

**AGENDA**  
**POCONO TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING**  
**July 10, 2017 – 7:00 p.m.**

- A. CALL TO ORDER** (followed by the Pledge of Allegiance)
- B. ROLL CALL**
- C. NOTIFICATIONS OF COMMENTS**
- D. CORRESPONDENCE**
- E. MANAGER'S REPORT – TBD**
- F. MINUTES:** Minutes of the Pocono Township Planning Commission Meeting-6/12/2017.
- G. NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW**
- H. FINAL PLANS UNDER CONSIDERATION:**
- I. PRELIMINARY PLANS UNDER CONSIDERATION:**
  - 1. Sheldon Kopelson, Commercial Development (Lot 3)- Plan was accepted at the 08/13/2013 P.C. Meeting. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 6/12/17 mtg. A resubmission has not occurred. Deadline for consideration extended to June 30, 2018.
  - 2. Spa Castle Land Development – Plan was accepted at the 12/14/2015 Meeting. The Planning Module for this project was rejected by the Commissioners. Deadline for consideration is October 17, 2017. Planning Review distributed 9/9/16. Technical Review distributed 11/9/16. Tabled at the 6/12/17 mtg.
  - 3. Camelback Lot 13 and Hotel – Plan was accepted at the 06/13/2016 PC Meeting. Review letter distributed 07/21/16. Tabled at the 6/12/17 mtg. Deadline for consideration extended to July 17, 2017.
  - 4. Day Star Holiness Bible Church – Land Development on Learn Road. The plans were administratively accepted at the February 13, 2017 P.C. Meeting. Deadline for consideration extended to 9/12/17. Review No. 1 distributed 3/10/17. Tabled at the 6/12/17 meeting.
  - 5. Poconos Hospitality- Land Development. The plans were administratively accepted at the May 8, 2017 P.C. Meeting. Deadline for consideration is August 6, 2017. Review No. 1 was distributed 6/7/17.

6. Belanger Minor Subdivision – The plans were administratively accepted at the June 12, 2017 P.C. Meeting. Deadline for consideration is 9/10/17. Review No. 1 was distributed 6/23/17.

**J. SKETCH PLANS**

**K. PERMITS**

**L. PLANNING MODULE**

**M. PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS**

1. Brookdale Treatment Center – Conditional Use

**N. UNFINISHED BUSINESS**

**O. NEW BUSINESS:**

**P. COMMENTS BY AUDIENCE**

**Q. ADJOURNMENT:**

**POCONO TOWNSHIP PLAN STATUS**

Project Name (acceptance date)	Application Type	Prelim/Final	Review Period Expires	Last PC Mtg	Last BOC Mtg	Latest Comment Letter	Last Meeting Tabled	PC Recommendation Approve/Deny	BOC Approved/Rejected
Belanger Minor Subdivision (06/12/17)	Minor Sub	Final	9/10/2017	8/28/2017	9/4/2017	6/23/2017			
Kopelson Lot 3 Land Devt (08/13/13)	Commercial Land Dev't	Prelim	6/30/2018	6/11/2018	6/18/2018	unknown date	6/12/2017		
Spa Castle Land Development (Prel) (12/14/15)	Commercial Land Devt	Prelim	10/17/2017	10/9/2017	10/16/2017	Planning Rev 9/9/16	6/12/2017		
						Technical Rev 11/9/16			
Camelback Lot 13 and Hotel (06/13/16)	Commercial Land Devt	Prelim	7/17/2017	7/10/2017	7/17/2017	7/3/2017	6/12/2017		
Day Star Holiness Bible Church (2/13/17)	Land Devt	Prelim	9/12/2017	8/28/2017	9/4/2017	3/10/2017	6/12/2017		
Adams Outdoor/Covello Property (7/22/16)			No Expiration				6/12/2017		
Poconos Hospitality (5/8/17)	Land Devt	Prelim	8/6/2017	7/10/2017	7/17/2017	6/7/2017	6/12/2017		

**POCONO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES**

**June 12, 2017**

**7:00 P.M.**

The Pocono Township Planning Commission Regular Meeting was held on June 12, 2017, at the Pocono Township Municipal Building, Tannersville, PA, and opened by Chairman Ron Swink at 7:00 p.m. followed by the Pledge of Allegiance.

**ROLL CALL:** Ron Swink, present; Marie Guidry, present; Robert Demarest, present; Dennis Purcell, present; Scott Gilliland, present; Robert DeYoung, present; and Jeremy Sawicki, absent.

Lisa Pereira, Solicitor, Jon Tresslar, Engineer, and Michael Tripus, Zoning Officer were present.

**ACKNOWLEDGEMENT OF COMMENTS:** Chairman R. Swink noted the Planning Commission meets the 2<sup>nd</sup> and 4<sup>th</sup> Monday of each month at 7:00 p.m. to 9:00 p.m. The board will address five (5) comments per plan and noted each visitor has the right to comment at this time or before any action is taken on a matter.

**CORRESPONDENCE:** NONE

**MINUTES:** R. DeYoung made a motion, seconded by Scott Gilliland, to approve the minutes of 05/08/2017. All in favor. Motion carried.

**NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:**

Belanger Minor Subdivision Plan - R. Demarest made a motion, seconded by M. Guidry, to accept the plan for review. All in favor. Motion carried.

**FINAL PLANS UNDER CONSIDERATION:** NONE

**PRELIMINARY PLANS UNDER CONSIDERATION:**

Sheldon Kopelson, Commercial Development (Lot 3) - Plan was accepted at the 8/13/2013 P.C. Meeting. Last P.C. meeting is 06/11/2018. R. Demarest made a motion, seconded by S. Gilliland, to table the Sheldon Kopelson, Commercial Development (Lot 3). All in favor. Motion carried.

Spa Castle Land Development Plan - Plan was accepted at the 12/14/2015 mtg. The Planning Module was rejected by the Commissioners. Last P.C. meeting is 10/09/2017. R. Demarest made

**POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING, 06/12/2017**  
**PG.2**

a motion, seconded by R. DeYoung, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

Camelback Lot 13 and Hotel Land Development Plan - Plan was accepted at the 06/13/2016 mtg. **Last P.C. meeting is 07/10/2017.** M. Guidry made a motion, seconded by D. Purcell, to table the Camelback Lot 13 and Hotel Land Development Plan. All in favor. Motion carried.

Summit Health Campus Land Development Plan - Plan was accepted at the 01/09/2017 mtg. **Last P.C. meeting is 06/12/2017.** Nate Oiler, P.E. presented the plan. Mr. Oiler indicated that the NPDS Permit has been issued. The developer is still working on the Sewage Planning Module Waiver. In addition, they have attended a scoping meeting with PennDOT, and a traffic impact study has been submitted to PennDOT. A copy will be provided to the Township. Mr. Oiler indicated that they are waiting for comments on revised plan from Fire Chief. S. Gilliland commented about delays in fire chief's review of plan and asked that the Township reach out to fire chief to get reviews issued promptly. The developer is still waiting for issuance of their HOP by PennDOT.

R. Demarest made a motion, seconded by D. Purcell, to to recommend approval of the Summit Health Campus Land Development Plan, conditioned upon applicant satisfactorily addressing all of the comments contained in the Township Engineer's review letter. All in favor. Motion carried.

Day Star Holiness Bible Church Land Development Plan - Plan was accepted at the 02/13/2017 mtg. **Last P.C. meeting is 09/12/2017.** Boucher & James review letter of 03/10/2017 received. M. Guidry made a motion, seconded by R. Demarest, to table the Day Star Holiness Bible Church Land Development Plan. All in favor. Motion carried.

Pocono Hospitality Land Development Plan - Plan was accepted at the 05/08/2017 mtg. **Last P.C. meeting is 07/10/2017.** Boucher & James review letter of 06/07/2017 received. Alex Kinzey from R.J. Fisher presented the plan. He explained that the developer is proposing a 3-story hotel at the former state police barracks site. The property fronts on Rte. 611 but does not have direct access onto Rte. 611. The plan is to create private access

road over lands of MCTA, so long as the Township would approve of the private access road. M. Guidry questioned whether the intent is to connect the private road to the existing residential subdivision to the South. Mr. Kinzey indicated that the developer does not intend to connect the private road to the subdivision. The developer will have knock-out gates for existing easement for emergency access. That easement will not be used for a main access. MCTA Drive is currently a private drive, and R. DeYoung questioned whether the Township would take over the private drive. J. Tresslar indicated that Township will not take it over but the road still needs to meet Township specifications. The proposed access drive is shown on the prior recorded subdivision plan. R. Swink questioned who would maintain MCTA Drive. Mr. Kinzey indicated that an agreement is currently being negotiated with MCTA for the maintenance of MCTA Drive. R. Swink questioned whether they could connect directly to Rte. 611. Mr. Kinzey confirmed that they cannot access the property directly from Rte. 611. J. Tresslar indicated that the Township wants a road that will support the traffic generated by the proposed hotel use. R. Demarest asked how many rooms were being proposed. Mr. Kinzey indicated that the hotel would have 93 rooms. Mr. Kinzey will provide the Township with a copy of the access agreement with MCTA once it has been finalized. Mr. Kinzey discussed the buffer yard requirement. A landscaping buffer yard is required when a commercial development abuts residences. The developer is proposing a retaining wall which will be 8' high in some areas. It would be difficult to comply with the buffer yard requirements since the required buffer yard would be in a PPL ROW and it would too tight of a space to add trees. The developer would add screening on top of the retaining wall to screen ambient light from the parking lot. Mr. Kinzey indicated that he is maintaining the existing drainage features. He also discussed the parking requirements regarding the loading areas for trucks. He will be asking for a waiver to allow for only 1 loading space since the proposed use would not have many daily deliveries. B. Demarest asked if the construction of the gas line would have an effect on this plan. Mr. Kinzey does not believe that it would. The hotel would connect to the Township sewer line.

