benefitting Pocono Township. *(New Comment)*

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



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

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

If you should have any questions, please call me.

Sincerely,

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

JST/arm

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