



## POCONO TOWNSHIP PLANNING COMMISSION

### AGENDA

September 10, 2025 6:00 p.m.  
205 Old Mill Rd | Tannersville, PA 18372

<https://us06web.zoom.us/j/82919789765>

**Meeting ID: 829 1978 9765**  
**Security Passcode: 523971**

#### CALL TO ORDER

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

#### PUBLIC COMMENT

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

#### ANNOUNCEMENTS

#### CORRESPONDENCE

#### OLD BUSINESS

- Motion to approve the minutes of the August 11, 2025 meeting of the Pocono Township Planning Commission. **(Action Item)**

#### SEWAGE PLANNING MODULES:

#### SPECIAL EXCEPTIONS:

#### WAIVERS OF LAND DEVELOPMENT:

#### SKETCH PLANS

- Harmony Domes LDP 1417
- Pocohanne Point LDP 1448

## NEW PLANS

- Lot 1 Trap Hotel & Retail LDP 1449 (***Possible Action Item***)

## FINAL PLANS UNDER CONSIDERATION

### PRELIMINARY PLANS UNDER CONSIDERATION – (Possible Action Items)

- Mountain Edge Village Community Townhouses – LDP 1445 – Plans were administratively accepted at the 4/14/25 P.C. meeting. Approval deadline of December 8, 2025. ***Deadline for P.C. consideration is 12/31/25.***
- 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.***
- Solar Electric Power Generation Facility – LDP 1446 (BlueWave Solar) Summit Road, Swiftwater, PA – Plans were administratively accepted at the 6/9/25 P.C. meeting. Approval deadline of December 1, 2025. ***Deadline for P.C. consideration is 11/10/25.***

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

- 135 Warner Road – JBAR Pocono LLC (LDP# 1414) – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of March 9, 2026. ***Deadline for P.C. consideration is 2/9/26.***
- Alaska Pete's Roadhouse Grille (173 Camelback Road) Land Development Plan (LDP# 1387) – Plans were administratively accepted at the 4/10/23 P.C. meeting. Extension request received with approval deadline of December 31, 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 September 29, 2025

## ADJOURNMENT

# POCONO TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

August 11, 2025

The regular meeting of the Pocono Township Planning Commission was held on Monday, August 11, 2025 and was opened at 6:00 p.m. by Jeremy Sawicki, Chairman.

### ROLL CALL

Joe Folsom, present; Christina Kauffman, absent; Claire Learn, present; Chris Peechatka, present; Dennis Purcell, present; 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

### ANNOUNCEMENTS

### OLD BUSINESS

D. Purcell made a motion, seconded by J. Folsom, to approve the minutes of the July 14, 2025 meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

### SEWAGE PLANNING MODULES:

### NEW PLANS

### FINAL PLANS UNDER CONSIDERATION

### PRELIMINARY PLANS UNDER CONSIDERATION

- Summit Road Blue Wave Solar Array (LDP 1446) – Plans were administratively accepted at the 6/9/2025 P.C. meeting. Approval deadline of December 1, 2025. **Deadline for P.C. consideration is 11/10/2025.** J. Folsom Made a motion, seconded by C. Learn to table the plan. All in favor. Motion carried.

C. Learn made a motion, seconded by D. Purcell, to table the following plans. All in favor. Motion carried

- Cranberry Creek Apartments Land Development Plan (LDP# 1369) – Plans were administratively accepted at the 7/25/22 P.C. meeting. Extension letter request received with approval deadline of August 11, 2025. **Deadline for P.C. consideration is 7/14/25.**
- 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.**
- 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.**

**NEW BUSINESS**

**PRIORITY LIST**

**PUBLIC COMMENT**

**ADJOURNMENT** J. Folsom made a motion, seconded by D. Purcell, to adjourn the meeting at 6:06 p.m. All in favor.  
Motion carried.



August 19, 2025

Jon S. Tresslar, PE, PLS  
Township Engineer  
559 Main St.  
Bethlehem, PA 18081

**Re: Harmony Domes – 310 Hallet Road  
Sketch Plan Review No. 1  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA POCONO TOWNSHIP LDP NO. 1417,  
LVL PROJECT NO. 2330228R**

Dear Mr. Tresslar,

JHA Companies is in receipt of the comment letter email dated August 29, 2023, in relation to the subject referenced Harmony Domes Sketch Plan Review No. 1 for Harmony Domes Pocono Township, Monroe County, PA.

We offer the following in response to your comments:

**Zoning Ordinance Comments:**

1. The application identifies the proposed development as resort/glamping. Article II of the Zoning Ordinance defines Resort as "a commercial building or group of buildings combining lodging for members and guests, food service, retail sales of commodities and services and facilities for educational activities, entertainment and recreation for lodgers and/or nonlodgers". Glamping is undefined. The Applicant shall submit the Sketch Plan to the Zoning Officer for a determination of the proposed use. It is noted that resorts are permitted within the RD, Recreation Zoning District per Section 470-19.B.(1) and the Use Schedule.

***R1: Noted JHA will submit the Sketch plan to the Zoning Officer.***

2. In accordance with Section 470-19.C.(1)(c), the maximum impervious coverage is 35% for residential uses and 80% for other uses. The plan shall be revised to include the proposed impervious coverage in square feet and percent, to demonstrate the proposed impervious area is less than the permitted 80% permitted for the proposed resort (commercial) use.

***R2: JHA added the impervious coverage to Sheet C-0.01 under Zoning Data***

3. In accordance with Section 470-19.C.(2), the required front yard depth is 50-feet, the required side yard width is 25-feet, and the required rear yard depth is 40-feet. The required and proposed yards shall be shown and dimensioned on the plan.



***R3: JHA added the required yards on Sheet C-0.01 under zoning Data and on Sheet C-2.01.***

4. In accordance with Section 470-19.C.(3)(a), the maximum principal building height is 50-feet. The plan shall be revised to include the maximum and proposed building heights.

***R4: JHA added the required Zoning Data on Sheet C-0.01.***

5. In accordance with Section 470-34.A, the proposed resort/campground is required to provide one (1) parking space for each rental unit, plus one (1) parking space for each employee on the peak shift. Restaurants and other accessory uses are viewed separately. Based upon the definition of Resort, the required parking was determined per the requirement for a hotel/motel. The Sketch Plan proposes 138 units plus three (3) administrative buildings. Two (2) parking areas are proposed with a total of 205 parking spaces. The plan shall be revised to quantify the number of units, the area of any proposed offices and/or other accessory uses, and the number of employees on the peak shift to determine whether the number of proposed parking spaces are in compliance with this Section.

*The Applicant shall also address whether parking is provided at each unit. The individual parking shall be clearly shown and labeled on the plan.*

***R5: JHA has revised the layout to show a total of 62 rental units, and 10 employees. Sheet C-0.1 provides the Parking requirements. Parking will be provided at centralized parking areas, guests will be transported to their rental unit by the staff.***

6. In accordance with Section 470-34.B, "handicapped accessible parking shall be provided in accordance with the Americans with Disabilities Act, as it may be amended from time to time". The land development plan shall show the required number of ADA parking spaces.

***R6: JHA has provided the Parking requirements on Sheet C-0.01 and shown the parking and ADA spaces on Sheet C-2.01.***

7. In accordance with Sections 470-34.D.(1) and (2), "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". "An off-street truck loading space shall be a minimum of 12 feet in width and a minimum of 35 feet in length." The required off-street loading spaces shall be shown, labeled, and dimensioned on the plan.

***R7: JHA added the required off-street truck loading area on Sheet C-2.01***

8. In accordance with Section 470-36, for purposes of this chapter, the Township's roads shall be classified according to the Official Roadway Classification List. Hallet Road (SR. 1003) is classified as a collector road and site frontage shall be improved to meet the requirements of a collector road. Refer to Comment 19.

*R8: JHA has updated S.R. 1003 "Hallet Road" to have a Required Right-Of-Way width of 60 Ft. on Sheet C-2.01.*

**Subdivision and Land Development Comments:**

9. In accordance with Sections 390-15.D.(2) and 390-24.B, applicants should submit an existing resources and site analysis prepared in accord with the requirements of § 390-25D. The purpose of this key submission is to familiarize officials with existing conditions on the applicant's tract and within its immediate vicinity, and to provide a complete and factual reference for conducting a site inspection. This plan should be provided prior to or at the site inspection and form the basis for the development design as shown on the sketch plan (or on the preliminary plan if the optional sketch plan is not submitted). An existing features and site analysis map per Section 390-25.D shall be submitted in support of the Sketch Plan.