M. Guidry made a motion, seconded by R. DeYoung, to table the Pocono Hospitality Land Development Plan. All in favor. Motion carried.

POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING, 06/12/2017  
PG.4

SKETCH PLANS - NONE

PERMITS - NONE

PLANNING MODULE - NONE

PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE,  
ET AL, APPLICATIONS:

**ADAMS OUTDOOR ADVERTISING CONDITIONAL USE APPLICATION**

The applicant has provided a time extension and has requested this application be tabled. R. Demarest made a motion, seconded by R. DeYoung, to table the Adams Outdoor Advertising Conditional Use Application. All in favor. Motion carried.

**UNFINISHED BUSINESS:**

M. Guidry asked for an update on the Pocono Logistics property. M. Tripus explained that a site visit had taken place. He indicated that the site was orderly and clean at that time. The property owner has submitted an application to the PJJWA to connect to the water system. R. DeYoung also indicated that the site looked good. Only 1 tree had been removed. Also there was a fish pond located on the property, not a retention basin. S. Gilliland questioned whether the property owner had been issued permits for the buildings. M. Tripus indicated that there were building additions that were built without permits. M. Tripus also indicated that the property owners are working on land development plans which will hopefully correct the existing issues. S. Gilliland questioned the water connection. R. Swink questioned the condition of Railroad Drive. J. Tresslar explained that there is a lot more tractor trailer traffic on Railroad Drive, as opposed to NCC student traffic, which is causing the deterioration of the road.

NEW BUSINESS: NONE

COMMENTS BY AUDIENCE: NONE

**ADJOURNMENT:**

R. DeYoung made a motion, seconded by M. Guidry, to adjourn the meeting until 06/26/2017 at 7:00 p.m., at the Pocono Township Municipal Building. All in favor. Motion carried.

EXTENSION OF TIME PURSUANT TO SECTION 508(3) OF THE PENNSYLVANIA  
MUNICIPALITIES PLANNING CODE

TO: Board of Commissioners  
Pocono Township Municipal Building  
P.O. Box 197  
Tannersville, PA 18372

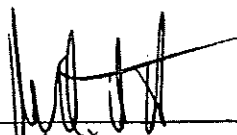
Planning Commission  
Pocono Township Municipal Building  
P.O. Box 197  
Tannersville, PA 18372

FROM: R. J. FISHER & ASSOC.  
1546 BRIDGE ST.  
NEW CUMBERLAND, PA.

Pursuant to Section 508(3) of the Pennsylvania Municipalities Planning Code, 53 P.S. 10508(3),  
the undersigned applicant/attorney for applicant/engineer for applicant/other agent for applicant  
[circle applicable representative] hereby agrees to an extension of time for decision by the  
Pocono Township Planning Commission and the Pocono Township Board of Commissioners  
concerning the approval of the subdivision and/or land development and/or Conditional use  
application/plan entitled:

POCONOS HOSPITALITY LLC

This extension shall be valid to and including 8/7/17. If an agent, the  
undersigned verifies that this extension agreement is executed with the authorization of the  
applicant.

  
\_\_\_\_\_  
(Signature)

ROBERT J. FISHER  
\_\_\_\_\_  
(Print Name)

Dated: 7/06/17





YOUR GOALS. OUR MISSION.

July 3, 2017  
POCO R 0590

Mr. Ronald Swink, Chairman  
Pocono Township Planning Commission  
Pocono Township Municipal Building  
P.O. Box 197  
Tannersville, Pa. 18372

Re: Camelback Lot 13 and Hotel  
Preliminary Plan Review  
T&M File# POCOR0590

Dear Mr. Swink:

T&M is in receipt of an application filed for the Camelback Lot 13 and Hotel Preliminary Plan. This submission consisted of:

1. Response to Preliminary Plan Review, date June 5, 2017
2. CB H2O L.P., Lot 13 & Hotel (27 Sheets), Dated March 28, 2016, last revised June 1, 2017.
3. CB H2O L.P., Lot 13 & Hotel (27 Sheets), 11" X 17", Dated March 28, 2016, last revised June 1, 2017.
4. Community Impact Analysis, Dated June 1, 2017
5. Request for Modification, SWMO, Section 301.L.
6. Request for Modification, SALDO, Section 2.302.B.9.
7. Post Construction Stormwater Management Report, dated March 28, 2016, last revised June 1, 2017.
8. Post Construction Stormwater Management Plan, dated March 28, 2016, last revised June 1, 2017.

The following comments are offered for your review and consideration:

**Project Description**

The Applicant's proposal is to construct a new hotel 96 room hotel and new 207 parking spaces. The project proposes to connect to the regional Camelback sewage treatment plant and central water supply system which currently services the existing hotel and water park. The project is located in both the C-Commercial and RD-Recreational Districts. The proposed Hotel is a Use Permitted by Right in both Zoning Districts.



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July 3, 2017  
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### Zoning

1. Comment has been addressed.
2. Section 512.D.1 states *"Off-street truck loading. Required loading spaces. Every building or structure, lot or land hereafter put 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."* The plan, as submitted, contains Parking Notes #4 (Sheet 2 of 25) stating "The proposed building is 28,600 square feet per floor, with four stories, or 114,400 SF proposed. One loading space for first 5,000 SF is required plus one additional space for each 10,000 square feet or 12 required loading spaces. 3 loading spaces proposed. Variance required." Also shown on the plan is Note 14 (on Sheet 2 of 25) "The following Modification are being requested for this project: 14.2 – Zoning Section 512.D.1 Requiring one off-street truck loading and unloading space for the first 5,000 SF plus a minimum of one add'l space for each 10,000 SF of gross floor space. 12 spaces required, 3 provided." As stated in Parking Notes #4 (Sheet 2 of 25) a variance is required from the Zoning Hearing Board.

Applicant's Engineer states *"A variance will be requested for the number of loading spaces."*

3. Comment has been addressed.

The Zoning Officer shall be consulted for the official determination of any provision of the Zoning Ordinance as amended.

### Subdivision and Land Development Ordinance (SALDO)

1. Section 2.302.B.9 states the Plans shall show the *"Tract boundaries with bearings in degrees, minutes, and seconds and distances in feet and hundredths. These boundaries shall be determined by accurate field survey, closed with an error not to exceed one in five thousand and balanced."* The plan submitted does not contain property line information along the northerly property line. Therefore, there is insufficient information to determine if the error of closure for the property meets the requirements. The plan should be revised or a request for modification submitted.

The Applicant's Engineer has submitted a "Request for Modification" from this section of the Ordinance.

2. Comment has been addressed.
3. Comment has been addressed.
4. Comment has been addressed.
5. Comment has been addressed.



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6. Section 3.209.B.1 States *"No more than thirty five (35%) percent 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 sixty five (65%) percent of the original ground cover must remain undisturbed during the establishment, alteration or maintenance the property."* Steep slopes are defined and established as those areas having an original, unaltered slope of twenty (20%) percent or greater. It appears areas within the proposed grading meet the definition of steep slopes. The plans must provide information showing compliance with this section.

The applicant's Engineer states *"The majority of the parcel has already impacted steep slopes. This site is a ski resort with limited area for development that is flatter than 20%. The site already developed the majority of the areas that are less than 20% in slope. Implementing this section on the site would have an undue burden on the development. A waiver has been requested."*

No "Request for Modification has been submitted.

7. Comment has been addressed.

#### Stormwater Management Ordinance

1. Comment has been addressed.
2. Section 301.L states *"Roof drains should not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment."* The plans, as submitted, show the proposed roof drains being connected to the storm sewer system. The design must be revised or a Modification requested.

The applicant's Engineer has submitted a "Request for Modification."

3. Section 303.I.6.b states *"Wetlands Buffer Delineation – A 50-foot buffer, measures perpendicular to and horizontally from the edge of the delineated wetland, shall be maintained for all wetlands, with the exception of 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."* Based on this section of the Ordinance this plan should have a minimum of a 50 foot buffer from all wetlands. This requirement may also need to be larger if the upland slope is greater than 5%, which appears to be the case. The plans should be revised to remove all proposed construction from the buffer areas. The applicant has submitted a Request for Modification from this requirement and allow the buffer to be reduces to 25 feet.

The applicant's Engineer had previously submitted a "Request for Modification."



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4. Section 305.A states *"The Brodhead/McMichael Watershed has been divided into stormwater management districts as shown on the Watershed Map in Appendix B. – Standards for managing runoff from each subarea in the Brodhead/McMichael Watershed for design storms are shown in Table 305.1. Development sites located in each of the A, B, or C Districts must control proposed conditions runoff rates to existing conditions runoff rates for the design storms in accordance with Table 305.1."* This projects is located partly in District A, Sub-area 23 and partly in District B-2, Sub-area 26. The plans and calculation submitted proposed an increase in the allowable rate for their Drainage Area C2 in the 25-year and 50-years storms of 1 cfs. The plans should be revised to eliminate this increase. The applicant has submitted a Request for Modification to allow this increase in runoff. It should be noted that if the buffer requirement addressed in Comment 2 above would be met the need for this Modification could be eliminated. We would have no objection to the Modification.

