



POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

July 14, 2025 6:00 p.m.

205 Old Mill Rd | Tannersville, PA 18372

<https://us06web.zoom.us/j/84058563747?pwd=i7SqMXOpVuS6WbGTf1omBIXnvvlvpu.1>

**Meeting ID:
840 5856 3747**

**Security Passcode:
724979**

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

CORRESPONDENCE

OLD BUSINESS

- Motion to approve the minutes of the June 23, 2025 meeting of the Pocono Township Planning Commission. **(Action Item)**

SEWAGE PLANNING MODULES:

SPECIAL EXCEPTIONS:

WAIVERS OF LAND DEVELOPMENT:

SKETCH PLANS

NEW PLANS

Wehr / Danges Minor Subdivision LDP 1447 *Motion to accept the plans for review **(Possible Action Item)**

FINAL PLANS UNDER CONSIDERATION

PRELIMINARY PLANS UNDER CONSIDERATION

- Cranberry Creek Apartments Land Development Plan (LDP# 1369) – Plans were administratively accepted at the 7/25/22 P.C. meeting. Extension letter request received with approval deadline of November 9, 2025. **Deadline for P.C. consideration is 10/13/25.**

Presentation of revised plan. **(Possible Action Item)**

- Mountain Edge Village Community Townhouses – LDP 1445 – Plans were administratively accepted at the 4/14/25 P.C. meeting. Approval deadline of October 31, 2025. **Deadline for P.C. consideration is 10/13/25.**

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

- Summit Road Blue Wave Solar Array (LDP 1446) – Plans were administratively accepted at the 6/9/2025 P.C. meeting. Approval deadline of September 7, 2025. **Deadline for P.C. consideration is 8/11/2025.**
- 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

UNFINISHED BUSINESS

NEW BUSINESS

- Joint Work session between Pocono Township Planning Commission and the Pocono Township Board of Commissioners. (Highlights of the proposed zoning updates, draft #2 of the zoning ordinance updates, draft zoning map and overlay maps, draft #2 of the SALDO amendments.)
- Joint Work session between PC and BOC Zoning Ordinance, Zoning Map, SALDO Amendments to be held on July 28th

PUBLIC COMMENT & ADJOURNMENT



June 30, 2025

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

**SUBJECT: 122 & 144 PAWEDA HILL FINAL MINOR SUBDIVISION
PLAN COMPLETENESS REVIEW & REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1447, T&M PROJECT NO. POCO-R1240**

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 1781, Page 0349 (Danges and Bras-Danges).
- Property Deed, Deed Book 1950, Page 1073 (Danges and Bras-Danges).
- Property Deed, Deed Book 2318, Page 8511 (Danges and Bras-Danges and Wehr and Cassell).
- Property Deed, Deed Book 2659, Page 3842 (Wehr and Cassell).
- Final Plan Minor Subdivision and Lot Joinder of Lands of Dean D. Wehr & Patricia A. Wehr and Robert F. Danges & Maria R. Bras-Danges, 1 sheets, prepared by Jonathan Shupp, P.L.S., S.E.O., dated May 28, 2025.

BACKGROUND INFORMATION

The Applicants, Dean and Patricia Wehr and Robert F. Danges and Maria R. Bras-Danges, are proposing a subdivision involving four (4) properties located on the north side of Paweda Hill (Private Lane). The properties are proposed to be subdivided and joined to create a total of two (2) lots.

- Existing Lot 1 (Parcel ID No. 12.12.1.18), owned by Danges and Bras-Danges, has an area of 1.5059 acres, is located in the R-1, Low Density Residential Zoning District, and has access to Paweda Hill. It contains an existing dwelling, sheds, driveway, well, and septic areas.
- Existing Lot 2 (Parcel ID No. 12.12.1.17), owned by Danges and Bras-Danges, has an area of 1.9836 acres, is located in the R-1, Low Density Residential Zoning District, and has no street access. It is currently vacant.
- Existing Lot 3 (Parcel ID No. 12.12.1.18-1), owned by Danges and Bras-Danges and Wehr and Cassell, has an area of 9.4654 acres, is located in the R-1, Low Density Residential Zoning District and has access to Paweda Hill and S.R. 0314. It is currently vacant.