*R9: JHA has prepared an Existing Features Plan and Site Resource Analysis, Sheet C-1.01*

10. In accordance with Sections 390-17.E.(6)(c) and (d) and 390-19.F.(6)(c) and (d), the applicant shall be responsible for submission of the plan, and all required supporting documentation to the Monroe County Planning Commission, the Monroe County Conservation District, PennDOT, and all other governing agencies. The applicant is also solely responsible for contacting utility companies, as appropriate, including the appropriate water authority if applicable. The Applicant shall submit to and provide comments and approvals from the following outside agencies during the land development plan review:

- a. Monroe County Conservation District/Pennsylvania Department of Environmental Protection, erosion, and sedimentation control adequacy/NP DES permitting.
- b. Pocono Township Sewer Authority, design, and capacity.
- c. Brodhead Creek Regional Authority, public water service will-serve, public sewage treatment capacity.
- d. Pennsylvania Department of Environmental Protection, water, and sewer services.
- e. Monroe County Planning Commission.
- f. Pocono Township Volunteer Fire Company.
- g. Pennsylvania Department of Transportation, Highway Occupancy Permit.

*R10: JHA has provided a table noting the required approvals on Sheet C-0.01*

11. In accordance with Section 390-24.B.(5), the sketch plan shall include a "location map". A location map identifying the project site and two intersecting streets shall be included on the plan.

*R11: JHA has provided a location map on all sheets, also provided an Aerial Map, Zoning Map and USGS map on Sheet C-0.00.*



12. In accordance with Section 390-24.B.(6), the sketch plan shall include the zoning district. The Zoning District where the project is located shall be identified on the plan. A chart shall also be provided on the plan listing the required and permitted dimensional criteria of the Zoning Ordinance, and the proposed dimensions.  
*R12: JHA provided the Zoning District Map on Sheet C-0.00, A chart for Zoning Data on Sheet C-0.01 and the Zoning District line is shown on Sheet C-1.01*
13. In accordance with Section 390-24.B.(7), the sketch plan shall include "roads on and adjacent to the tract (both existing and proposed)". Hallet Road (S.R. 1003) shall be labeled on the plan.  
*R13: JHA labeled S.R. 1003 Hallet Road on Sheet C-1.01 (EXISTING FEATURES) Sheet C-2.01 (SITE LAYOUT)*
14. In accordance with Section 390-24.B.(8), the sketch plan shall include the "one-hundred-year floodplain limits". The 100-year floodplain along Cranberry Creek shall be delineated on the plan.  
*R14: JHA added the 100 FEMA floodplain on Sheets C-1.01 and C-2.01, Reference source Sheet C-0.01 Site Note 3.*
15. In accordance with Section 390-24.B.(9), the sketch plan shall include the "approximate location of wetlands". Wetlands shall be identified and delineated on the land development plan in accordance with Section 390-57.  
*R15: JHA added the Delineated Wetlands on Sheets C-1.01 and C-2.01, Reference source Sheet C-0.01 Site Note 2.*
16. In accordance with Section 390-24.B.(10), the sketch plan shall include "topographic, physical, and cultural features including fields, pastures, meadows, wooded areas, hedgerows and other significant vegetation, steep slopes (over 25%), rock outcrops, soil types, ponds, ditches, drains, dumps, storage tanks, streams within 200 feet of the tract, and existing rights-of-way and easements, and cultural features such as all structures, foundations, walls, wells, trails, and abandoned roads". All applicable existing features shall be identified on the plan.  
*R16: JHA prepared an Existing Features plan Sheet C-1.01 showing existing topographical and physical features of the site.*
17. In accordance with Section 390-24.B.(13), the sketch plan shall include a "general description of proposed method of water supply, sewage disposal, and storm water management". The Applicant shall address how the project will be serviced by water, the method of sewage disposal, and compliance with stormwater management requirements.  
*R17: JHA noted that the Sewer and Water will be on Site and Stormwater Management will comply with township and DEP requirements Sheet C-0.01 Intended Use.*



18. In accordance with Section 390-43 .A.(13), "pedestrian interior walks may be required, where necessary, to assist circulation or provide access to community facilities (e.g., a park or school)". In addition, and 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." No sidewalks are proposed. The Applicant shall address how pedestrians will navigate the project site and shall discuss with the Township whether sidewalks should be provided within the project site and/or along Hallet Road (S.R. 1003).

***R18: JHA will discuss with the Township for the need of sidewalk along Hallet Road and interior sidewalks, currently minimal vehicle traffic is expected within the site, walking paths are part of the access path system.***

19. In accordance with Section 390-48 .H.(1), "wherever there exists a dedicated or platted portion of a road or alley along a boundary of the tract being subdivided or developed the remainder of said road or alley shall be platted to the width required by this chapter based on the classification of the road within the proposed development". Hallet Road (S.R. 1003) along the site's frontage shall be improved to meet the requirements of a collector road per Table 390-48-1.

***R19: JHA noted that S.R. 1003 Hallet Road will be upgraded to meet Collector Road requirements Sheet C-0.01 Site Notes 4, Sheet C-2.01 shows the required 60 ft. wide Right-Of-Way.***

20. In accordance with Section 390-48.Z, "in nonresidential developments, or higher density residential developments, or where other similar intensive uses exist or are anticipated, curbs shall be required if deemed necessary by the Board of Commissioners for public safety". The Applicant shall discuss with the Township the need for curbing throughout the development.

***R20: Noted JHA will discuss with the Township the need for curbing throughout the development.***

21. In accordance with Section 390-48.T.(13)(b), "access drive entrances into all nonresidential and nonagricultural use properties shall be no less than 24 feet in width, shall not exceed 36 feet in width at the road line, unless provided with a median divider, and shall be clearly defined by curbing. The curbs of these driveway entrances shall be rounded with a minimum radius of 20 feet from where they intersect a road". The proposed driveway has a width of 7 meters (23.9-feet). The plan shall provide a 24-foot dimension at the proposed driveway. In addition, the land development plan shall provide curbing along the proposed driveway and shall label the radii of the proposed driveway.

***R21: JHA noted the width of driveway and return radius on Sheet C-2.01. JHA will discuss with the Township the need for curbing at the entrance and parking areas, the development is trying to maintain a natural appearance.***

22. The requirements of Section 390-50, "Stormwater and drainage control", and of Section 390-51, "Soil erosion and sedimentation controls" shall be met. Associated plans and calculations shall be included with the land development plan submission.

***R22: JHA acknowledges this comment and will prepare the plans at Preliminary Plan Stage.***

23. In accordance with Section 390-52.A.(l), "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 address the method of sewage disposal and water service needs of the project site. All applicable approvals from the Pennsylvania Department of Environmental Protection, Pocono Township, and the Brodhead Creek Regional Authority will be required. It should be noted that the project site is outside of the Township's public sewer service area.

***R23: JHA added that the Water supply will be transient Non-Community water supply and Waterwater will be On-Lot treatment and absorption area on Sheet C-0.01 under Intended Use. JHA is aware that DEP approval is required.***

24. A landscape plan in accordance with Section 390-55 and a lighting plan in accordance with Section 390-56 are required. A landscape plan and a lighting plan shall be included with the land development plan submission.

The following comments are related to parking lot landscaping only and are provided as they may change the parking lot layout shown on the submitted Sketch Plan. Other landscape requirements will be reviewed upon receipt of the required landscape plan.

- a. In accordance with Section 390-55.C.(2)(a), "one planting island shall be provided for every 10 parking stalls. There shall be no more than 15 contiguous parking stalls in a row without a planting island". No planting/parking islands are proposed. Each parking lot shall be revised to provide the required number and layout of planting islands for compliance with this Section.

***R24a: JHA has revised the parking areas accordingly Sheet C-2.01, Landscaping Plans will be provided at Preliminary Plan***

- b. In accordance with Section 390-55.C.(2)(b), "the ends of all parking rows shall be divided from drives by planting islands". No planting/parking islands are proposed. A parking island shall be provided at the end of each parking row.



***R24b: JHA has revised the parking areas accordingly Sheet C-2.01, Landscaping Plans will be provided at Preliminary Plan***

- c. In accordance with Section 390-55.C.(2)(d), "in nonresidential developments, large parking lots shall be divided by planting strips into smaller parking areas of no more than 100 stalls". The southern parking lot proposes 105 parking spaces and shall be revised to provide the planting strip as required.

***R24c: JHA has revised the parking areas accordingly, each parking lot proposes 50 stalls, Sheet C-2.01, Landscape Plan will be provided at Preliminary Plan***

- 25. In accordance with Section 390-57.A, "if a proposed subdivision or land development includes any area that is suspected of being a wetland, then a professional wetland delineation may be required. The Township may require that the applicant obtain a jurisdictional determination from the United States Army Corps of Engineers. Until such time as the Board of Commissioners has approved application, the wetland limits shall be visibly identified in the field." Any existing wetlands shall be identified and protected as required by Section 390-57.

***R25: JHA has conducted a wetland delineation and prepared a Regulated Waters Report, the wetlands shown on Sheet C-1.01 and C-2.01 are from the field delineation. The Layout has been revised to protect the wetlands from disturbance.***

- 26. In accordance with Section 390-58.A.(1), the plan shall "provide adequate open spaces, recreational lands and recreational facilities to serve new inhabitants/occupants of new subdivisions/land developments, for both active and passive recreation, as is specifically authorized by Section 503(11) of the Pennsylvania Municipalities Planning Code (MPC)". The Sketch Plan provides approximately 1-acre of recreation area. The Applicant shall address whether the proposed recreation areas are for resort guests only or if the public will also have access. Additional recreation and/or open space areas may be required per Section 390-58, or a fee in-lieu-of may be required.