The applicant's Engineer had previously submitted a "Request for Modification."

#### Sanitary Sewer Comments

1. Comment has been addressed.
2. Comment has been addressed.
3. Comment has been addressed.
4. Comment has been addressed.
5. The Pump Station Detail should show the proposed pump size.

The Lift (Pump) Station Detail shows two Myers, Model 3RH, 5" Impeller, 10 HP Pumps. According to the representative from Myers and the Company Web Site, the Model 3RH does not come in a 10 HP. The largest pump size for that Model is a 7.5 HP. The detail must be revised.

6. Comment has been addressed.
7. Comment has been addressed.
8. Comment has been addressed.
9. The location of the proposed pump station will not be accessible by a vehicle. This will make the maintenance of the station very difficult. The location should be revised to allow for maintenance vehicles to assess the station.

The applicant's Engineer states *"The pump station is located down slope of the loading area which can be used for pump trucks. The pump station is located next to the proposed deck. The lid of the pump station is only 1' below the deck and can be accessed through the deck."*



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*There are steps provided from the loading area to the deck and the building elevators can be used to deliver heavy equipment such as replacement pumps and valves."*

Since the pumps are in excess of 200 pounds each and are submersible, we continue to recommend the pump station be relocated. If the pumps need to be removed they will likely need to be taken through the hotel. It should also be noted that, according to the "Domestic Wastewater Facilities Manual by PADEP" Section 31.2 "Accessibility – The pumping stations shall be readily accessible by maintenance vehicles during all weather conditions..."

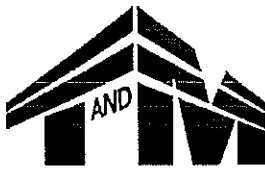
10. Comment has been addressed.
11. Comment has been addressed.
12. Comment has been addressed.

#### Additional Comments

1. Comment has been addressed.
2. Comment has been addressed.
3. Comment has been addressed.
4. Comment has been addressed.
5. Comment has been addressed.
6. Comment has been addressed.
7. Comment has been addressed.
8. Comment has been addressed.
9. Comment has been addressed.
10. Comment has been addressed.
11. Comment has been addressed.

#### Traffic Impact Study

1. The Traffic Impact Study recommends the construction of a left turn lane from Camelback Road onto Resort Drive. The study contains a Sketch of the proposed improvements, but no design plans have been submitted. It should be noted that Camelback Road is a State Highway and as



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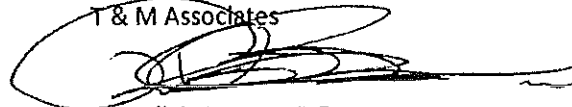
July 3, 2017  
POCO R 0590

such will require a Highway Occupancy Permit from the Pennsylvania Department of Transportation.

2. The Capacity Analysis for the new drive from Lot 14 to Camelback Road shows the new driveway to be Channelized. The Sketch submitted does not show any channelization on this driveway. Since the driveway appears to be proposed as a right-in/right-out driveway, channelization should be provided. Also, detailed design plans should be submitted.
3. Several of the Capacity Analysis sheets have the page number over the Level of Service. These sheets should be revised so that the Level of Service is legible.
4. All of the Left Turn Warrant and Length Analysis show the location as SR 0115 & Proposed Site Driveway Mastermind Specialty Retail Center. Since this is not at the subject of the Traffic Impact Analysis, the analysis must be revised to show the location of each analysis.
5. The Traffic Impact Study analyses the intersection of Camelback Road and Sullivan Trail for capacity, but does not analyze the intersection for a Left Turn Lane Warrant. This intersection should be analyzed for Left Turn Lane Warrants and provide detailed design plans for the left turn, if it meets warrants.

T & M Associates reserves further comment until receipt of additional documentation. If you have any questions, please do not hesitate to contact me.

Very Truly Yours,  
T & M Associates



Russell G. Benner, P.E.

CC: Donna Asure, Township Manager  
Pam Tripus, Township Secretary  
Board of Commissioners  
Lisa Pereira, P.C. Solicitor  
EPT Ski Properties, Inc., Applicant  
Mike Gabel, P.E., Boucher & James, Inc.

R:\POCO\R0590\Correspondence\Camelback Lot 13 Letter to Planning Commission 07-01-17



**Boucher & James, Inc.**  
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

INNOVATIVE ENGINEERING

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1456 Ferry Road, Building 500  
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Fax 215-345-9401

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June 5, 2017

Mr. Ronald Swink, Chairman  
Pocono Township Planning Commission  
Pocono Township Municipal Building  
P.O. Box 197  
Tannersville, PA 18372

**SUBJECT: RESPONSE TO PRELIMINARY PLAN REVIEW  
CAMELBACK LOT 13 AND HOTEL  
POCONO TOWNSHIP, MONROE COUNTY, PA  
B&J PROJECT NO. 146374B**

Dear Mr. Swink:

On behalf of our client, CBH2O, LP, we are responding to the comments contained in your letter dated July 21, 2016 for the project. This submission contains the following information:

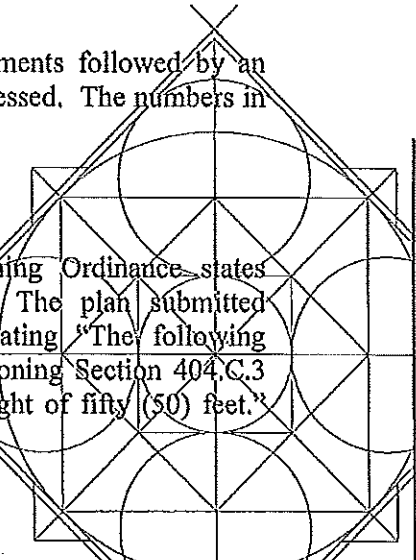
- Two (2) Copies\* - Post Construction Stormwater Management Report, Camelback Lot 13 and Hotel, last revised June 1, 2017.
- Two (2) Copies\* - Post Construction Stormwater Management Plans, Camelback Lot 13 and Hotel, last revised June 1, 2017.
- Four (4) Copies\* - Land Development Plans Camelback Lot 13 and Hotel, last revised June 1, 2017.
- Ten (10) Copies\* - Land Development Plans Camelback Lot 13 and Hotel, 11x17, last revised Jun 1, 2017.
- Ten (10) Copies\* - Appendix G, Request for Modification – Section 2.302B.9
- Ten (10) Copies\* - Appendix G, Request for Modification – SWMO Section 301.L
- Five Copies\* - Community Impact Analysis, dated June 1, 2017.

\*Copy provided to T&M Associates.

To ease the review of our plan revisions, we have itemized the comments followed by an annotated response, in bold, indicating how each comment has been addressed. The numbers in the list correspond with the comment numbers from the review letter.

**Zoning**

Comment 1. Section 404.C.3.a and Section 405.C.3.a of the Zoning Ordinance states "Building Height, Principal Building-Fifty (50) feet." The plan submitted contains a note on Sheet 2 of 25 (Note No. 14) stating "The following Modification are being requested for this project: 14.1-Zoning Section 404.C.3 and 405.C.3 requiring a maximum principal building height of fifty (50) feet."



and 405.C.3 requiring a maximum principal building height of fifty (50) feet." The plans show the proposed building to be 4 stories in height. There is nothing on the plans stating the total height of the proposed building. This information must be added to the plan and if the total height of the proposed building exceeds the fifty (50) foot maximum height, a Variance must be obtained from the Zoning Hearing Board.

**Response:** Section 504.D in the Zoning Ordinance Amendment, Ordinance No. 2013-07, states *"The maximum height of hotels/motels may be increased up to ninety-six (96) feet provided the side and rear setbacks for the building are not less than fifty (50) percent of the height of the building of the setback required for the district, whichever is greater."* The proposed principal building is a Hotel and we believe is governed by this Zoning Amendment. Note 15 has been added to sheet 2 of 26 noting the above requirement.

Comment 2. Section 512.D.1 states "Off-street truck loading. Required loading spaces. Every building or structure, lot or land hereafter put 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." The plan, as submitted, contains Parking Notes #4 (Sheet 2 of 25) stating "The proposed building is 28,600 square feet per floor, with four stories, or 114,400 SF proposed. One loading space for first 5,000 SF is required plus one additional space for each 10,000 square feet or 12 required loading spaces. 3 loading spaces proposed. Variance required." Also shown on the plan is Note 14 (on Sheet 2 of 25) "The following Modification are being requested for this project: 14.2 — Zoning Section 512.D.1 Requiring one off-street truck loading and unloading space for the first 5,000 SF plus a minimum of one additional space for each 10,000 SF of gross floor space. 12 spaces required, 3 provided." As stated in Parking Notes #4 (Sheet 2 of 25) a variance is required from the Zoning Hearing Board.

**Response:** A variance will be requested for the number of loading spaces.

Comment 3. Section 51Z.D.2 states "Off-street truck loading. Size of truck loading spaces. An off-street truck loading space shall be a minimum of 12 feet in width and a minimum of 35 feet in length." Although the plans state 3 spaces have been provided the plans do not show any dimensions on the loading area to confirm the minimum size of the loading has been provided.

**Response:** Dimensioning has been added to the plan to confirm that 3 truck loading spaces have been provided at the proposed loading area.