- Existing Lot 4A (Parcel ID No. 12.12.1.18), owned by Wehr and Cassell, has an area of 1.4148 acres, is located in the R-1, Low Density Residential Zoning District, and has access to Paweda Hill. It contains an existing dwelling, shed, driveway, well, and septic area. This Lot was the subject of a Lot Joinder in 2024.

Existing Lots 3 and 4A are proposed to be subdivided into Parcels “A”, “B”, and “C”, each having 5.2794, 4.1860, and 0.1185 acres, respectively, and then joined as follows:

- New Lot 1A will be comprised of Lots 1, 2, Parcel “B”, and Parcel “C” and will contain 7.7940 acres gross. The new lot will have access to Paweda Hill.
- New Lot 4B will be comprised of Lots 4A and Parcel “A” and will contain 6.5756 acres gross (6.5507 acres net). The new lot will have access to Paweda Hill and S.R. 0314.

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 470-17.C.(1) and Schedule A, the minimum required well setback is 15-feet. *It is noted that the existing well on proposed Lot 4B is located approximately 7-feet from the side property line. This is an existing non-conformity which is not affected by the proposed subdivision. No action is required.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

2. 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.*
3. 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 boundary closure report for proposed Lots 1A and 4B shall be provided.*
4. In accordance with Section 390-27.B.(11), plans shall contain “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 bearing and distance for the future ROW line at S.R. 0314 is missing and must be added to the plan.*

5. 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.” *The plan reflects a “Pin Set” at the eastern outbound corner of Lot 2. This shall be a monument in accordance with the ordinance. The plan shall be revised accordingly.*
6. In accordance with Section 390-27.B.(29), the Minor Subdivision 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.” *The plan shall be revised to move the signature block for the Board of Commissioners to the designated location. Additionally, a signature block for the Township Planning Commission shall be added.*
7. 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

Date

8. In accordance with Section 390-27.D., “Additional information. The Township shall request any other necessary information based on the specific characteristics of the project.” *Monroe County GIS mapping shows the driveway for Parcel 12.94289 N/F Erin Smalley crossing over and utilizing a portion of Parcel A to access S.R. 0314, but this is not shown on the submitted plan. We understand that the mapping does not always reflect an accurate tie between the aerial image and the property lines, but if the driveway does encroach onto Parcel A, then additional information, including but not limited to an access easement and agreement, shall be provided to the Township and the easement shown on the plan.*
9. In accordance with Section 390-47.C.(5), “Double frontage lots shall not be platted except as reverse frontage lots where access to the lots is restricted to the interior development roads.” *The plans propose new Lot 4B to have frontage on both Paweda Hill and S.R. 0314. While existing Lot 3 also had double frontage, the Minor Subdivision and subsequent consolidation would nullify any existing non-conformities. A note must be added to the plan restricting access for Lot 4B to Paweda Hill.*

MISCELLANEOUS COMMENTS

10. The Township Land Development Plan (LDP) No. 1447 shall be placed in the lower right-hand corner of all plan sheets and provided on all subsequently submitted documents.
11. A legal description of the combined lots shall be provided for review.



12. The Parcel Number as labeled on Lot 2 of the plan view is incorrect and should be 12.12.1.17 per the deeds. The plan shall be revised accordingly.
13. The Parcel Number for Lot 4A shall be added to the plan view in the same manner as was done for the other existing lots.
14. Note 8 states "Lot 3 is to be subdivided into (2) equal parcels to be know (sic) as Parcel "A" and Parcel "B". Parcels "A" and "B" are not proposed to be equal in size; therefore, the word "equal" should be removed from the note.

We recommend the above comments be addressed to the satisfaction of Pocono Township, prior to approval of the lot combination plan.