***R26: JHA noted that the Proposed Recreational areas are for Guest only Sheet C-0.01 Sites Notes 5. Future design of the recreational areas will be designed at the Preliminary plan stage.***

- 27. In accordance with Section 390-59.A.(3), "every parking area shall be arranged for orderly, safe movement. Parking areas containing 30 or more parking spaces shall have a curbed internal road system with a landscaped island or strip of a minimum width equal to one parking space separating the road system from the parking area to provide safe and orderly movement of traffic and discouragement of cross-aisle driving. The internal road system shall be designed to minimize the need for cross-pedestrian traffic." The proposed parking areas shall be revised to provide curbing with landscape islands and strips. Also refer to Comment 24.

***R27: JHA has updated the Parking Areas to conform with Township Standards Sheet C-2.01.***



28. In accordance with Section 390-59.A.(S), "every parking area shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other motor vehicle, except on-site parking associated with a single-family dwelling". Both parking lots propose dead-end drive aisles. In addition, along the southern edge of the northerly parking lot, two abutting rows of parking accessing only one (1) drive aisle are proposed. The parking lots shall be revised to provide drive aisles and parking rows having continuous and uninterrupted circulation.  
*R28: JHA has updated the Parking Areas to conform with Township Standards Sheet C-2.01.*
29. In accordance with Section 390-59.B, parking space and two-way aisle dimensions for 90° parking shall be 10-feet by 18-feet, and 24-feet, respectively. The parking spaces and associated drive aisles shall be dimensioned on the plan.  
*R29: : JHA has updated and dimensioned the Parking Areas Sheet C-2.01.*
30. In accordance with Section 390-59.E, "all parking spaces and public or private drives shall comply with the setback requirements of Chapter 470, Zoning". The parking lots are located approximately 18-feet from what appears to be the Hallet Road Right-of-Way. The parking lots shall be relocated to be outside of the required 50-foot front yard setback.  
*R30: JHA has updated the Parking Areas to conform with Township Standards Sheet C-2.01.*
31. In accordance with Section 390-59.H, "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". The required loading spaces shall be shown, dimensioned, and labeled on the plan.  
*R31: : JHA has updated the layout to provide an Off-Street Loading Area and dimensioned Sheet C-2.01.*
32. In accordance with Section 390-60.A, a "traffic impact study shall be submitted to the Township, as part of a preliminary plan and final plan for any subdivision or land development application expected to generate more than 250 new trips per day; for residential subdivisions or land developments containing 15 or more dwelling units or residential lots in the aggregate; or all nonresidential developments (with the exception of agricultural development) with buildings containing in excess of 20,000 square feet of floor space in the aggregate; development of any kind impacting 30 acres of land or more in the aggregate." A traffic impact study will be required with the land development plan submission.  
*R32: : JHA acknowledges this comment and will provide a traffic impact study as part of the Preliminary Plan submittal.*

**Stormwater Management Ordinance Comments:**

33. The proposed development is located within Stormwater Management District B-2 of the McMichael's Creek Watershed. The project is adjacent to Cranberry Creek which has a Chapter 93 Classification of High-Quality Cold-Water Fishery with Migratory Fishes (HQ-CWF, MF). No stormwater management is shown on the Sketch Plan. The proposed development shall comply with the regulations of the Stormwater Management Ordinance.

*R33:: JHA acknowledges this comment, Notes the Stormwater Management District and water shed Sheet C-0.01 Site Data and shows possible Stormwater Management Areas on Sheet C-2.01. Final Stormwater Management design will be prepared as part of the Preliminary Plan submittal.*

**Miscellaneous Comments:**

34. The Applicant shall address the intended use (owned or rented) of the proposed units.

*R34: JHA provided note on Sheet C-0.01 Intended Use stating the units will be rentals.*

35. The Sketch Plan shall be revised, and the land development plan shall be prepared utilizing English language and units.

*R35: JHA updated Sheets C-1.01 and C-2.01 to utilize the English language and use Imperial measurements.*

We trust that the above referenced review comments, supporting documentation and appurtenances are adequate to allow for the continued review. Should you have any questions, please do not hesitate to contact our office at your convenience.

This response to the department's comments is being provided for your review and consideration. Should you have any additional questions, comments, or concerns, feel free to contact me at [joehunt@jhacompanies.com](mailto:joehunt@jhacompanies.com) or 570-396-3276.

Best,  
JHA Companies



Joseph Hunt  
Owner & Director of Engineering





UNIT LEGEND		
CALL OUT	TYPE	NUMBER
D12	GEODOME 12	13
D17	GEODOME 7	13
T18	TINY HOUSE	15
A17	AFRAME	5
LC	LOG CABIN	22
TOTAL UNITS		6

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YOUR GOALS. OUR MISSION.

August 28, 2025

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

**SUBJECT: POCOHANNE POINT APARTMENTS  
SKETCH PLAN REVIEW  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
POCONO TOWNSHIP LDP NO. 1448, T&M PROJECT NO. POCO-R1280**

Dear Planning Commission Members:

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

- Pocono Township Land Development Application.
- Sketch Plan entitled "Pocohanne Point", prepared by Black Forest Engineering, LLC, dated August 1, 2025.

### **BACKGROUND INFORMATION**

The Applicant/Equitable Owner, Delgrosso Group, is proposing to develop a property located on the northeastern side of SR0611 between Scotrun Drive and Rose Street. Existing Parcel ID No. 12.6A.2.5, has an area of 2.01 acres and is currently undeveloped. The parcel is located within the "C" Commercial Zoning District. A sewer line easement traverses the front of the property near SR0611. An existing clear sight easement is shown on the southeastern corner of Rose Street.

The proposed development includes the construction of a forty-eight (48) unit, 4.5 story apartment building. Parking is proposed on the "basement" level with four (4) stories of apartments above with 12 units per floor. Additional surface parking is proposed in front of the building and on one side. Access drives are proposed to access both Scotrun Drive (T-339) and Rose Street (private road).

Per Section 470-20.B.(1)(c), "Multifamily dwellings" are permitted within the "C" Commercial Zoning District.

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

### **ZONING ORDINANCE COMMENTS**

1. Section 470-20.C.(1)(c) limits the maximum impervious coverage to 35% for residential uses. *The Zoning Data tabulation on the plan indicates a proposed impervious coverage of 40%, which exceeds the maximum limit. The impervious coverage will need to be addressed by the Applicant.*



2. Per Section 470-20.C.(2)(c), the rear yard depth shall be 25 feet. *The plan does not reflect a 25-foot rear yard. The definition of Rear Lot Line in Section 470-8 is, "The lot line opposite and most distant from the front lot line." The front lot line is located along SR0611 per its definition in the same Section. Therefore, the rear lot line, from which the rear yard depth is to be measured, is the property line along 1115 Scotrun Drive (N/F Robinson). The proposed building is located within the required rear yard and must be relocated accordingly.*
3. Per Section 470-28, "Corner lot restriction. On every corner lot there shall be provided on the side street a side yard equal in depth to the required front yard depth on said street by the prevailing zoning district." *The side yards along Scotrun Drive and Rose Street are required to be 75-feet in depth. While not dimensioned, the setback on the plan scales to be slightly less than 75-feet in those locations. This will need to be addressed by the Applicant.*
4. In accordance with Section 470-34.A, multifamily residential is required to provide 2.25 parking spaces for each dwelling unit. *The proposed project requires 108 spaces for 48 units. The plan states 83 spaces are provided, but we have counted 87 spaces. Either way, additional parking is required to be provided.*
5. In accordance with Section 470-34.B, "Handicapped parking. Handicapped accessible parking shall be provided in accordance with the Americans with Disabilities Act, as it may be amended from time to time." *The plan shows two (2) handicapped parking spaces. Per the DOJ 2010 ADA Standards, four (4) accessible spaces are required for a parking facility of between 76 and 100 spaces. Five (5) accessible spaces are required for a parking facility of between 101 and 150 spaces. Additional accessible parking is required to be added to the project based on the total number of parking spaces provided.*
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. *All associated stormwater management plans, erosion control plans and approvals shall be provided.*
7. 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