Subdivision and Land Development Ordinance (SALDO)

Comment 1. Section 2.302.B.9 states the Plans shall show the "Tract boundaries with bearings in degrees, minutes, and seconds and distances in feet and hundredths. These boundaries shall be determined by accurate field survey, closed with an error not to exceed one in five thousand and balanced." The plan submitted does not contain property line information along the northerly property line. Therefore, there is insufficient information to determine if the error of closure for the property meets the requirements. The plan should be revised or a request for modification submitted.

**Response:** A request for modification is being submitted as part of this resubmission

Comment 2. Section 2.302.C.4 states "*The following items shall be on all Preliminary Plans in the form of protective covenants and/or notes: 4. Well and sewage disposal systems shall be constructed in accordance with recommended standards of the Pennsylvania Department of Environmental Protection*". This note must be placed on the plan.

**Response:** Note 8, sheet 2 of 26 has been revised to include the requested text. It is noted that the facilities already exist and has capacity for this project. The only water and sanitary sewage required for this project is water line and sewer force main extensions with a small sewage pump station.

Comment 3. Section 2.302.0.4 states "*Certification of central water supply: a. Public - When the Subdivision or Land Development is to be served with water by an existing water company or authority, the Developer shall submit two (2) copies of a letter from the water company or authority which states that the company or authority can adequately serve the subdivision*". The applicant's engineer has submitted information on the existing system, but has not submitted any letter from the water company stating that it can serve the proposed development. A letter must be submitted from the system owner stating the existing water system has the capacity for the proposed development.

**Response:** We have provided a letter from Camelback stating they are willing to provide water service to the Hotel. We have provided a detailed review of the water system as part of our Community Impact Statement.

Comment 4. Section 2.302.0.S.a.ii states "*Certification of central sewage disposal system: Submit two (2) copies of a letter from the company or authority that states that the company or authority can adequately serve the subdivision or Land Development, including any conditions and/or costs imposed by the sewer company or authority.*" The applicant's engineer has submitted information on the existing system, but has not submitted any letter from the sewer company owner stating that it can serve the proposed development. Since the Company that owns the Water and Sewer systems is different than the applicant a letter must be submitted from the system owner stating the existing plant has capacity in wet and dry weather.

**Response:** We have provided a letter from Camelback stating they are willing to provide sewage service to the Hotel. We have provided a detailed review of the sewage system as part of our Community Impact Analysis.

Comment 5. Section 2.302.0.15 states "*A community Impact analysis including the following information shall be required for rural residential development of subdivisions containing fifteen (15 ) or more dwelling units or residential lots in the aggregate; all non-residential developments (with the exception of agricultural developments) with buildings containing in excess of twenty (20,000) thousand square feet of floor space in the aggregate; or development of any kind impacting thirty (30) acres of land or more in the aggregate.*" This section explains all information required in a Community Impact Analysis. The Applicant's engineer sent the following information to T&M:

- a. A Traffic Impact Study, prepared by Lagan Engineering, dated July 27, 2007;
- b. A Phase I Environmental Site Assessment, prepared by Pennsylvania Tectonics, dated August 2012.

We responded in an E-mail dated June 9, 2016 stating:

- a. "The Traffic Impact Study should be conducted in accordance with PENNDOT's "Policies and Procedures for Transportation Impact Studies" and should include the intersection of Resort Drive and Camelback Road (SR 4006), the intersection of Camelback Road (SR 4006) and Sullivan Trail (SR 4004), and the intersection of Sullivan Trail (SR 4004) and Route 715 (SR 0715). These are the intersections that had been studied in the 2007 TIS with the intersection of Camelback Road (SR 4006) and Wilke Road being eliminated. Since all roads are State Highways I believe a Scoping Meeting be set up with PENNDOT to discuss the TIS requirements. All existing traffic data (counts, etc.) older than three (3) years should be redone."

- b. *"Phase 1 ESAs are only good for 6 months. Since it has been 4 years a new Phase 1 would be required"*. This is in accordance with ASTM E1527-13.

To date, none of the new information has been submitted. In order to comply with the requirements of Section 2.302.0.15 of the Subdivision and Land Development Ordinance this information must be submitted.

**Response:** We have prepared an updated and complete Community Impact Assessment.

- Comment 6. Section 3.209.8.1 States *"No more than thirty-five (35%) percent 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 sixty-five (65%) percent of the original ground cover must remain undisturbed during the establishment, alteration or maintenance the property."* Steep slopes are defined and established as those areas having an original, unaltered slope of twenty (20%) percent or greater. It appears areas within the proposed grading meet the definition of steep slopes. The plans must provide information showing compliance with this section.

**Response:** The majority of the parcel has already impacted steep slopes. This site is a ski resort with limited area for development that is flatter than 20%. The site already developed the majority of the areas that are less than 20 % in slope. Implementing this section on the site would have an undue burden on the development. A waiver has been requested.

- Comment 7. Section 3.210.A states *"The Applicant shall submit a wetland study in duplicate with the submittal of all Subdivision and Land Development Plans. The purpose of the study shall be to determine the presence and extent of wetlands of the site."* The plans contain a note on Sheet 2 of 25 (Note No. 7) stating "Wetlands were taken from plans entitled "ESPC Plan Resort Drive Fill Area" Sheet 1 of 2, dated 3/7/13, no revisions, prepared by RKR Hess, A Division of UTRS as delineated by Sparton Wetlands Services and located by RKR Hess in February of 2013." This information must be submitted with the application.

**Response:** A copy of the plan has been included with this submission and the plan notes have been updated accordingly.

#### Stormwater Management Ordinance

- Comment 1. Section 104 states in part *"This Ordinance shall only apply to permanent nonstructural and structural stormwater management Best Management Practices (BMPs) constructed as part of any of the Regulated Activities listed in this Section. The Pennsylvania Department of Environmental Protection, Bureau of Watershed Management Document Number 363-0300-002, entitled*

*"Pennsylvania Stormwater Best Management Practices Manual" (BMP Manual), effective as of December 30, 2006 (as amended) is incorporated by reference."* The BMP Manual contains ratios for loading of infiltration basins as 5:1 (impervious to basin area) and 8:1 (total drainage area to basin area). The Post Construction Stormwater Management Report (Report) submitted states the overall drainage area ration is 55:1, rather than the 8:1 from the BMP Manual, and 13.8:1, rather than the 5:1, from the BMP Manual. The Overall ratio is 688% higher than what is in the BMP Manual and the Impervious ratio is 276% higher than what is in the BMP Manual. The Report compares the existing basin ratios to the proposed and states the ratios are improved. The existing basin appears to have been designed as a detention basin, not an infiltration basin. Therefore, the comparison is not a valid comparison. It appears there is sufficient area available to meet the ratios. We recommend PA DEP approval of the proposed design be obtained prior to Final Plan Approval.

**Response:** The existing basin does incorporate a sump area which results in low flow storms being infiltrated. The original design did not intend infiltration, but, is functioning as an infiltration basin and we believe the comparison is valid. We have been in discussion with the PADEP regarding the loading ratio. We have made the loading of the basin considerably smaller and are provided water quality units to ensure the basin is not overloaded with pollutants.

**Comment 2.** Section 301.L states *"Roof drains should not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of storm water. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment."* The plans, as submitted, show the proposed roof drains being connected to the storm sewer system. The design must be revised or a Modification requested.

**Response:** A Modification has been requested.

**Comment 3.** Section 303.I.6.b states *"Wetlands Buffer Delineation - A 50-foot buffer, measures perpendicular to and horizontally from the edge of the delineated wetland, shall be maintained for all wetlands, with the exception of 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."* Based on this section of the Ordinance this plan should have a minimum of a 50-foot buffer from all wetlands. This requirement may also need to be larger if the upland slope is greater than 5%, which appears to be the case. The plans should be revised to remove all proposed construction from the buffer areas. The

applicant has submitted a Request for Modification from this requirement and allow the buffer to be reduced to 25 feet.

**Response:** A Modification has been requested.

Comment 4. Section 305.A states *"The Brodhead/McMichael Watershed has been divided into stormwater management districts as shown on the Watershed Map in Appendix B. - Standards for managing runoff from each subarea in the Brodhead/McMichael Watershed for design storms are shown in Table 305.1. Development sites located in each of the A, B, or C Districts must control proposed conditions runoff rates to existing conditions runoff rates for the design storms in accordance with Table 305.1."* This project is located partly in District A, Sub-area 23 and partly in District B-2, Sub-area 26. The plans and calculation submitted proposed an increase in the allowable rate for their Drainage Area C2 in the 25-year and 50-years storms of 1 cfs, the plans should be revised to eliminate this increase. The applicant has submitted a Request for Modification to allow this increase in runoff. It should be noted that if the buffer requirement addressed in Comment 2 above would be met the need for this Modification could be eliminated. We would have no objection to the Modification.

**Response:** A Modification has been requested. It is noted that there is not an increase in flows from the pre-developed condition, it matches the predevelopment flows. The flow in the subarea is simply not being reduced as required by the ordinance.

#### Sanitary Sewer Comments

Comment 1. The information submitted on the existing water and sewer system states the existing discharge from the Wastewater Treatment Plant was 228,000 gallons per day. This was based on the applicant's engineer review of 12 months of Discharge Monitoring Reports (DMR) from March 2014 through July 2015. Copies of the DMRs should be submitted for review. No information was provided as backup for the existing flows.