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, Manager – Pocono Township
Lindsay Scerbo, Zoning Officer – Pocono Township
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
Jonathan Shupp, P.L.S., S.E.O. – Applicant's Surveyor
Dean & Patricia Wehr – Owner/Applicant
Robert F. Danges & Maria R. Bras-Danges – Owner/Applicant
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates



HanoverEngineering

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

June 12, 2025

Pocono Township
Zoning Hearing Board
112 Township Drive
Tannersville, PA 18372

RE: Cranberry Creek Apartments
AMIRE LLC
Zoning Variance Request- Parking Space Reduction
Pocono Township, Monroe County
Pocono Township LDP No. 1369
Hanover Project PA-1213

Dear Zoning Hearing Board Members:

The applicant, AMIRE LLC is proposing a land development plan in Pocono Township along S.R. 611. The land development includes three buildings with associated parking, stormwater management, and utilities. Buildings 1 and 3 will include 50 one- and two-bedroom apartments on four stories in each building, and Building 2 will include 50 one- and two-bedroom apartments on the second, third, and fourth floors, a 6,000 s.f. restaurant with 134 seats on the first floor, and amenities for the 150 apartments also on the first floor of Building 2. The restaurant will be open to the public, while the remaining uses will be for tenants of the apartments in all three buildings.

According to the zoning ordinance, the above-described improvements would require a total of 415 parking spaces. This includes 150 one- and two-bedroom apartments at 2.25 spaces per apartment, one space for every two seats in the 134-seat restaurant, plus one space for each of ten employees anticipated during the peak shift.

The requested variance maintains the parking space requirement for the restaurant use with 67 spaces for 134 seats and ten spaces for ten employees. The reduction request is to reduce the number of parking spaces to 2.0 spaces per unit (299 spaces), for a total of 376 spaces.

The following is taken from §470-116.E(1) of the zoning ordinance regarding the criteria to be used for determining the necessity for the variance:

- (1) "The Board shall hear requests for variances where it is alleged that the provisions of this chapter inflict unnecessary hardship upon the applicant. The Board may by rule prescribe the form of application and may require preliminary application to the Zoning Officer. The Board may grant a variance, provided that all of the following findings are made where relevant in a given case:
 - (a) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by

for "Multi-Family Midrise Parking," the recommended parking based on their study data is 1.7 spaces per unit for projects not within 0.5 miles of rail transit, which would yield a requirement of only 255 spaces.

In practice with the other apartment projects in the area, 1.9 spaces per unit has been more than sufficient for the parking needs of the development. Based on standard engineering practices and directly correlating apartment operations, the variance will have no negative impact on the proposed use or development of adjacent property, nor will it affect the essential character of the neighborhood by creating a parking-deficient project.

"(c) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. Hanover Engineering is in receipt of your review letter dated January 25, 2024, for the above referenced project. Please see the following responses to your comments."

As can be seen on the Site Plan submitted with the application, the amount of parking has been maximized within the constraints of the buffer requirements set forth by the township. The variance for the reduction of the required parking spaces by 39 spaces, or 0.26 spaces per unit.

As described above, the requested variance meets the criteria necessary for Zoning Hearing Board approval. If you have any questions or need additional information, please contact the undersigned.

Respectfully,

HANOVER ENGINEERING



Salvatore J. Caiazzo, PE
Project Engineer

sjc:ebr/tmg2

S:\Projects\Private\Pocono-Priv\PA-1213 Maula-Cranberry Creek Apartments\Docs\2025 06 12-Zoning Variance App for Parking Reduction.docx

cc: Todd Weitzmann, Esq., via e-mail
Anthony Maula, via e-mail

Cranberry Creek Apartments

Parking Calculations

Date: 06/12/2025

Prepared By: Hanover Engineering Associates, Inc.

Proposed Use	Required Parking Rate	Required Parking Spaces	Proposed Parking Spaces	Proposed Parking Rate
Building 1				
50 Two-BR Apartments on 4 Stories	2.25 sp/unit	112.5	100	2.0 sp/unit
Building 2				
1st Floor: 134-Seat Restaurant	1 sp/two seats	67	67	1 sp/two seats
w/ 10 Employees peak shift	1/employee	10	10	1/employee
2nd to 4th Floors: 50 1-BR Apts	2.25 sp/unit	112.5	99	2.0 sp/unit
Building 3				
50 Two-BR Apartments on 4 Stories	2.25 sp/unit	112.5	100	2.0 sp/unit
Total		415	376	-0.26 spaces per apt

Land Use: 221 Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with between three and 10 levels (floors) of residence. Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), and affordable housing (Land Use 223) are related land uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (one general urban/suburban study site), a Saturday (two general urban/suburban study sites), and a Sunday (one dense multi-use urban study site).