8. In accordance with Sections 390-17.E.(6)(c) and (d) and 390-19.F.(6)(c) and (d), the applicant shall be responsible for submission of the plan, and all required supporting documentation to the Monroe County Planning Commission, the Monroe County Conservation District, PennDOT, and all other governing agencies. The applicant is also solely responsible for contacting utility companies, as appropriate, including the appropriate water authority if applicable. *The Applicant shall submit to, and provide comments and approvals from, outside agencies during the land development plan review process. These include, but may not be limited to:*
  - a. *Monroe County Conservation District/Pennsylvania Department of Environmental Protection – Erosion and sedimentation control adequacy/NPDES permitting.*
  - b. *Pocono Township Sewer Department – Sewerage design, and capacity.*
  - c. *Brodhead Creek Regional Authority – Public water service will-serve, public sewage treatment capacity.*
  - d. *Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module.*
  - e. *Pennsylvania Department of Transportation.*
  - f. *Monroe County Planning Commission.*
  - g. *Pocono Township Volunteer Fire Company.*
9. In accordance with Section 390-29.J.(1)(c), the Preliminary/Final Land Development Plans shall contain “Truck turning movement diagrams for at least a WB-50 truck.” *Although we understand this is not a Land Development Plan, the Rose Street entrance appears to be tight and may not meet the required truck turning movements nor provide the required access for fire truck apparatus. The Applicant shall consider this as part of any future Land Development Plans.*
10. Section 390-43.A.(2) and Table 390-43 summarizes the required improvements for various types of subdivisions and land developments. *The Applicant shall refer to this section when preparing their future Land Development Plan.*
11. In accordance with Section 390-43.A.(6)(e)[1][a], “steep slope area is defined and established as those areas having an original, unaltered slope of 20% or greater. The establishment of slopes shall be made by a topographic survey performed by a registered surveyor, or other means acceptable to the Township.” *There appear to be steep slopes on the site which will need to be established as part of a future Land Development Plan.*
12. In accordance with Sections 390-43.A.(6)(e)[2][a] and 390-43.A.(6)(e)[2][c], “no more than 35% of the original ground cover within any designated steep slope area on the property may be disturbed by grading, filling or other means. At least 65% of the original ground cover must remain undisturbed during the establishment, alteration or maintenance the property.” “No grading, filling or other alteration of the original undisturbed slopes on a property may be performed with the intent to circumvent the provisions of this section. Unauthorized grading performed within a steep slope area in order to circumvent these regulations shall be considered a violation of this chapter.” *The future Land Development Plan shall include a tabulation of the existing 20% and greater steep slopes including the proposed disturbance (in square feet and percent) of the steep slope areas.*





13. Per Section 390-48.F., "Existing access. Existing private roads or private rights-of-way proposed to provide access to a subdivision and/or land development shall meet all the requirements of this §390-48 or shall otherwise be improved to such standards." *Any future Land Development Plan must address the status of Rose Street and any improvements to it that may be required to meet Section 390-48.*
14. Per Section 390-48.H.(2), "Existing rights-of-way. Where a subdivision or land development abuts or contains an existing municipal road of inadequate right-of-way width, the building setback shall be shown on the plans measured from a line which would satisfy the right-of-way requirements for the classification of the abutting road. Additional setback and easement for right-of-way shall be provided in the case of land abutting private roads." *Scotrun Drive is a Local Road and requires a right-of-way of 50 feet. The plan reflects an existing right-of-way of 40 feet. Therefore, an additional 5 feet of "half-width" right-of-way is required to be provided by the proposed project.*
15. In accordance with Section 390-48.T.(5), "...Access drives shall be located at least 150 feet, 200 feet, and 300 feet respectively for local, collector and arterial roads from the center line of the access drive to the point of intersection of the nearest road right-of-way." *Rose Street is considered a local road; therefore, the access drive shall be no closer than 150 feet from the intersection of the SR0611 right-of-way. The plan shows the access drive to be located approximately 93 feet as measured along Rose Street, which does not conform to the ordinance requirements.*
16. Access drives shall comply with the other applicable requirements of Section 390-48.T., Driveways and Access Drives. *The Applicant shall refer to this section when preparing their future Land Development Plan. This project would also need to meet the "access drive" requirements in Subsection (13).*
17. Per Section 390-48.AA., "Sidewalks; crosswalks. Sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans with Disabilities Act standards." *Sidewalks will be required along the Scotrun Drive, Rose Street, and SR0611 frontages and may be necessary within the site for pedestrian circulation.*
18. In accordance with Section 390-50.B., a stormwater drainage and management plan shall be required for all major subdivisions and all land developments, and all subdivisions and land developments shall comply with Chapter 365, Stormwater Management. *Stormwater management in accordance with these requirements shall be addressed on future Land Development Plans.*
19. In accordance with Section 390-51.A, "all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control." *All proposed development shall meet the requirements of Chapter 102. Since the proposed earth disturbance would exceed one (1) acre, an NPDES Permit, and a Determination of Adequacy letter will be required from the Monroe County Conservation District and/or Pennsylvania Department of Environmental Protection.*



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

#### **OTHER ORDINANCE COMMENTS**

27. 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 plan proposes grading less than 5 feet from property lines and must be revised accordingly on any future Land Development Plans.*





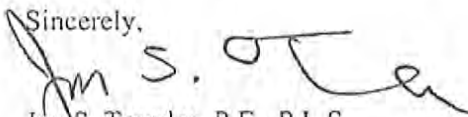
28. Future Land Development Plan submissions shall provide Stormwater Management in accordance with Chapter 365, Stormwater Management. In accordance with Section 470-48.F.6., drainage facilities shall be designed and constructed in accordance with the requirements of Chapter 365, Stormwater Management,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

#### MISCELLANEOUS COMMENTS

29. The location of a trash dumpster enclosure is labeled, but not shown. Future Land Development Plans will also need to demonstrate accessibility of the dumpsters by the trash trucks.
30. Access to the building is unclear. Future Land Development Plans will need to demonstrate the access points and ADA accessibility into the building.
31. The plan reflects a retaining wall in excess of 10 feet. This will need to be fully engineered and a permit will be required to be obtained from the Township prior to construction.
32. The plan reflects the existing cartway of Scotrun Drive to be located outside of its right-of-way and on the project site near its intersection with SR0611. This will need to be addressed at the time of any future Land Development Plan.
33. The ownership of Rose Street and the applicant's right to access same shall be addressed at the time of any future Land Development plans.
34. It is noted that grading/fill is proposed within the existing sanitary sewer easement. This will require review and approval by the Pocono Township Sewer Department and the sewer engineer.

If you should have any questions, please call me.

Sincerely,



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

JST/arm

cc: Jerrod Belvin – Township Manager  
Lindsay Scerbo – Township Zoning Officer  
Leo DeVito, Esq. – Township Solicitor  
Lisa Pereira, Esq. – Broughal & DeVito, LLP  
Delgrosso Group – Equitable Owner/Applicant  
Joseph E. Rentko, P.E. – Black Forest Engineering, LLC  
Amy R. Montgomery, P.E. – T&M Associates  
Melissa E. Hutchison, P.E. – T&M Associates



YOUR GOALS. OUR MISSION.

September 3, 2025

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

**SUBJECT: TRAPASSO ROUTE 0611 HOTEL PROJECT  
REVISED FINAL LAND DEVELOPMENT – PLAN COMPLETENESS REVIEW  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
POCONO TOWNSHIP LDP NO. 1449, T&M PROJECT NO. POCO-R1290**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed a completeness review of the Revised Final Land Development Plan for the Trapasso Route 0611 Hotel Project. The submitted information consists of the following items.

- Letter of Transmittal to Pocono Township prepared by Hanover Engineering, dated August 20, 2025.
- Pocono Township Land Development Application with Professional Services Agreement.
- Waiver Request Letter prepared by Hanover Engineering, dated August 19, 2025.
- Easement Closure Reports.
- Wetland Statement prepared by Hanover Engineering, dated September 7, 2023.
- U.S. Army Corps of Engineers Preliminary Jurisdictional Determination dated March 11, 2016.
- PA DCNR PNDI Receipt dated March 13, 2024.
- Post-Construction Stormwater Management Report prepared by Hanover Engineering, dated August 18, 2025.
- Revised Final Land Development Plan (26 sheets) prepared by Hanover Engineering, dated August 15, 2025.

#### **BACKGROUND INFORMATION**

The Applicant, Trapasso and Winot Enterprises, LLC, is proposing a revision to the approved Route 0611 Project Land Development at property located on the western side of State Route 0611 at its intersection with Discovery Drive.

The existing property has an area of 5.881 acres and is located within the C, Commercial Zoning District. A Sheetz is located on property immediately east.

The proposed land development includes the construction of a 2-story retail building have a total area of 7,200 square feet and a 100 room hotel. Associated parking with access from Route 0611 via a shared





driveway, stormwater management, public water, and public sanitary sewer are also proposed.

This plan is a revision to a previous land development plan that was approved by the Board of Commissioners at its meeting held on March 21, 2022. The previous land development plan included a Sheetz which has since been constructed, and a 3-story, 36,000 gross square foot building housing a daycare center and office space. The 3-story building is no longer proposed.

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

If you should have any questions, please call me.

Sincerely,

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

JST/meh

cc: Jerrod Belvin, Manager – Pocono Township  
Lindsay Scerbo, Zoning Officer – Pocono Township  
Leo DeVito, Esquire. – Township Solicitor  
Lisa Pereira, Esquire – Broughal & DeVito, LLP  
Vincent Trapasso, Trapasso and Winot Enterprises, LLC – Applicant  
Salvatore J. Caiazza, P.E., Hanover Engineering – 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

701 Main Street, Suite 405  
Stroudsburg, PA 18360



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

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

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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,

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 if 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.