**Response:** The Community Impact Analysis has been updated with additional capacity information and correspondence for the project.

Comment 2. The proposed flow rate of no less than 63.8 gpm based on an 8-hour utilization period was used for the proposed sanitary sewer pump station design. This should be revised to 24 hours or information provided from a standard to support the 8 hours.

**Response:** The flow rate was revised to provide a 24 hour usage with a 2.5 peaking factor. It is noted that the pump station is sized based on obtaining scour velocity in the existing 4" line.

Comment 3. The plans, as submitted, show several pipe runs over 20% slope. All sewer pipes (storm and/or sanitary) over a 20% slope should be designed with an anchor system or additional manholes should be placed. The details should show the proposed anchor design or additional manholes.

**Response:** We have revised the pipe slopes to be less than 20%

Comment 4. The Pump Station detail should show the required elevation of all components.

**Response:** The detail has been revised as requested.

Comment 5. The Pump Station Detail should show the proposed pump size.

**Response:** The detail has been revised as requested.

Comment 6. The Pump Station Detail Section view shows the discharge line as a 4" line, but the line has a 6" check valve on it. The plan view shows a 3" gate valve. The section shows a 6" Dresser Coupling outside the station and the plan view shows a 1 1/4" Dresser Coupling at the same location. Review the section view and the plan view of the Pump Station Detail to be consistent.)

**Response:** The plans have been revised to provide 3" lines throughout the system, transitioning to a 4" line past the meter pit.

Comment 7. Will a backup detection system be provided in addition to the proposed floats? Also, will backup power be provided, if so from what source? How will the alarm be monitored?

**Response:** The system will have multiple independent floats. The pump station will be connected to the Hotel's emergency power supply to keep it operational in the event of a power outage.

Comment 8. The Pump Station Detail shows the diameter to be 6' and the Utility Plan and the Pump Station Design Calculations show the proposed diameter to be 8'. The detail must be corrected.

**Response:** The pump station has been revised to have an 8' diameter wet well.

Comment 9. The location of the proposed pump station will not be accessible by a vehicle. This will make the maintenance of the station very difficult. The location should be revised to allow for maintenance vehicles to access the station.

**Response:** The pump station is located down slope of the loading area which can be used for pump trucks. The pump station is located next to the proposed deck. The lid of the pump station is only 1' below the deck and can be accessed through the deck. There are steps provided from the loading area to the deck and the building elevators can be used to deliver heavy equipment such as replacement pumps and valves.

Comment 10. The valves for the pump station should be located in a separate valve pit. Revise the design to move the valves outside the wet well into a separate valve pit.

**Response:** We have revised the detail as requested

Comment 11. The Grease Trap Detail should show all required dimensions i.e., length, width, and depth. Also, all elevation should be shown on the detail.

**Response:** We have added additional details. However, this is only a representative detail and the grease trap must be sized as part of the plumbing permit for the Hotel based on design fixture counts.

#### Additional Comments

Comment 1. The plans should provide a detail of the handicap parking space painting and signing in accordance with ADA and the MUTCD.

**Response:** The requested details have been added to sheet 21 of 26.

Comment 2. There appears to be a proposed contour (Elevation 1278) missing at the northwest corner of the proposed site work in both Phase 1 and Phase 2.

**Response:** The 1278 contour has been added as requested.

Comment 3. Note 9 on Sheet 5 of 24 states "The anticipated start of construction on this project is October of 2015 and is anticipated to be completed by April 2016." The same note appears on Sheet 7 of 25. Since these dates have passed these must be updated. Also, since the project is proposing 2 phases, the dates should be different from each other. If the project will be completed as one project, the plans should be revised to show only one phase, rather than two.

**Response:** The dates have been revised as requested.

Comment 4. The Facility Demand provide flow rate for the various uses. The source of the proposed flow rate should be provided.

**Response:** We have added a detailed review to the Community Impact Analysis.

Comment 5. The water supply provides storage and production information, but no information was provided on existing and proposed usage. This information must be provided.

**Response:** We have added a detailed review to the Community Impact Analysis.

Comment 6. The water supply states a fire flow of 2,450 gpm for 90 minutes yields a total of 120,000 gallons. 2,450 gpm for 90 minutes yields a total of 220,500 gallons. Also, in the Summary provided by RKR Hess states the fire flow of 2,450 gpm is for 30 minutes. This would yield 73,500 gallons. Please verify and correct the fire flow information.

**Response:** We have added a detailed review to the Community Impact Analysis.

Comment 7. The analysis of the supply shows three wells. Well #2 producing 30 gpm, well #3 producing 48 gpm, and Well #4 producing 100 gpm. The summary from RKR Hess does not state what the capacity of Well #2 is, but states that Well #3 is estimated to be able to produce 40 gpm rather than the permitted 48 gpm and Well #4 is estimated to be able to produce 68 gpm rather than the 100 gpm permitted. Well #4 is apparently restricted due to the casing size. Well yield tests should be performed and the actual yield used to determine the total system capacity.

**Response:** The water system is already permitted and constructed. The system is being operated as a public water supply and is regulated by the Local Office of the PA DEP.

Comment 8. Show the Stormwater Test Pits on the Post Construction Stormwater Management Plans (PCSM).

**Response:** The test pits have been added to the PCSM plans as requested.

Comment 9. The PCSM Plans show Infiltration Beds labeled as Infiltration Beds 5, 6 and 7. The details on sheet 13 of 25 provide details for Infiltration Beds 1, 2, and 3. The detail and the plans must be revised to agree with each other.



Mr. Ronald Swink, Chairman  
Pocono Township Planning Commission  
June 5, 2017  
Page 11 of 11

**Response:** Infiltration Bed 6 has been eliminated. Plan and details have been updated to reflect this change.

Comment 10. The profile for Pipe 12, on Sheet 19 of 25, from Manhole 7 to Inlet 11 shows proposed grading over the pipe. The Grading Plans do not show any proposed grading. The grading plan should be revised to show the proposed grading.

**Response:** The grading plans have been revised to include the grading intent.

Comment 11. The plan proposes the placement of site lighting foundations within the Infiltration Beds. Care must be taken during construction to make sure there is no conflict between the wiring, foundations, and pipes within the infiltration beds.

**Response:** The plan has been revised to move all lighting outside of the infiltration bed areas.

If you should have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Michael E. Gable, P.E.

Director of Engineering – Stroudsburg

MEG/clg

cc: CB H2O, LP w/enclosures

## APPENDIX G

### REQUEST FOR MODIFICATION

Name of Applicant: CB H2O, LP

Name of Subdivision or Land Development: Camelback Resort

Section of Subdivision and Land Development Ordinance:

Relief from SALDO Section 2.302.B.9, Tract boundaries with bearings in degrees, minutes, and seconds and distances in feet and hundredths. These boundaries shall be determined by accurate field survey, closed with an error not to exceed one in five thousand and balanced.

Justification for Relief:

We are not proposing to provide a complete boundary survey for this project consistent with the previously submitted lot consolidation plans. The areas adjoining lands residential lands and along Camelback Drive have been surveyed.

Is the hardship self-imposed? Yes    No ☒

Is the hardship related to financial issues?    Yes    No ☒

Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? No

Explain:

Not providing the high level of accuracy of the boundary will have no impact on the community as the project area is greater than 700 feet to the proposed construction area.

## APPENDIX G

### REQUEST FOR MODIFICATION

Name of Applicant: CB H2O, LP

Name of Subdivision or Land Development: Camelback Resort

Section of Stormwater Management Ordinance:

Relief from SWMO Section 301.L, Roof drains should not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of storm water

Justification for Relief:

We intend to infiltrate all flows from design storms. Discharging the roof leaders to a grass surface as suggested in not possible

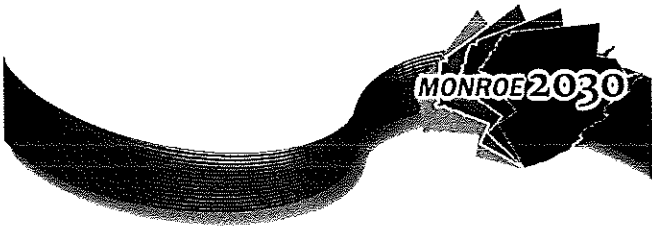
Is the hardship self-imposed? Yes    No ☒ X

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

Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance? No

Explain:

The intent of the ordinance section is to infiltrate roof runoff. 100 % of roof run off will be infiltrated as proposed so the intent of the section is met.



RECEIVED  
JUN 22 2017  
POCONO TOWNSHIP

## MONROE COUNTY PLANNING COMMISSION

June 19, 2017

Pam Tripus, Township Secretary  
Pocono Township  
112 Township Drive  
PO Box 197  
Tannersville, PA 18372

ADMINISTRATIVE CENTER  
1 Quaker Plaza, Room 106  
Stroudsburg, PA 18360-2169  
Phone: 570-517-3100  
Fax: 570-517-3858  
mcpc@monroecountypa.gov  
www.monroecountypa.gov

Re: Douglas & Colette Belanger  
Minor Subdivision:  
Pocono Township  
MCPC Review #103-17

Dear Ms. Tripus:

Our office has received a copy of the above noted minor subdivision concerning a 31.83 acre site located on the southerly side of Cherry Lane Church Road, approximately 300 feet west of its intersection with Cherry Lane Road. The plan is proposing to subdivide the property into three separate parcels. Lot 1 is to contain 10.22 acres, Lot 2 is to contain 11.34 acres, and Lot 3 is to contain 10.207 acres. All lots are to be developed as single-family residences and are to be served by on-lot sewage disposal and water supply systems. This property is located in the Low Density Residential (R-1) zoning district in which the proposed use is permitted.