Hour Beginning	Percent of Peak Parking Demand		
	Weekday	Saturday	Sunday
12:00–4:00 a.m.	100	100	100
5:00 a.m.	94	99	—
6:00 a.m.	83	97	—
7:00 a.m.	71	95	—
8:00 a.m.	61	88	—
9:00 a.m.	55	83	—
10:00 a.m.	54	75	—
11:00 a.m.	53	71	—
12:00 p.m.	50	68	—
1:00 p.m.	49	66	33
2:00 p.m.	49	70	40
3:00 p.m.	50	69	27
4:00 p.m.	58	72	13
5:00 p.m.	64	74	33
6:00 p.m.	67	74	60
7:00 p.m.	70	73	67
8:00 p.m.	76	75	47
9:00 p.m.	83	78	53
10:00 p.m.	90	82	73
11:00 p.m.	93	88	93

5A
5N

This Indenture, made the 28th day of September in the year of our Lord Two Thousand Twenty-One (2021)

Between **CRANBERRY CREEK REALTY, LLC, a Pennsylvania limited liability company, with an address of 405 Centre Street, Nutley, New Jersey 07110, hereinafter called GRANTOR;**

-AND-

AMIRE LLC, a Pennsylvania limited liability company, with an address of with an address of 117 Pipher Lane, Stroudsburg, Pennsylvania 18360, hereinafter called GRANTEE;

Witnesseth, That the said GRANTOR for and in consideration of the sum of TWO MILLION TWO HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 (\$2,275,000.00) DOLLARS lawful money of the United States of America, unto it well and truly paid by the said GRANTEE at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said GRANTEE, its successors and assigns,

ALL THAT CERTAIN tract or piece of land situate in the Township of Pocono, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of the concrete pavement in the public road leading from Bartonsville to Tannersville and known as the Lackawanna Trail in line of lands of Henry Rohlf from which the intersection of the center line of the public road leading from the Lackawanna Trail to Pocohontas Cabins with the center line of the Lackawanna Trail is distant 410.99 feet in a northerly direction measured along the center line of Lackawanna Trail; thence

By lands of Henry Rohlf and lands of Louis M. Block (Bearings from Magnetic Meridian of 1946) South 61 degrees 45 minutes West (at 59.16 feet passing a pipe drive in the ground, at 608 feet, more or less, the middle of Pocono Creek, at 735 feet, more or less, the center line of the abandoned W.B. & E. R. R. right of way) 1,989.4 feet to a stone corner; thence

By land formerly of John Hare Powell North 58 degrees 30 minutes West 198 feet to a stone corner; thence

By the same North 6 degrees 30 minutes West 671 feet to a stone corner; thence

By lands of Louis M. Block North 77 degrees 30 minutes East (at 661.3 feet, more or less the center line of the abandoned W.B. & E. R.R. right of way) 736.8 feet to a pipe; thence

6. South 36 degrees 27 minutes East 100 feet; thence
7. South 38 degrees 20 minutes East 99.8 feet; thence
8. South 39 degrees 27 minutes East 169.85 feet to the place of BEGINNING.

EXCEPTING AND RESERVING out of and from the above tract a strip of land 80 feet in width, being a portion of lands conveyed by Samuel Shook and wife to the Wilkes-Barre and Eastern Railroad Company by Deed dated September 2, 1892 and recorded in the Office for the Recording of Deeds in and for Monroe County, Pennsylvania, in Deed Book Volume 43, Page 17.

ALSO EXCEPTING AND RESERVING thereout and therefrom all that certain right of way for Legislative Route 1002, Section B02 R/W, containing 1.685 acres in Pocono Township, Monroe County, Pennsylvania, condemned by the Commonwealth of Pennsylvania, Department of Transportation, in the Court of Common Pleas of Monroe County to No. 1088, June Term, 1972, by Declaration of Taking filed October 2, 1972, for the construction of a Safety Rest Area.