A DIVISION OF  UTRS

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





July 29, 2025

Pocono Township Planning Commission

Re: Solar Electric Power Generation Facility – Paradise Summit LLC  
Land Development Application – Zoning Comments  
PIN #12636400272186, Tax ID 12.12.1.27

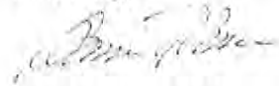
Dear Planning Commission Members:

Pursuant to the Township Engineer's request in their Review Letter dated July 10, 2025, we have reviewed the Preliminary Land Development Plans prepared by Bohler Engineering dated May 30, 2025, for the above-referenced project. Based on our review of the submitted materials and the clarifications requested, we offer the following comments:

1. The property is located in the R-1 Zoning District and has a land area of 71.90 +/- acres.
2. It has been determined that the proposed use of the property, as described, would fall under the Zoning Use Classification of General Industrial Uses.
  - a. Section 470-8 of the Township Zoning Ordinance defines a General Industrial Use as "manufacturing or storage uses which, because of their shipping, storage and other requirements, are not compatible in close proximity to residential areas."
3. In accordance with Section 470-17 and Attachment 1, Use Schedule, of the Township Zoning Ordinance, General Industrial Uses are not permitted within the R-1 Zoning District.
4. As the proposed use of the property does not classify as an essential service, the requirement outlined in Section 470-57(D) of the Township Zoning Ordinance, which states that "unhoused equipment shall be enclosed with a chain-link fence six feet in height," does not apply. While Chapter 470 does not contain specific design regulations pertaining to fencing, any applicable provisions outlined in Chapter 390, Subdivision and Land Development, must still be met.

If you have any questions, please contact the Zoning Office at (570) 629-1922 ext. 1 or via email at [zoning@poconopa.gov](mailto:zoning@poconopa.gov).

Sincerely,



Shawn McGlynn  
Pocono Township Zoning Officer  
SFM Consulting LLC

Cc: Property file  
Jerrod Belvin – Township Manager  
Leo DeVito, Esq. – Township Solicitor  
Lisa Pereira, Esq. – Broughal & DeVito, LLP  
Amy R. Montgomery, P.E. – T&M Associates  
Melissa E. Hutchinson, P.E. – T&M Associates  
Krisann MacDougall, Township Planning Commission Secretary  
Paradise Summit LLC – Property Owner  
Swiftwater Pond, LLC – Applicant  
Mary Bachert, RLA, LLA – Bohler Engineering ([mbachert@bohlereng.com](mailto:mbachert@bohlereng.com))  
Kristina Heaney – Monroe County Conservation District



YOUR GOALS. OUR MISSION.

July 10, 2025

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

**SUBJECT: SOLAR ELECTRIC POWER GENERATION FACILITY – SWIFTWATER POND LLC  
PRELIMINARY LAND DEVELOPMENT PLAN – REVIEW NO. 1  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
POCONO TOWNSHIP LDP NO. 1439, T&M PROJECT NO. POCO-R1090**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed our first review of the Preliminary Land Development Plan Application for the Solar Electric Power Generation Facility for Swiftwater Pond, LLC. The submitted information consists of the following items.

- Pocono Township Land Development Application.
- Professional Services Escrow Agreement.
- Memo of Option Agreement – Deed Book 2654, Page 3755.
- Memo of Option Agreement – Deed Book 2654, Page 4664.
- Letter of Submittal to Monroe County Planning Commission prepared by Bohler Engineering, dated May 30, 2025.
- Legal Memorandum prepared by MPL Law Firm dated May 29, 2025.
- Letter report regarding Real Estate Impact prepared by Kirkland Appraisals, LLC, dated May 9, 2025.
- Photovoltaic Module Solar Glare Study prepared by Pure Power Engineering, dated May 27, 2025.
- General Project Description and Stormwater Management Calculations prepared by Bohler Engineering, dated May 30, 2025.
- Preliminary Land Development Plans for Swiftwater Pond, LLC for proposed Solar Electric Power Generation Facility prepared by Bohler Engineering, 25 sheets, dated May 30, 2025.

### **BACKGROUND INFORMATION**

The Applicant, Swiftwater Pond, LLC, has submitted a plan proposing to develop an existing parcel (Tax Parcel ID 12.12.1.27) located within the R-1, Low Density Residential Zoning District along Summit Road, between Dyson Road and Paweda Hill. The existing property, owned by Paradise Summit, LLC, has an area of 78.04 acres and consists of steep slopes, woodlands, and stream and wetland areas. The majority of the property is located along the northwestern side of Summit Road, with a small portion on the southeastern side. A 200 ft. wide transmission corridor ROW crosses through the western side of the site.





The proposed development includes the construction of two (2) solar energy generation arrays consisting of a total of 11,160 modules, fencing, equipment pads, laydown areas, landscaping, and stormwater management. Access is proposed to be via two (2) separate gravel driveways from Summit Road. All proposed development is shown to occur on the northwestern side of Summit Road. No work is proposed on the southeastern side of Summit Road.

The project site is located within the B-2 Stormwater Management District of the Brodhead-McMichaels Watershed. The receiving waters are the Swiftwater Creek and Scot Run (Pocono Creek), which have 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. In accordance with Section 470-17.B.(1) and Schedule A, essential services buildings and structures are permitted within the R-1, Low Density Residential Zoning District. Article II defines Essential Services as follows:

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

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

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

2. In accordance with Section 470-17.C.(1) and Schedule A, the maximum impervious area is 80%. *Plan Sheet C-301 indicates the proposed impervious to be 1.12%. A breakdown of the impervious calculations shall be provided for verification of this number*
3. Per Section 470-34.B. "Handicapped parking. Handicapped accessible parking shall be provided in accordance with the Americans with Disabilities Act, as it may be amended from time to time." *At least one (1) handicap accessible parking space is required to be provided for each parking facility per the ADA Guidelines. The plan does not show any accessible parking; therefore, the required accessible parking shall be added.*



4. Per Section 470-34.C.(1), “All parking areas and all access drives for commercial or industrial uses shall have an all-weather surface constructed as specified in Chapter 390, Subdivision and Land Development.” *Refer to Comments 59 and 62.*
5. Per Section 470-57.D., for essential services, “Unhoused equipment shall be enclosed with a chain-link fence six feet in height.” *The plan proposes an 8-foot high “game fence”. The Zoning Officer shall review the fence to determine if it meets the Ordinance requirements.*
6. In accordance with Section 470-121.B., “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: 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.*
7. 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**

8. In accordance with Section 390-29.E.(1), “The plan shall be clearly and legibly drawn at a scale of 10 feet, 20 feet, 30 feet, 40 feet, 50 feet, 60 feet, 80 feet, 100 feet or 200 feet to the inch.” *Many of the plans are neither clear nor legible.*
9. In accordance with Section 390-29.E.(2), “Dimensions shall be in feet and hundredths of feet; bearings shall be in degrees, minutes and seconds for the boundary of the entire tract, and dimensions in feet for lot lines.” *No boundary information has been provided.*
10. 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.” *Boundary closure reports shall be submitted.*
11. In accordance with Section 390-29.E.(4), “....If the plan is prepared in two or more sections, a key map showing the location of the sections shall be placed on each sheet. If more than one sheet is necessary, each sheet shall be the same size and numbered to show the relationship to the total number of sheets in the plan (e.g., Sheet 1 of 5), and a key diagram showing the relative location of the several sections shall be drawn on each sheet.” *The plan has been prepared in two (2) sections; therefore, the required key map and numbering shall be added to each applicable plan sheet.*





12. Per Section 390-29.E.(5), “Plans shall be legible in every detail.” The plans are not legible in every detail. *The grading plans and drainage area maps, specifically, contain overwrites, a lack of labeling, and scales that make the contours unable to be read. The plans shall be made legible.*
13. 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.” *A Site Context Map shall be prepared and submitted in accordance with the requirements of this Section.*
14. 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 revised to comply with the requirements of this Section including, but not limited to, an aerial photograph, identification of slopes between 15% and 25%, vegetative cover conditions, soil types, and viewshed analysis. 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.*
15. 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. Additionally, a resource assessment report must be provided.*
16. Per Section 390-29.I.(1), the improvements plan shall include “Historic resources, trails and significant natural features, including topography, areas of steep slope, wetlands, one-hundred-year floodplains, swales, rock outcroppings, vegetation, existing utilities, and other site features, as indicated on the existing resources and site analysis.” *The plan shall note the presence or non-presence of the one-hundred-year floodplain with a reference to the applicable FEMA panel.*
17. Per Section 390-29.I.(4), the improvements plan shall include “Information indicating available and safe sight stopping distances for all driveways, access drives, roads, etc., which must be in compliance with the most current PennDOT specifications.” *The required information for each proposed driveway shall be shown on the plans. (Also see Comment 57)*