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

1. It should be noted that the site contains significant areas of steep slopes and wetlands. Disturbance of these areas should be minimized to the greatest extent possible. Also, the wetland survey for the site is dated May 2006. It is unknown if the results remain accurate for this site.
2. The Pennsylvania Natural Diversity Inventory (PNDI) search indicates the U.S. Fish and Wildlife Service (USFWS) are requesting further review of this project with respect to potential impacts.

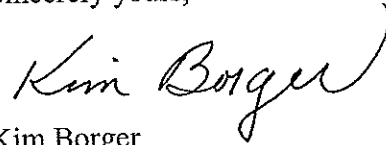
It is recommended that approval of this plan be conditioned upon the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on July 11, 2017 at 5:00 p.m. at the Monroe County Administrative Center. 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.

Page Two  
Douglas & Colette Belanger  
Minor Subdivision:  
Pocono Township  
MCPC Review #103-17

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.

Sincerely yours,

A handwritten signature in cursive script that reads "Kim Borger". The signature is written in dark ink and is positioned above the printed name and title.

Kim Borger  
Planner/Addressing Coordinator

cc: Bue-Morris Associates, Inc.



**Boucher & James, Inc.**  
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

INNOVATIVE ENGINEERING

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559 Main Street, Suite 230  
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Fax 610-419-9408  
[www.bjengineers.com](http://www.bjengineers.com)

June 23, 2017

Pocono Township Planning Commission  
112 Township Drive  
P.O. Box 197  
Tannersville, PA 18372

**SUBJECT: DOUGLAS & COLETTE BELANGER FINAL MINOR SUBDIVISION REVIEW NO. 1  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
PROJECT NO. 1630015R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our first review of the Final Minor Subdivision Plan Application for Douglas and Colette Belanger. The submitted information consists of the following items.

- Transmittal letter prepared by D&D Engineering & General Construction, LLC, dated June 2, 2017.
- Pocono Township Land Development Application.
- Monroe County Planning Commission Receipt of Plan Submittal dated June 1, 2017.
- Appendix G, Request for Modification of the Subdivision and Land Development Ordinance - §606.3.A.
- Pennsylvania Department of Transportation Highway Occupancy Permit No. 05046744, Minimum Use Driveway Lot #1, Issued April 29, 2013.
- Pennsylvania Department of Transportation Highway Occupancy Permit No. 05046745, Minimum Use Driveway Lot #2, Issued April 29, 2013.
- Pennsylvania Department of Transportation Highway Occupancy Permit No. 05046746, Minimum Use Driveway Lot #3, Issued April 29, 2013.
- Closure Calculations for the Entire Property, Lot #1, Lot #2, and Lot #3, prepared by Bue-Morris Associates, Inc., dated May 15, 2017.
- Property Deed, Deed Book 2469, Page 8990.
- Pennsylvania Department of Conservation and Natural Resources Conservation Planning Report, dated May 15, 2017.
- Wetland Delineation prepared by Niclaus Engineering Corporation, dated May 2006.
- Erosion & Sediment Control Plan Narrative prepared by Bue-Morris Associates, Inc., dated May 15, 2017.
- Post Construction Stormwater Management Report prepared by Bue-Morris Associates, Inc., dated May 15, 2017.
- Drainage Area Plans (3 sheets) prepared by Bue-Morris Associates, Inc., dated May 15, 2017.
- Final Minor Subdivision Plans (18 sheets) prepared by Bue-Morris Associates, Inc., dated May 15, 2017.



### **BACKGROUND INFORMATION**

The Applicants, Douglas and Colette Belanger, are proposing to subdivide their existing property located on the southern side of Cherry Lane Church Road, approximately 500 feet east of its intersection with Fish Hill Road. The existing property also has frontage on the southern side of Cherry Lane Road (S.R. 1001) approximately 300 feet south of its intersection with Cherry Lane Church Road. The existing property (Parcel No. 12/92605) is located within the R-1, Residential Zoning District and consists of existing trails, and miscellaneous structures and basketball court, an unnamed watercourse, wetlands, steep slopes and woodlands.

The Applicants are proposing three (3) single family residential lots. Proposed Lot #1 will have a gross area of 10.22 acres (9.32 acres net) and will include one (1) single family residential dwelling and associated driveway taking access from Cherry Lane Road (S.R. 1001). Proposed Lot #2 will have a gross area of 11.34 acres (10.57 acres net) and will include a single family residential dwelling and associated driveway taking access from Cherry Lane Road (S.R. 1001). Proposed Lot #3 will have a gross area of 10.27 acres (7.92 acres net) and will include a single family residential dwelling and associated driveway taking access from Cherry Lane Church Road. The proposed lots will be served by on-lot water and sewer, and stormwater berms are proposed.

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

### **ZONING ORDINANCE COMMENTS**

1. In accordance with Section 402.B.1.a, the proposed single family dwellings are permitted uses within the R-1, Low Density Residential Zoning District. *No action is required.*
2. In accordance with Section 402.C.1.a, the maximum impervious coverage is 20%. *The proposed impervious coverages for each proposed lot must be listed on the plan.*
3. In accordance with Section 402.C.2, the maximum principal building height is 35-feet. *The maximum and proposed building heights must be listed on the plan.*

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

4. In accordance with Sections 305.5, 404.3 and 406.6.H.1, the Township shall concurrently make its decision on the Sewage Facilities Planning Module, and if approval is granted, the complete sewage planning documents shall be forwarded to the Pennsylvania Department of Environmental Protection. Minor subdivision plan approval shall be conditional upon Department of Environmental Protection sewage planning approval. *Sewage Facilities Planning Modules must be submitted, and approvals provided upon receipt.*
5. In accordance with Sections 305.7, 406.6.O, and 607.16.J, if a highway occupancy permit shall be required for access to a Township or State road, approval of the Land Development Plan shall be conditioned upon the issuance of a highway occupancy permit by the Township and/or PennDOT, as the case may be. *Highway Occupancy Permits issued for the proposed driveways have been submitted, however these permits expired in 2014. Extension of the existing permits, or new permits for Lots #1 and #2 must be provided to the Township upon receipt. In addition, the proposed driveway pipe on Lot #2 discharges into an existing pipe crossing Cherry Lane Road (S.R. 1001). Approval of this discharge from PennDOT will be required.*

6. In accordance with Section 307.2, "Minor Residential Land Development Plans shall be processed in accord with the requirements for minor subdivisions in Section 305 of this Ordinance. All information and design requirements of this Ordinance applicable to land developments shall also apply to Minor Residential Land Developments except as provided in this Section 307. The Board of Commissioners may, based upon the character of the project and site conditions, waive the applicability of any or all of the land development requirements including the requirement for a survey of the project parcel." *This plan has been reviewed per Section 307.2.*
7. In accordance with Sections 404.1.A and 406.1.A, "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". *The scales provided on the plan sheets do not appear correct and should be revised.*
8. In accordance with Sections 404.1.C, and 406.1.C, "the survey shall not have an error of closure greater than one (1) in ten thousand (10,000) feet and shall include a boundary closure report". *The data for Line 2h is missing from the chart provided on Sheet 6, and the lengths of Line 2hp are inconsistent between the chart and lot closure report, and must be revised. The length of the eastern property line between the title line and right-of-way line (16.89-feet) on Lot #3 must be labeled on the plan. In addition, Lot #3 does not close within 1 in 10,000 when utilizing the right-of-way data and must also be revised.*
9. In accordance with Sections 404.2.F, 406.5.T, and 406.6.F, proof of legal interest in the property, a copy of the latest deed of record and a current title search report must be submitted. The Deed Book Volume and page number reference of the latest source(s) of title to the land being subdivided must also be provided on the plan. *A property deed has been provided. The page number listed in General Note 2 on Sheet 2 is incorrect and must be revised. A current title search report shall also be submitted.*
10. In accordance with Sections 404.2.G and 406.5.Y, a north arrow (true or magnetic) must be provided on the plan. *A north arrow must be provided for the Location Map on Sheet 1.*
11. In accordance with Section 404.2.M, "reference monuments and/or lot markers shall be shown on the plan and shall be placed as required by Section 608 of this Ordinance". In accordance with Section 608.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." *Pins/caps are shown to be set. Monuments must be placed at all locations where the lot lines intersect with the required right-of-way, at all exterior boundary corners, and at the intersections of the proposed lot lines and the exterior boundary.*
12. In accordance with Sections 404.2.S and 406.6.Q, the plan shall show wetlands and provide a wetland study as required by Section 618. In accordance with Section 618.5, "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 twenty (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." *General Note 18 on Sheet 2, and Step 3 of the Typical Sequence of Construction for Each Individual Lot on Sheet 14 must be*



*revised to include the minimum distance from the delineated wetlands the required fence must be placed.*