ALSO EXCEPTING AND RESERVING thereout and therefrom all that certain right of way for Legislative Route 1002, Section C-2, containing 4.5 acres, more or less, in Pocono Township, Monroe County, Pennsylvania, condemned by the Commonwealth of Pennsylvania, Department of Transportation, in the Court of Common Pleas of Monroe County to No. 120, February Term 1967, for the improvements of and construction of State Highway Route No. 1002.

BEING THE SAME PREMISES which Michael Siculietano, single, by his Deed dated April 4, 2007, and recorded April 16, 2007, in the Office for the Recording of Deeds, &c., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Book 2302, Page 3241, granted and conveyed unto Cranberry Creek Realty, LLC, Grantor hereof, in fee.

UNDER AND SUBJECT to covenants, conditions, easements and restrictions of record, if any, and such state of facts as an accurate survey may disclose.

TOGETHER with all and singular the improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of the said GRANTOR, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof,

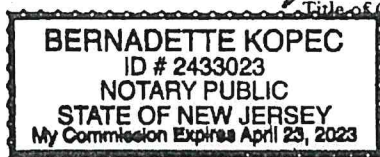
TO HAVE AND TO HOLD the said lot or piece of land above described, hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said GRANTEE, its successors and assigns, to and for the only proper use and behoof of the said GRANTEE, its successors and assigns and assigns, forever. UNDER AND SUBJECT as aforesaid.

State of New Jersey)
) ss:
County of Morris)

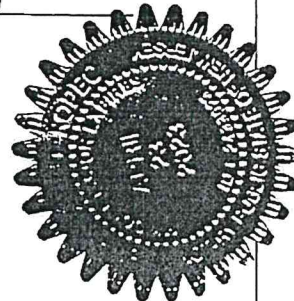
On this, the 28th day of September, 2021, before me, a Notary Public in and for said County and State, the undersigned officer, personally appeared Gary Gabriele, co-trustee of The Thomas Maoli 2018 Family Trust dated October 3, 2018, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same in the capacity thereon stated for the purposes therein contained, and desired the same might be recorded as such.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My Commission Expires:



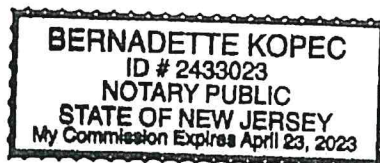
State of New Jersey)
) ss:
County of Morris)



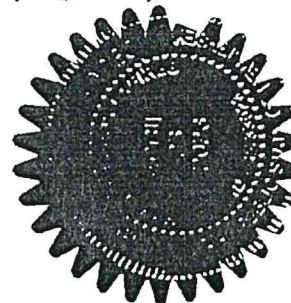
On this, the 28th day of September, 2021, before me, a Notary Public in and for said County and State, the undersigned officer, personally appeared Neil L. Prupis, co-trustee of The Thomas Maoli 2018 Family Trust dated October 3, 2018, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same in the capacity thereon stated for the purposes therein contained, and desired the same might be recorded as such.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

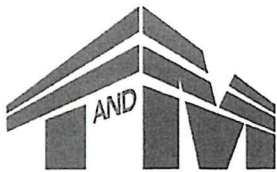
My Commission Expires:



The address of the within-named Grantee
is 117 Ryker Lane, Stroudsburg, PA
98360
Am Peterson
On behalf of the Grantee



CRAMER, SWETZ, McMANUS & JORDAN, P.C.
ATTORNEYS AT LAW
711 SARAH STREET
STROUDSBURG, PENNSYLVANIA 18360



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^{III} of this chapter. If a hydrologic computer model such as PSRM or HEC-1 is used for stormwater runoff calculations, then the duration of rainfall shall be 24 hours. The NRCS "S" curve shown in Figure B-1, Appendix A of this chapter, shall be used for the rainfall distribution." *The Stormwater Management Report utilizes rainfall values from NOAA Atlas 14, Volume 2, Version 3, location Tannersville, PA". We have no objection to the Applicant requesting a waiver from this Section to utilize the rainfall data from NOAA.*
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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MONROE COUNTY PLANNING COMMISSION