18. Per Sections 390-29.I.(9), the improvements plan shall include the “limit-of-disturbance line (must be exact in relation to the retention of existing trees proposed to be saved).” *The Limit of Disturbance (LOD) as shown on the Erosion and Sediment Controls Plans is inaccurate. Areas of disturbance are shown outside of the LOD and the LOD exceeds the tree protection fencing locations. The LOD must be accurately depicted.*
19. 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 deed book and page number shall be provided on the plan.*
20. 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 property owner, Paradise Summit LLC.*
21. Per Section 390-29.I.(32)(h), the following shall be on all land development plans in the form of protective covenants and/or notes: “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 note shall be added to the Site Plan.*
22. Per Section 390-29.I.(32)(i), the following shall be on all land development plans in the form of protective covenants and/or notes: “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 note shall be added to the Site Plan.*
23. Per Section 390-29.I.(32)(j), the following shall be on all land development plans in the form of protective covenants and/or notes: “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 note shall be added to the Site Plan.*
24. Per Section 390-29.I.(32)(l), the following shall be on all land development plans in the form of protective covenants and/or notes: “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 note shall be added to the Site Plan.*



25. Per Section 390-29.I.(32)(m), the improvements plan shall include “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.*
26. Per 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, at 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 note shall be added to the Site Plan.*
27. 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 has been provided for a fire truck, but the WB-50 movement must still be shown.*
28. In accordance with Section 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.” *The additional right-of-way width for Summit Road shall be offered to the Township for dedication.*
29. Per Section 390-29.J.(5), the supporting documents shall include “Existing documents of dedication and/or reservation of rights-of-way and land areas with conditions attached.” *The plans*





*reflect a 200' Transmission ROW and tree clearing within the right-of-way. Additional information on this right-of-way as well as permission for the encroachment shall be provided. (Also see Comment 34)*

30. 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.*
31. 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 – Review letter dated June 27, 2025 has been received.*
  - b. *Monroe County Conservation District/Pennsylvania Department of Environmental Protection – NPDES Permit*
  - c. *Pocono Township Fire Department*
32. 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.*
33. Per Section 390-29.J.(11), the Applicant shall provide “Drainage/stormwater management plan meeting the requirements of this chapter and any Stormwater Management Ordinance adopted by the Township.” *The submitted plan does not meet the requirements of Chapters 390 or 365. Comments on the stormwater management plan deficiencies are contained within this letter.*
34. 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 reflect a 200' Transmission ROW and tree clearing within the right-of-way. Additional information on this right-of-way as well as permission for the encroachment shall be provided.*
35. In accordance with Section 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, and the permit from the Township for the shall be provided.*
36. In accordance with Section 390-29.J.(16), the Applicant shall provide “A written plan for the ownership of and maintenance of all improvements, common areas and open space as required by §§390-38 and 390-39 of this chapter.” *A written plan shall be provided within the plan set.*



37. In accordance with Section 390-29.J.(17), the Applicant shall provide “Wetland studies as required by §390-57 of this chapter.” *The wetland study prepared by ECS Mid-Atlantic, LLC, as referenced on the Cover Sheet, shall be provided to the Township. (Also see Comment 92)*
38. 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... development of any kind impacting 30 acres of land or more in the aggregate.” *The required community/financial impact analysis shall be provided.*
39. 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 plans.*
40. In accordance with Section 390-31.E., “Four-step design. All land developments on sites of three acres or more and all commercial and industrial subdivisions shall be designed in accordance with the four-step design process in § 390-44 with respect to conservation areas and development sites.” *The four-step design process planning information shall be submitted to the Township. (Also see Comment 47)*
41. 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.*

42. 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, plan, and agreement(s) shall be provided to the Township prior to final plan approval.*
43. 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.*

44. In accordance with Section 390-43.A.(6)(c), “Woodlands. Healthy woodlands exceeding one acre shall be preserved and designated as conservation open space areas, to the maximum extent possible. Proposed site improvements shall be located, designed, and constructed to minimize the loss or degradation of woodland areas.” *The design engineer shall demonstrate how the project as proposed has minimized the loss and degradation of wooded areas.*
45. 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 plan accordingly. Additionally, the restrictions and requirements of this section shall be addressed.*
46. In accordance with Section 390-43.A.(6)(f), “Significant natural areas and features. Natural areas containing rare or endangered plants and animals, as well as other features of natural significance exist throughout the Township. Some of these have been carefully documented (e.g., by the Statewide Natural Diversity Inventory), whereas for others, only the general locations are known. Subdivision applicants shall take all reasonable measures to protect significant natural areas and features either identified by the Township Map of Potential Conservation Lands or by the applicant's existing resources and site analysis plan by incorporating them into proposed conservation open space areas or avoiding their disturbance in areas proposed for development.” *A copy of the required PNDI notification and response must be submitted.*
47. In accordance with Section 390-44., “All preliminary plans for all major subdivisions, all commercial and industrial subdivisions, and all land developments on sites of three acres or more shall include documentation of a four-step design process in determining the layout of proposed conservation open space, house and development sites, roads and lot lines, as described below.” *The four-step design process planning information shall be provided to the Township.*
48. 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*





*Plans shows tree protection fence; however, there is also extensive grading shown within the limits of the trees to remain. The design engineer shall review the plan and adjust the tree protection fencing accordingly. Additionally, the tree protection installation shall be identified within the construction sequence.*

49. In accordance with Section 390-46.B., “Protection of vegetation from grading change. Grade changes to occur at any location of the property shall not result in an alteration to soil or drainage conditions which would adversely affect existing vegetation to be retained following site disturbance, unless adequate provisions are made to protect such vegetation and its root systems.” *The plan shows areas of extensive grading proposed at or within the wooded areas to remain. The plans shall be revised to comply with the ordinance requirements and protect vegetation from grading changes.*
50. 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.*
51. In accordance with Section 390-46.D., resource conservation standards include “Protection of topsoil.” *Protection of topsoil in accordance with this Section shall be addressed on the plans.*
52. 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 Local Road shall be 26 feet with shoulders. *The plans show Summit Road with an existing cartway width of 24 feet. The plan shall be revised to reflect the improvement of Summit Road along the site frontage to meet the ordinance requirements. Additionally, the design engineer shall demonstrate that the road has a structural capacity capable of supporting the heavy trucks and shipments necessary for construction of the improvements.*
53. Per Section 390-48.H.(1), “Wherever there exists a dedicated or platted portion of a road or alley along a boundary of the tract being subdivided or developed the remainder of said road or alley shall be platted to the width required by this chapter based on the classification of the road within the proposed development.” *The plans reflect an additional “Half-Width” ROW along the northwestern side of Summit Road. The portion of Summit Road that lies along the boundary of the southeastern portion of the project parcel must also reflect the additional “half-width” ROW to be offered to the Township.*
54. Per Section 390-48.O.2(a), “Utility easements shall be a minimum of 10 feet in width and shall be provided along all road rights-of-way in addition to the required road width.” *The required utility easement shall be shown along Summit and Dyson Roads.*
55. 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 for the proposed driveways shall be shown on the plans and restrictions noted. (Also see Comment 82)*



56. In accordance with Section 390-48.T.(1), "All driveway and access drive related improvements shall be located and constructed in such manner as to provide safe access to Township and state roads and not to impair the drainage or normal maintenance within road rights-of-way, or to alter the stability of any roadway, subgrade, or roadway embankment, or to change the drainage of adjacent areas, nor to interfere with the traveling public." *The plans shall detail the design of the proposed driveways at Summit Road and demonstrate maintenance of the drainage patterns along the roadway. (Also see Comments 58 and 65)*
57. In accordance with Section 390-48.T.(2), "Sight distance requirements for all driveways and access drives intersecting a state, Township or private road shall be in accordance with the Pennsylvania Code, Title 57, Transportation, Chapter 441 "Access to and Occupancy of Highway by Driveways and Local Roads," last edition. All sight distance obstructions, including, but not limited to, embankments and vegetation, shall be removed by the applicant to provide the required sight distance." *The required and provided sight distances at the proposed driveways shall be added to the plans.*
58. In accordance with Section 390-48.T.(8), "Adequate provisions shall be made to maintain uninterrupted parallel drainage along a public street at the point of driveway or access drive entry." *The plans shall detail the design of the driveways at Summit Road to demonstrate maintenance of the drainage patterns along the road.*
59. Per Section 390-48.T.(11), "All access driveways shall be paved in their entirety in accordance with design specifications of §390-59D." *The plan currently proposed stone access driveways and shall be revised to show paved access driveways to meet the ordinance requirements. (Also see Comment 62)*
60. 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 these requirements.*
61. 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 and curbs must be added to the driveway entrances at Summit Road as required by the ordinance. Additionally, the "road line" is defined as being at the right-of-way line. The proposed driveways appear to meet the maximum width requirement, but the width must be labeled on the plan to verify conformance.*
62. Per Section 390-48.T.(13)(c), "Access drives shall be paved in their entirety. The specifications for such pavings shall be approved by the Township as applicable for the specific use proposed in accordance with § 390-59D. Alternate dust-free, all-weather surfaces for access may be permitted by the Township where appropriate." *The plan shall be revised to show paved access driveways to meet the ordinance requirements.*