13. In accordance with Sections 404.2.T and 607.15, 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 (2) to ten (10) feet above the center-line grades of the intersecting roads. *The required clear sight triangles must be provided for each proposed driveway.*
14. In accordance with Section 404.2.W, the "location of all flood hazard areas as shown on the most recent FIA/FEMA mapping" must be shown on the Minor Subdivision Plan. *It appears that "Zone C" referenced in General Note 11 on Sheet 2 should be revised to "Zone X".*
15. In accordance with Section 404.2.AA, the Minor Subdivision Plan must include "a location map at a scale of 1"=800' for the purpose of locating the property being subdivided". *The Location Map provided on Sheet 1 is at a scale of 1"=2,000' and must be revised. In addition, two (2) intersecting streets should be identified on the Location Map to better locate the site.*
16. In accordance with Sections 406.2 and 406.4, a Site Context Map, and Resource Impact and Conservation Analysis are required. *An Existing Resource and Site Analysis Map has been submitted showing existing features within 200-feet of the existing property. The Site Context Map, and Resource Impact and Conservation Analysis shall also be submitted.*
17. In accordance with Section 406.3.A, "a vertical aerial photograph enlarged to a scale not less detailed than 1 inch = 400 feet, the site boundaries clearly marked" must be submitted. *An aerial photograph showing areas within 500-feet of the site must be submitted.*
18. In accordance with Section 406.5.D, the plan shall include "information indicating available and safe stopping sight distances for all driveways, access drives, roads, etc., which must be in compliance with the most current version of the Pennsylvania Department of Transportation specifications". *The available sight distances are provided on the plan and the required sight distances must also be provided.*
19. In accordance with Section 406.5.Q.3, the plan shall include "zoning district boundary lines within one thousand (1,000) feet of the proposed land development, shown on location map". *The Zoning District Boundary lines must be shown on the Location Map provided on Sheet 1.*
20. In accordance with Section 406.6.G, "in the case of individual on-lot wells, information documenting water table depth and potential for affecting ground water supply" must be submitted. *This documentation shall be submitted prior to obtaining a building permit.*
21. In accordance with Section 406.6.I, the plan shall include "a list of any public utility, environmental or other permits required and if none are required a statement to that effect. The Township may require a Professional Engineer's certification of such list". *The required list must be provided on the plan.*
22. In accordance with Section 406.6.J, "confirmation that the soil erosion and sedimentation control plan has been accepted for review by the Monroe County Conservation District (see Section 610)" shall be provided. *Submissions to and approvals from the Monroe County Conservation District must be provided.*

23. In accordance with Section 406.10, "prior to approval of the Land Development Plan, the applicant shall submit to the Township a Land Development Engineering Certification stating that the proposed layout of proposed roads, lots, and open lands complies with the Township's ordinances, particularly those sections governing the design of subdivision roads and stormwater management facilities, and that all improvements will be installed in accord with the specific requirements of this Ordinance or any waivers or modifications granted by the Township. This certification requirement is meant to provide the Township with assurance that the proposed plan is able to be accomplished within the Township's current regulations." *A note to this effect must be placed on a plan to be recorded.*

24. In accordance with Section 500, "no final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until:

- A. All improvements required by this Ordinance are installed to the specifications contained in Article VI of this Ordinance and other Township requirements and such improvements are certified by the Applicant's Engineer; or,
- B. Proposed developer's agreements and performance guarantee in accord with Section 503 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended, have been accepted by the Board of Commissioners."

*A performance guarantee, per Section 503, must be provided prior to plan recordation. A construction cost estimate shall be submitted for review.*

25. In accordance with Section 506.2.3, "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 Section 503.1 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 fifteen (15) percent 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." *A maintenance fund shall be established for the continued maintenance of the proposed stormwater management facilities.*

26. In accordance with Section 509, "all applicants proposing any subdivision and/or land development requiring the installation of improvements as required by this Ordinance shall, prior to final plan approval by the Board of Commissioners, and if so directed by the Board of Commissioners, enter into a legally binding development agreement with the Township whereby the developer guarantees the installation of the required improvements in accord with the approved plan and all Township requirements." *A development agreement must be executed prior to plan recordation.*

27. In accordance with Section 601.1.F.5.b.(1) and 601.1.F.5.b.(5), "no more than thirty-five (35) percent 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 sixty-five (65) percent of the original ground cover must remain undisturbed during the establishment, alteration or

maintenance of the property." "The Final Plan shall be recorded with a steep slope easement. The easement shall be comprised of at least sixty-five (65) percent of the total existing area and located within the original boundaries of the steep slope area. Allocation of the easement should be made as evenly as possible throughout the lots to allow each lot adequate room for additional grading, accessory structures, etc." *The areas of the steep slope easements are 65% of the existing steep slope areas, however the easements do not include 65% of the steep slope areas (i.e., easement grst on Lot #1 has an area of 4,451 square feet, and only 1,550 square feet of steep slopes are located within the easement). The previously approved Tanalo Estates provided steep slope easements in the same manner. The Township shall determine if they will accept a waiver of the proposed easements which protect less than the required 65% of the existing steep slopes. In addition, the metes and bounds list on Sheet 3 for easement abcd on Lot #1 does not appear correct, and should be revised. The steep slope easements shall be shown on a plan to be recorded.*

28. In accordance with Section 601.1.F.6, "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." *The required PNDI must be completed and all measures taken for any listed endangered plants and animals.*
29. In accordance with Section 601.1.N, "lots and/or parcels shall be laid out and graded to provide positive drainage away from buildings and to prevent damage to neighboring lots, tracts, or parcels. Stormwater management shall be provided in accord with Township stormwater regulations." *The existing contours will direct stormwater toward each proposed dwelling. Proposed grading shall be provided to direct stormwater around each dwelling. It is noted that the first floor elevation on Lot #1 is 7-feet above the proposed finished grade on the dwelling's northern side, and that the first floor elevation on Lot #3 is 3-feet below the proposed finished grade along the dwelling's western site.*
30. In accordance with Section 606.3.A, "each lot or area plotted for residential use shall provide, inside of the required yards, an area containing not less than one thousand (1,000) square feet for each dwelling unit. Such area shall have an average slope not greater than fifteen (15) percent and shall be accessible from the existing or proposed road by means of a driveway or private access road having a maximum grade of twelve (12) percent. In the case of lots using an on-site sewage disposal system, in addition to such area, there shall be sufficient area for the sewage disposal field in accord with Department of Environmental Protection regulations (see Section 903 for commercial and industrial lots)." *The proposed driveway on Lot #2 has a slope of 14%. It appears the proposed driveway on Lot #1 also has a slope exceeding 12%. A waiver is requested to permit a 14% driveway slope on Lot 2. A waiver may also be required for the driveway on Lot #1. The request indicates the previously approved Tanalo Estates proposed driveways at 14%.*
31. In accordance with Section 607.4.A, "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 Ordinance based on the classification

of the road within the proposed development". *Cherry Lane Church Road has a travelway width of 20-feet with no shoulders. Table VI-1 requires a 26-foot wide travelway including 4-foot wide shoulders along Local Roads. Cherry Lane Church Road shall be widened to 22-feet to provide the required 4-foot wide shoulder along the proposed subdivision.*

*On Sheet 17, the Lot #1 Driveway Paving Diagram depicts both paved and gravel shoulders. The existing 4-foot wide paved shoulder shall be noted as such in the detail. It appears the gravel shoulder is proposed. The gravel shoulder shall be indicated as being existing or proposed with a width. The gravel shoulder shall also be noted as paved.*

32. In accordance with Section 607.16.L.3, "the driveway within the legal right-of-way of the public road, or for a distance of at least twenty (20') feet from the edge of the cartway, whichever is greater, shall not have a grade in excess of four (4%) percent. At no point shall the maximum grade of any driveway exceed twelve (12%)." *The proposed driveway on Lot #2 has a slope of 14%. It appears the proposed driveway on Lot #1 also has a slope exceeding 12%. A waiver has been requested from Section 606.3.A. Refer to Comment 29. If the requested waiver is recommended for approval, a partial waiver from 607.16.L.3 will also be required for the maximum grade of 12%.*
33. In accordance with Section 607.16.L.4, "for driveways exceeding two-hundred fifty (250') feet in length and where the grade of a driveway, at any point, exceeds eight (8%) percent, a minimum of one (1) off-road parking space shall be required. The off-road parking space shall be located before the grade of the driveway, at any point, exceeds eight (8%) percent and shall be outside the driveway access aisle and outside the public right-of-way. Such off-road parking spaces shall be a minimum of nine (9') feet by eighteen (18') feet." *The off-road parking space provided on Lot #1 is placed along a slope exceeding 8% and must be relocated. In addition, the widths of the proposed off-road parking spaces are less than 9-feet wide and must be revised.*
34. In accordance with Section 607.16.L.5, "for driveways serving single residential units, the minimum width shall be twelve (12') feet. Width of shared driveways shall be minimum of fifteen (15') feet. Pullover areas shall be required to provide safe passage of two (2) vehicles." *The width of the proposed driveway on Lot #2 is only 10-feet and must be revised.*
35. In accordance with Section 609.3, "stormwater drainage and management shall comply with all Pennsylvania Department of Environmental Protection, PennDOT, and other agency rules and regulations". *An NPDES Permit from the Pennsylvania Department of Environmental Protection and a permit from the Pennsylvania Department of Transportation for the driveway pipe connection on Lot #2 are required, and must be provided upon receipt.*
36. In accordance with Section 610.A, "all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PADEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102 Department of Environmental Protection regulations for soil erosion and sedimentation control". *Submission to and approval from the Monroe County Conservation District, and NPDES approval shall be provided upon receipt. The following comments are based upon our review of submitted items.*
  - a. *Per the Pennsylvania Department of Environmental Protection Erosion and Sediment Pollution Control Manual, the rock construction entrance must have a minimum length of 50-feet. The length of the construction entrance located on Lot #3 must be revised.*