June 27, 2025

Jerrod Belvin, Township Manager
Pocono Township Municipal Building
205 Old Mill Road
Tannersville, PA 18372

Re: Summit Road Solar Facility
Land Development Plan
Pocono Township
MCPC Review #78-25

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 July 8, 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,

Christine Meinhart-Fritz
Director

CMF/ebk

cc: Jeff Beavan, PE

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MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director
FROM: Eric Koopman, Lead Senior Planner
DATE: June 27, 2025
SUBJECT: Summit Road Solar Facility
Land Development Plan
Pocono Township
MCPC Review #78-25

This 71.90 acre site is located on the westerly side of Summit Road, just west of its intersection with Dyson Road. The plan proposes to construct two solar energy arrays (3,564 modules and 7,596 modules, respectively), access roads, associated parking, stormwater management controls, fencing, and various other site improvements. The site is currently vacant and located in the Low-Density Residential (R-1) zoning district. Access is to be provided by a two gravel driveways off Summit Road. No sewage disposal or water supply is proposed at this time.

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

1. The site is located in the R-1 zoning district. Recently the Townships zoning ordinance is not specifically address commercial solar facilities, however, an amendment inserting and clarifying this land use has adopted. Solar energy systems are only permitted in the Industrial (I) zone. While the MCPC Checklist states that the use is permitted it appears that the proposed project is inconsistent with the zoning ordinance in terms of permitted land uses within the R-1 district. This should be confirmed by the zoning officer.
2. Decommissioning plans were not included with the submitted materials. The Township should ensure that all such decommissioning agreements are in place before any approvals are granted. The owner should be responsible for the removal of the facility in the event of the halt of operation or when the facility becomes obsolete.
3. The project proposes significant amounts of clear-cutting existing vegetation. The Township should ensure that all stormwater management and erosion and sedimentation controls are adequate to mitigation potential impacts from such large scale earth disturbance.
4. According to the MCPC Review Checklist, the applicant is requesting a waiver to within wetlands and the wetland buffer and states that "the stumps of the trees are proposed to remain". Careful consideration should be made before granting any waiver that could impair environmentally sensitive resources.

5. It is unknown if the impervious surface calculations indicated on the plan are correct. It is unclear if the solar panel modules are included as impervious coverage, or if the specific model of these modules would prohibit stormwater infiltration. The plan indicates that the project will result in 1.12% lot coverage. Actual impervious area and potential impact to stormwater mitigation should be confirmed.
6. The plan states that earth disturbance will be 31.77 acres. A NPDES permit will be required. It is unclear if the project will be able to meet NPDES permit or Township Stormwater Management requirements. This should be discussed.
7. It is unclear what potential for impact related to glare is anticipated by the proposed solar field. This should be discussed in the interest of minimizing potential distraction to traffic circulation and nuisance to adjacent properties. There are a number of residential structures to the east of the site.
8. While an emergency vehicle truck turning plan was included with the submission, no emergency management details were provided with the submitted materials. The developer and fire company officials as well as the Monroe County Office of Emergency Management should coordinate response strategies and ensure that adequate contingency plans are in place.
9. The site contains significant areas of wetlands. Disturbance and impacts to these environmentally sensitive areas should be minimized as much as possible and in line with all local, state, and federal regulations.
10. This site contains large amounts of steep slopes located on the site and the project proposes significant impacts to these areas. The Township should ensure that the extent of impact is within the limit permitted. Slope easements are not delineated on the plan. This should be addressed.
11. According to the landscaping notes, meadow groundcover is to be mowed. It is recommended that the applicant utilize 'no-mow' mixes of low-growing grass species to minimize the need for mowing. It is unclear if the proposed mix to be used is of this variety. It should be noted that mowing is to occur once every three years. The Township should determine if this is adequate.
12. Landscaping is proposed as part of the project, including a partial perimeter buffer planting. The Township should confirm this is consistent with ordinance requirements and that the proposed buffer is adequate for screening from residential areas.
13. The applicant is proposing landscape buffer along portions of the project's perimeter. While the plan notes state that the plantings are guaranteed for a period of eighteen (18) months, the Township should consider whether a longer term agreement would be appropriate to ensure proper screening. It should be noted that the buffer does not include the entire perimeter of the property.