63. 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 proposed driveways. (Also see Comment 64)*
64. 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 Summit Road and Dyson Road frontages.*
65. In accordance with Section 390-48.CC, “Driveway and cross drainage. At each point where a road is intersected by a driveway that requires surface drainage water to be carried under the driveway at the intersection, a culvert pipe shall be installed across the width of the driveway to meet the drainage requirements determined in accord with § 390-50 of this chapter. Such cross drains as may be necessary shall also be installed under the road in accord with the drainage plan. Pipes shall be installed at such depth and in such manner as dictated by the site; and no pipe shall be installed that is less than 15 inches in diameter with a minimum 0.5% slope for cross drainage. (See § 390-50 for additional requirements.)” *A drainage analysis shall be provided and the plans revised to reflect cross pipes based on the calculations.*
66. 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.” *The plans do not show any existing monumentation; therefore, the plans shall be revised to provide the required monuments at each change of direction along the outbound of the entire property.*
67. 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.” *The proposed contours are not legible.*
68. 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.” *Proposed Berms 1-2 and 1-3 exceed the ordinance limitations for depth in the 100-year storm at 6.00 and 5.35 feet, respectively. The designs shall be revised.*
69. 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 grading plans are illegible at the scale provided and the contours are not labeled.*
70. Per Section 390-50.D.(6), “Setback. The top or toe of any slope shall be located a minimum of five feet from any property line unless other ordinance provisions require a larger setback.” *The toe of the slope for several basin berms are located less than 5 feet from the property lines and must be revised.*





71. Per Section 390-50.D.(7), "Top width. The minimum top width of the detention basin berm shall be 10 feet." *The top widths of the basin berms are not dimensioned and lack the required information to verify conformance.*
72. 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 contours are unlabeled and lack the required information to verify conformance.*
73. Per Section 390-50.D.(10), "Permanent ponds. If permanent ponds are used, the developer shall demonstrate that such ponds are designed to protect the public health and safety." *Due to the lack of information provided, it is unclear if there is any intent for permanent ponds.*
74. In accordance with Section 390-50.D.(11)(a) "Emergency overflow facilities shall be provided for detention facilities to handle runoff in excess of design flows." *It is unclear as to where the emergency overflows for the basin berms are located and no details have been provided. This must be addressed by the design engineer.*
75. 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 outlining these requirements shall be added to the plans.*
76. 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 and embankment details shall be added to the plans.*
77. 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.*
78. 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 by this Section.*



79. In accordance with Section 390-55.B., “Minimum number of trees; preservation of existing vegetation. Unless other provisions of this chapter require more trees or vegetation, each development site shall include a minimum of 12 deciduous or evergreen trees for each one acre.” *Sheet L-101 contains a Compliance Chart which states that the existing vegetation to remain meets this requirement; however, nothing has been provided to support this statement. Additional information on the existing trees to remain shall be provided to demonstrate compliance with this requirement.*
80. In accordance with Section 390-55.B.(1), “Preservation of existing vegetation. Each mature tree, tree mass, or woodland on the site shall be designated “TO REMAIN” or “TO BE REMOVED” and shall be shown on the plan” in accordance with the criteria in this section. Additionally, Section 390-55.B.(1)(a) states “All subdivisions and land developments shall be laid out in such a manner as to minimize the removal of healthy trees and shrubs on the site. Mature trees (six inches or greater dbh) shall be preserved insofar as possible; and special consideration shall be given to major specimen trees (12 inches or greater dbh). The plan shall show the location of major specimen trees in areas of the site proposed for development, and the edge of existing woodlands.” *The plans shall identify any specimen trees. This information should be provided on the existing features/demolition plan.*
81. 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 on the landscape plans.*
82. 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.*
83. Per Section 390-55.B.(7), “Topsoil protection. Topsoil shall not be permanently removed from a lot except from areas that will be covered by buildings or paving. This shall not prohibit the temporary movement and storage of topsoil during construction.” *A note to this effect shall be added to the plans.*
84. 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.” In addition, Per Section 390-55.D.(2), “Waiver for existing vegetation. The street tree requirement may be waived by the Township where existing vegetation is considered sufficient to provide effective screening and to maintain scenic views of open space, natural features, or other valued features.” Per Section 390-55.D.(3)(d), “Trees shall be planted at a ratio of at least one tree per 50 linear feet of frontage or fraction thereof. Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced.” *Sheet L-101 contains a Compliance Chart which states that the*



*existing vegetation to remain meets this requirement; however, nothing has been provided to support this statement. Street tree requirements for Summit Road (and Dyson Road) shall be calculated based on the actual frontage of the property (both pieces) with no exclusions for the access drives. Additional information on the existing trees shall be provided to demonstrate that the existing vegetation is sufficient and/or additional trees shall be provided to meet the ordinance requirements.*

85. Per Section 390-55.E.(1), “Stormwater basins and associated facilities. Landscaping shall be required in and around all stormwater management basins in accord with the most current PA DEP Best Management Practices Manual and the following:...” *The plans must be revised to provide the required basin landscaping and ground cover.*
86. 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 plans currently do not contain enough information nor are they legible to determine if the basins comply with these ordinance requirements. The plans shall be revised to demonstrate compliance.*
87. 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.” *Sheet L-101 contains a Compliance Chart which states that the provided buffer “complies”, but there are no planting calculations to support this statement. The buffer calculations/tabulation shall include the property line lengths for ALL property lines, the intensity of the buffer, and the required and provided number of plants for each buffer. Each buffer area location shall be clearly depicted and labeled on the plans with its length and provided plantings. The buffer lengths currently shown in the Chart are incorrect.*
88. In accordance with Section 390-55.F.(3)(f)[4], “A variety of tree species is required”. *The plan shall demonstrate compliance with the required maximum percentage of any one species.*
89. 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 for the detention basins (berms) must be provided on the Landscaping Plan.*
90. 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 with the final plan.*
91. Any site lighting shall comply with the requirements outlined in Section 390-56. *The submitted plans do not contain any information on whether or not lighting is proposed. Lighting plans conforming to the ordinance requirements shall be submitted or a note added to the plan stating that there is no lighting.*





92. Per Section 390-57.A., “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.” *Sheet C-101 references a wetland report prepared by ECS Mid-Atlantic, LLC. This report shall be provided to the Township.*
93. Per Section 390-57.E., “Protection. Where the study shows the existence of wetland areas, the delineated boundary shall be properly fenced to prevent encroachment. Snow fence or other acceptable material shall be used (the use of silt fence is not acceptable). The fence shall be properly installed, at a minimum distance of 20 feet outside the delineated boundary, prior to any construction or issuance of building permits. No land shall be disturbed within any required buffer area except in accord with Township requirements. The fence must be properly maintained until all occupancy permits have been issued and/or for the extent of all construction.” *The required snow fence shall be provided on the Erosion & Sedimentation Control Plans and its installation included in the construction sequence.*
94. In accordance with the Section 390-58 Common Open Space, Recreation Areas, and In-Lieu Fees:
- A. Section 390-58.3B.(1), “This §390-58 shall apply to any subdivision for which a preliminary plan or a combined preliminary/final plan and any land development for which a plan is submitted after the effective date of this §390-58.”
  - B. Section 390-58.C.(1), “The proposal for common open space, installation of recreation facilities and/or fees shall be offered for review by the Planning Commission and the Pocono Township Park and Recreation Committee.”
  - C. Section 390-59.F., “Fees. If the Board of Commissioners and the applicant agree that a proposed subdivision or land development will pay fees-in-lieu of dedicating open space, this fee shall be as established by the Township Fee Schedule, which may be updated by resolution of the Board of Commissioners.”
  - D. Section 390-58.K., “Timing of nonresidential fees. Fees required by this §390-58 for any nonresidential subdivision or land development shall be paid prior to the recording of the final plan of a subdivision or land development, as applicable.”

*The plans do not propose any open space to be dedicated to the Township, therefore, the Applicant shall pay the applicable in-lieu fees, as required by Section 390-58. Should it be determined that open space is required and a fee in-lieu-of will be provided, that fee will be \$44,478.00 (31.77 acres disturbed \* \$1,400.00).*

95. 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 impacting more than 30 acres of land, a Traffic Impact Study is required.*



## STORMWATER MANAGEMENT ORDINANCE COMMENTS

96. Per Section 365-8.E., “The existing points of concentrated drainage that discharge onto adjacent property shall not be altered in any manner which could cause property damage without permission of the affected property owner(s) and shall be subject to any applicable discharge criteria specified in this chapter.” *It appears there is a point of concentrated drainage along the eastern property line at the Lehman property. The design engineer shall evaluate this point in the pre and post development conditions to verify that there is no increase in discharge.*
97. Per 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 required drainage easement shall be provided for the existing watercourse.*
98. Per 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 for stormwater runoff shall be addressed.*
99. Per Section 365-9.B.(4), Applicants shall “Identify site-specific predevelopment drainage areas, discharge points, recharge areas to be preserved and hydrologic soil groups A and B to be utilized for recharge.” *The pre and post drainage area plans show a POI001 and POI002; however, we are unable to confirm the drainage areas or the study points because the scale and lack of labeling makes the plan generally illegible.*
100. 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 plans incorrectly show a 20-foot wetland buffer. The plans must be revised accordingly.*
101. In accordance with Section 365-11.A.(2)(b), “Infiltration BMPs intended to receive runoff from developed areas shall be selected based on suitability of soils and site conditions and shall be constructed on soils that have the following characteristics: (a) A minimum depth of 24 inches between the bottom of the BMP and the limiting zone. (b) An infiltration and/or percolation rate sufficient to accept the additional stormwater load and drain completely as determined by field tests conducted by the applicant's design professional, and (c) The recharge facility shall be capable of completely infiltrating the recharge volume within three days.” *The report indicates that testing has not been performed. Testing information must be provided for the proposed infiltration BMPs.*
102. In accordance with Section 365-11.A.(3), “The size of the recharge facility shall be based upon the following volume criteria:
- (a) NRCS Curve Number Equation.



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

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

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

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

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

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

Where: I = infiltration requirements (in.)"

*Recharge calculations, meeting these Township requirements, shall be provided within the stormwater report.*

103. In accordance with Section 365-11.B., "Soils. A detailed soils evaluation of the project site shall be required to determine the suitability of recharge facilities. The evaluation shall be performed by a qualified design professional, and, at a minimum, address soil permeability, depth to bedrock and subgrade stability." *The required soils evaluation shall be provided and the design professional under whose supervision the evaluation was performed shall be identified.*
104. In accordance with Section 365-12.E., "Off-site areas. Off-site areas that drain through a proposed development site are not subject to release rate criteria when determining allowable peak runoff rates. However, on-site drainage facilities shall be designed to safely convey off-site flows through the development site." *From the topography, it appears that significant off-site and upslope runoff reaches the proposed BMPs. The calculations shall be revised accordingly to consider this area.*
105. 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".*
106. Per 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." *Pre-development curve number calculations meeting this section must be provided.*
107. Per Section 365-14.A, "Any stormwater management facility (i.e., BMP, detention basin) designed to store runoff and requiring a berm or earthen embankment required or regulated by this chapter shall be designed to provide an emergency spillway to handle flow up to and including the 100-





year proposed conditions. The height of embankment must provide a minimum 1.0 foot of freeboard above the maximum pool elevation computed when the facility functions for the 100-year proposed conditions inflow. Should any stormwater management facility require a dam safety permit under PA DEP Chapter 105, the facility shall be designed in accordance with Chapter 105 and meet the regulations of Chapter 105 concerning dam safety which may be required to pass storms larger than the 100-year event.” *The design engineer shall demonstrate that the emergency spillways and berm embankments meet the requirements of this Section.*

108. Per Section 365-14.E, “Adequate erosion protection shall be provided along all open channels, and at all points of discharge.” *The plans show several channels which require erosion control protection.*
109. 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.*
110. 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.*
111. 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:” *A Stormwater Management Site Plan (PCSM) meeting the requirements of this section shall be provided. The plans shall contain a note referencing the Post-Construction Stormwater Management Report with date and subsequent revision dates.*
112. 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.” *PCSM Plans must be provided and the soil boundaries and resolutions included on those plans.*



113. 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.” *PCSM Plans must be provided and the required impervious area information included on those plans. Additionally, the Limit of Earth Disturbance shall be shown.*
114. Per Section 365-19.B.(12), “A graphic and written scale of one inch equals no more than 50 feet; for tracts of 200 acres or more, the scale shall be one inch equals no more than 100 feet.” *Since this tract is less than 200 acres, the PCSM plans shall be provided at a scale of 1-inch equals no more than 50 feet.*
115. 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.” *PCSM Plans must be provided and this information must be provided on those plans.*
116. 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.*
117. 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.*
118. In accordance with Sections 365-19.C.(1)(f) and 365-28.B, “An operation and maintenance plan in accordance with §365-28 of this chapter is required.” “The plan shall establish responsibilities for the continuing operation and maintenance of all proposed stormwater management facilities.” “Both the owner and developer of the development site shall be responsible for maintenance of the stormwater management facilities unless the Board of Commissioners shall otherwise agree.” *An Operation and Maintenance Plan for the Stormwater Management facilities must be provided.*
119. In accordance with Sections 365-19.D.(1), “All stormwater management facilities must be located on a plan and described in detail. Plan and profile drawings of all SWM BMPs, including drainage structures, pipes, open channels, and swales.” *Profile drawings for all drainage structures, pipes, channels, and swales must be provided.*
120. 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.*

121. 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.*

122. 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. A note shall be added to the plans to reference the requirements of this Section.*

123. 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.*





### **OTHER ORDINANCE COMMENTS**

124. Per Section 220-8.A.(3), “An as-built plan of the facility prepared by a registered professional land surveyor, engineer, or registered landscape architect, licensed in the Commonwealth of Pennsylvania, shall be submitted to the Township for review to verify adequate stage/storage capacity prior to commencement of other site activity.” *A note shall be added to the plans to reference the requirements of this Section.*
125. Per Section 220-8.B., “Slopes greater than 3:1 are allowed but require stabilization with vegetated E&S matting, appropriately sized stone, or other approved stabilization method. Design calculations prepared by a registered professional land surveyor, engineer, or registered landscape architect demonstrating the stability of the stabilization method should be provided along with all applicable details.” *Stabilization and design calculations shall be provided for all slopes greater than 3:1.*
126. 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 across property lines. The grading shall be revised accordingly.*

### **MISCELLANEOUS COMMENTS**

127. The Township Land Development Plan (LDP) No. 1439 shall be placed in the lower right-hand corner of all plan sheets and provided on all subsequently submitted documents.
128. A topographic survey prepared by Control Point Associates, Inc. is referenced on the Cover Sheet and shall be provided to the Township for review.
129. The address of Pocono Township on the Cover Sheet shall be revised to reflect their new offices at “205 Old Mill Road”.
130. The Design Engineer’s Stormwater Management Certification on the Cover Sheet has two (2) different names associated with it. This shall be corrected to reflect the engineer certifying the plans.
131. A One Call serial number shall be provided.
132. All line types shall be included in the plan legend. Many of the line types in the plan set are not shown in the limited legend on Sheet C-102.
133. The construction material and purpose of the Laydown Areas shall be identified and clarified.
134. The type of equipment to be placed on the “equipment” pads shall be identified.
135. The edge of the existing pavement for Summit and Dyson Roads shall be shown on the Site and Grading plans.



136. The Emergency Vehicle Truck Turning Plan Sheet C-304 must show how the vehicle turns around at each driveway terminus. The truck shall not be required to back out onto Summit Road.
137. Existing and proposed contours on the grading plans must be labeled. The plans are poorly presented and are generally unreadable.
138. The grading plans must show spot elevations at critical grade points including, but not limited to, high points and low points.
139. The grading plans contain numerous proposed contours that do not appear to correctly tie into the existing contours. The design engineer shall review and revise the plans accordingly.
140. The grading plans contain numerous areas of conflicting proposed grading and overwrites that contribute to illegibility of the plans. The design engineer shall review and revise the plans accordingly.
141. The stormwater facility identification names shall be labeled on the plans.
142. It is unclear why the proposed equipment pads and laydown areas are proposed to be steeply graded at both arrays. It appears these areas should be flat. The design engineer should review the design.
143. The proposed fence on Sheet C-403 is shown to cross one of the unlabeled stormwater basins. The fence must be relocated out of the basin area.
144. There are two (2) heavy line types on the drainage area plans. The line types must be identified or labeled.
145. The drainage area maps contain several labels with leader lines that are not visible. The plans shall be made to be legible.
146. A portion of the drainage area at Array B is noted to “Bypass to POI 1”. It is unclear, based on the submitted drainage plans as to how this runoff would reach POI 001. The plans shall clearly depict the contours and spot elevations to support this assertion.
147. The time of concentration (Tc) paths must be shown on the drainage area plans for review and verification.
148. On the Soil Erosion and Sediment Control Plans (Sheets C-802 and C-803), proposed grading is shown outside of the LOD/NPDES line. Additionally, the LOD/NPDES line is shown to cross outside of the subject property in several locations. The LOD/NPDES line must be corrected.
149. On Sheet C-803, the LOD/NPDES line extends along the northeasterly property line and along Paweda Hill with a width of 50 feet. There does not appear to be any proposed construction in this area so it is unclear as to why it is depicted in this manner as Paweda Hill is a private road. The LOD/NPDES line shall be corrected.



150. The notes on Sheets C-804 and C-805 are incomplete in many locations. The design engineer shall complete the notes.
151. A construction sequence shall be added to the Erosion and Sediment Control Notes and Details sheet.
152. The seeding specifications on Sheet C-804 must be consistent with those on Sheet L-104.
153. The overflow berm/spillway height on the Typical Infiltration Berm Detail on Sheet C-805 is incorrect and must be revised.
154. The solar panels on Sheet C-901 are shown with an angle of 60° while the Glare Study references a “30° fixed tilt racking system”. This shall be clarified and the references made to be consistent.

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 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  
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