14. Fencing is proposed along the perimeter of both solar arrays. The Township should evaluate the style and appropriateness of proposed fence materials and design.
15. A lighting plan was not included with the submitted materials. The Township should ensure that all lighting is consistent with ordinance requirements.
16. A clearly visible warning sign concerning voltage should be placed at the base of all pad-mounted transformers and substations.
17. While required parking is not addressed in the Township's zoning ordinance, the applicant is proposing two spaces, one to be located near each solar array. The Township should determine if this is adequate.
18. A Township Driveway permit may be required. Potential trip ends are expected to be minimal.
19. It should be noted that a Pennsylvania Natural Diversity Inventory (PNDI) review was not submitted by the owner/developer. Potential impacts are unknown.
20. The proposed project is generally consistent with the Monroe County Comprehensive Plan, December 2014, with respect to promoting renewable energy.
21. The recommendation made by Nathan Oiler, P.E., of RKR Hess, a division of UTRS, Inc. in his review dated June 17, 2025 is concurred with.

It is recommended that approval of this plan be not be granted until basic zoning inconsistencies with the R-1 district are resolved, and that the plan achieves 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.

June 17, 2025
Project No. 10230.269

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

ATTENTION: MS. CHRISTINE MEINHART-FRITZ, DIRECTOR

**SUBJECT: PRELIMINARY LAND DEVELOPMENT PLANS –SOLAR ELECTRIC POWER GENERATION FACILITY
PROPERTY OWNER – PARADISE SUMMIT LLC
APPLICANT – BLUEWAVE
POCONO TOWNSHIP**

Dear Ms. Meinhart-Fritz:

The 71.9-acre project site is located along Summit Road, between the intersections of Summit Road and Dyson Road and Summit Road and Paweda Hill Road in Pocono Township, PA. The site is currently undeveloped. The project proposes to construct two solar energy generation arrays. Site improvements include parking, access roads, stormwater management facilities and landscaping.

We have reviewed a twenty-five (25) page set of Preliminary Land Development Plans prepared by Bohler Engineering PA, LLC located in Bethlehem, 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 R1, Residential Zoning District. The MCPC checklist states that the solar electric power generation facility is a permitted use in this zoning district. The zoning ordinance is not clear on if this is a permitted use in this zoning district. The Zoning Officer should determine the use in this zoning district.
2. Adjoining properties are in the RD, Recreational and R-1, Residential Zoning Districts. The properties adjacent to the north are in the R-1 and RD zoning districts, both properties are undeveloped. The properties adjacent to the east are in the R-1 zoning district have residential houses. Summit Road and properties in the R-1 zoning district are adjacent to the south. The properties to the south have existing residential houses. The property adjacent to the west is undeveloped in the RD zoning district.

The closest residential house is approx. 190 feet to the south of the proposed fence along the access to solar field. Tree clearing is proposed within 25 feet of the property line.

3. An analysis of compliance with zoning requirements such as setbacks has been provided in the application confirming compliance with these requirements. The Township must confirm this information is accurate.

LOT ACCESS, LAYOUT AND PARKING

4. The vehicular access to the project is proposed to be from two gravel access drives off of Summit Road, a Township Road. A Township driveway permit will be required. There will be a substantial amount of traffic on the access driveway during construction.
5. The plans indicate that there are two parking spaces, and two loading spaces provided. The parking spaces are proposed to be gravel. The Township should verify the parking requirements of the Township Ordinance are met.
6. Traffic pattern turning templates confirming access for emergency vehicles have been provided.

WATER SUPPLY AND WASTEWATER DISPOSAL

7. Since this is a solar generation facility, no water service or wastewater service is proposed as there is no building proposed onsite.
8. The local fire company should review truck access to the site and access to the proposed arrays. Traffic pattern turning templates for emergency vehicles have been provided.

STORMWATER MANAGEMENT

9. According to the provided plans the proposed earth disturbance is 31.77 acres. A NPDES permit will be required. An Erosion and Sediment Control plan is provided.
10. A Stormwater plan has been provided. The site is currently wooded with increases in stormwater flows anticipated to result from clearing and developing the property. The northern portion of the ultimately drains to the Swiftwater Creek which has been classification as a chapter 93 designation of High Quality Cold Water Fishes (HQ-CWF). The majority of the southern portion of the site ultimately drains to Scot Run Creek which has been classification as chapter 93 designation of Exceptional Value (EV).

Infiltration retention basins are shown on the plans to manage stormwater flows resulting from development of the site. The stormwater management plans do not appear to be complete.

- The infiltration basins should be clearly labeled on the plans.
- Contour labels are not indicated on the drainage plan to confirm the proposed grading.
- Soil test results confirm the infiltration rate must be provided to confirm infiltration is feasible for the basin design proposed. The location of testing must be indicated on the plans.
- The only source of discharge for stormwater design storms is the proposed infiltration rate of the soil in the basin bottom. It appears substantial areas of cut and fill are proposed in the basins that are not typically consistent with desired soils conditions for infiltration.

- Basin berms are graded with a down slope berm over 35 feet high. It appears water will overflow the basins in large storms. The stability of the basin berms must be confirmed for the grading proposed.
- Basin grading is not consistent with the requirements of the Pocono Township Ordinance.
- The proposed basin bottoms are steeply sloping on several basins. The feasibility and rate of infiltration on the basin bottom must be considered.
- Emergency spillways and adequate discharge points are not indicated on the plans
- The maintenance responsibility for the storm water facilities is indicated on the plans to be the responsibility of Swiftwater Pond LLC.

The proposed stormwater design does not appear to meet NPDES permit requirements or Pocono Township Stormwater Management requirements.

ENVIRONMENTAL CONCERNS AND OTHER COMMENTS

11. The site is not within the FEMA 1% chance floodplain limits as depicted on the latest (FIRM) Flood Insurance Rate Map.
12. Wetlands are shown in the middle of the site between the two proposed arrays. According to the MCPC checklist these make up 32,804 SF. of the project site. A wetland buffer of 20 feet is indicated around the wetlands. The Pocono Township Stormwater Ordinance required wetland buffers ranging from 50 feet to 100 feet in width depending on the site slope. Tree clearing and site improvements are proposed in the wetland buffer which are not permitted.
13. A stream is shown in the middle of the site between the two arrays. Inner riparian buffers of 100 feet and outer riparian buffers of 150 feet are shown along the stream. No construction or tree removal is proposed in these buffers.
14. Steep Slopes are shown along the north, south, east and west property lines of the site. According to the MCPC checklist there are approx. 245,699 SF. steep slopes on the site. Per the checklist, 714,357 SF. of steep slopes will be impacted from the construction. Based off this, 34% of the steep slopes will be impacted. This is below the Township requirement limit of 35%. An easement is required for the preservation of the remaining steep slope areas. This easement must be delineated on the plans.
15. The MCPC checklist states that there are 324,775 SF. of Prime AG Soils on site. According to the checklist 265,132 SF. of these soils will be impacted by the construction.
16. The MCPC checklist states that there are 1,217,240 SF. of Natural Areas on site. According to the checklist 274,232 SF. of these areas will be impacted by the construction.
17. A 200-foot transmission corridor for an existing power line exists on the west side of the site.
18. A landscape plan was provided in the submission detailing property line screening. It appears existing trees will be removed to a width of 25 feet and supplemented with smaller trees to meet ordinance compliance. The necessity of tree removal to the north of the solar panels should be evaluated.

19. A fence is shown around proposed Array A and Array B. The details of the proposed fence should be provided.
20. A Pennsylvania Natural Diversity Index (PNDI) search has not been provided. The MCPC checklist indicates that a PNDI search came back with no known potential impacts to threatened or endangered species and/or special concern species and resources are anticipated by the project.
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.

The stormwater management plan is incomplete, and wetland buffers are not provided in accordance with ordinance requirements. We recommend the application not be recommended for approval until all Pocono Township Ordinance requirements have been reviewed and confirmed to be compliant by Township.

Respectfully submitted,

RKR Hess, A Division of UTRS, INC.



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