- b. *Note 2 on Sheet 12 references Sheet C-10. It appears Sheet C-11 should also be referenced in this note.*
  - c. *Silt socks shall also be placed below Berms 1b, 2b, 2c, 2d, 3a, 3b, 3c, 3d, and 3e.*
37. In accordance with Section 611.A, "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". *On-lot water and sewer are proposed for each lot. Approvals from the Pennsylvania Department of Environmental Protection shall be provided upon receipt. Refer to Comments 4 and 20.*
38. In accordance with Section 619.B, common open spaces, recreation areas, and/or in-lieu-of fees "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 Section 619". In addition, and in accordance with Section 619.E.5, "if a non-residential subdivision or land development is required to dedicate common open space, the following amounts of common open space shall be required, unless revised by resolution of the Board of Commissioners". *The amount of Prime Open Space shall be determined and indicated on the plan, and the required amount of Common Open Space shall be dedicated to the Township. Alternatively, and in accordance with Section 619.F, and if agreed upon by the Board of Commissioners and Applicant, a fee in-lieu-of dedicating open space as determined by the Township Fee Schedule may be provided.*

*General Note 19 on Sheet 2 indicates the Applicant is proposing to provide to the Township a fee in-lieu-of open space or recreational facilities. The Open Space Fee per the Township Fee Schedule is \$1,400.00 per dwelling unit. Therefore, the calculated fee in-lieu-of for the three (3) proposed residential dwelling units is \$4,200.00. The Township shall determine if open space and/or recreational facilities shall be provided, or the offer of the fee in-lieu-of will be accepted.*

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

39. In accordance with Section 303.I.6.b, "a 50-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 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." *A wetland buffer has been provided, however some areas appear to be delineated only 40-feet from the existing wetlands and should be revised.*
40. In accordance with Section 303.I.6.b.i, "Permitted Activities/Development, Stormwater conveyance required by the Municipality or other body or agency having jurisdiction; buffer maintenance and restoration, the correction of hazardous conditions; stream crossings permitted by DEP and passive unpaved stable trails shall be permitted within the wetland buffer. No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted within the wetland buffer". *The construction of Berm 2d encroaches into the wetland buffer on Sheet 12. Berm 2d shall be relocated.*

41. In accordance with Section 303.I.8.b, "Permitted Activities/Development, Stormwater conveyance required by the Municipality or other body or agency having jurisdiction, buffer maintenance and restoration, the correction of hazardous conditions, stream crossings permitted by DEP, fish hatcheries, wildlife sanctuaries and boat launch sites constructed so as not to increase the flood plain elevation, and unpaved trails, shall be permitted providing no buildings are involved. No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted." *Section 303.I.a, requires a 100-foot maximum stream buffer while a 150-foot stream buffer is shown on the plan. It is noted the construction of the proposed berms on Lot #2 disturbs the 150-foot stream buffer. We do not believe that construction of these berms can occur within the 150-foot buffer. The required stream buffer per Section 303.I.a shall also be provided on the plan to determine if the proposed construction is also within the Township's required buffer.*

42. In accordance with Section 304.A.1.a, "regulated activities will be required to recharge (infiltrate), where practicable, a portion of the runoff created by the development as part of an overall Stormwater Management Plan designed for the site. The volume of runoff to be recharged shall be determined from Sections 304.A.3.a or 304.A.3.b, depending upon demonstrated site conditions." *Calculations must be provided demonstrating the volume infiltrated meets the required recharge volume.*

43. In accordance with Section 304.A.2.a, "a minimum depth of 24 inches between the bottom of the BMP and the limiting zone" is required. *The depths to the limiting zones at Berms 1c, 2a, 2c, and 3d are between 20-inches and 22-inches. The bottoms of the berms are proposed at the existing ground elevation. A waiver is required as proposed.*

*In addition, the Test Pit ID for Berm 1a is 1 which is located at Berm 2a. A test pit for Berm 1a must be provided. The Test Pit ID for Berm 3d is 9-c. The test pit data must be provided.*

44. In accordance with Section 304.A.2.c, "the recharge facility shall be capable of infiltrating the recharge volume within 4 days." *Calculations must be provided showing any stormwater stored behind the proposed berms can be infiltrated within 4 days.*

45. In accordance with Section 304.B.2, "provide site-specific infiltration test results (at the level of the proposed infiltration surface) in accordance with the BMP Manual and/or ASTM Guide No. D5126 to determine the appropriate hydraulic conductivity rate". *The infiltration test at Berm 1a was completed at elevation 980.1 and the bottom elevation of the berm is 982. Additional testing must be performed. In addition, the testing results in support of Berm 1c and the test elevations for Berms 1b, 2a, 2b, and 2c must be provided.*

46. In accordance with Section 305.B, "proposed condition rates of runoff from any Regulated Activity shall not exceed the peak release rates of runoff prior to development for the design storms specified on the Stormwater Management District Watershed Map (Ordinance Appendix B) and Section 305, of this Ordinance." The proposed development is located within District B-1, therefore the proposed 2-, 5-, 10-, 25-, 50-, and 100-year storm events must be reduced to the predevelopment 1-, 2-, 5-, 10-, 25-, and 100-year storm events.

a. *The Summary of Runoff Rates for Entire Drainage Areas is not consistent with the hydrographs and must be revised.*

b. *The Post Construction Stormwater Management Report identifies 3 points of analysis;*

*Pipe A-1 for Lot #1, Pipe A-2 for Lot #2, and Swale B for Lot #3.*

*The 100-year post development peak flow on Lot #1 exceeds the 100-year predevelopment peak flow. The 25-, 50-, and 100-year post development peak flows on Lot #2 exceed the 10-, 25-, and 100-year predevelopment peak flows, respectively. The 5-, 10-, 25-, 50-, and 100-year post development peak flows on Lot #3 exceed the 2-, 5-, 10-, 25-, and 100-year predevelopment peak flows, respectively. The peak flow calculations must be revised for each lot.*

- c. The Post Construction Stormwater Management Report states that no bypass flows will occur due to locations of high points and old stone berms. Sheet D-3 shows the post development drainage areas to each berm. Areas bypassing the proposed berms are shown and must be incorporated into the peak flow calculations.*
  - d. The roof runoff is not included in the peak flow calculations. Rain barrels are proposed for the roof runoff. The size of the rain barrels must be provided on the plan, and calculations showing the rain barrels have the capacity for the 2- through 100-year storm events must be submitted.*
47. In accordance with Section 306.E, "Runoff Curve Numbers (CN) for both existing and proposed conditions to be used in the Soil Cover Complex method shall be obtained from Table B-2 in Appendix B of this Ordinance". *Curve number calculations have been provided and indicate all soils are in Hydrologic Soil Group 'C'. The MoB and WmC soils are classified as 'D' soils on the USDA NRCS Websoil Survey. Table 1: Soil Information in the PCSM Report, and the CN calculations must be revised.*
48. In accordance with Section 307.C, "any other stormwater conveyance facility and/or channel that does not fall under Chapter 105 regulations must be able to convey, without damage to the stormwater structure or roadway, runoff from the 50-year design storm with a minimum 1.0 foot of freeboard measured below the lowest point along the top of the roadway. Any facility that constitutes a dam as defined in PADEP Chapter 105 regulations may require a permit under dam safety regulations. Conveyance facilities to or exiting from stormwater management facilities (i.e., detention basins) shall be designed to convey the design flow to or from that structure. Roadway crossings located within designated floodplain areas must be able to convey runoff from a 100-year design storm. Any facility located within a PennDOT right-of-way must meet PennDOT minimum design standards and permit submission requirements." *No inflows are indicated in the 25-year hydrographs for Swales #1 and B. No discharge occurs from the proposed berms within the Swale #1 drainage area during the 25-year storm. However, discharge does occur during the 25-year storm within the Swale B drainage area. There is also overland flow that contributes to both Swales #1 and B during the 25- and 100-year storm events. The swale calculations shall be revised.*
49. In accordance with Section 307.D, "storm sewers must be able to convey proposed conditions runoff from a 50-year design storm without surcharging inlets, where appropriate". *Discharge from the proposed berms upslope of the storm sewer pipes does occur during the 100-year storm event and must be included in the pipe calculations. The inverts in and out at Pipe #1 are inconsistent between the pipe calculation and the Lot #2 Driveway Profile on Sheet 18, and must be revised. In addition, pipe calculations for the existing pipes A-1 and A-2 shall also be provided.*

50. In accordance with Sections 308.A and 403.A.4, any earth disturbance must be conducted in conformance with PA Title 25, Chapter 102, "Erosion and Sediment Control", and all reviews and letters of adequacy from the County Conservation District must be submitted. *Submission to and approval from the Monroe County Conservation District, and NPDES approval shall be provided upon receipt. The following comments are based upon our review of submitted items.*
- a. *Per the Pennsylvania Department of Environmental Protection Erosion and Sediment Pollution Control Manual, the rock construction entrance must have a minimum length of 50-feet. The length of the construction entrance located on Lot #3 must be revised.*
  - b. *Note 2 on Sheet 12 references Sheet C-10. It appears Sheet C-11 should also be referenced in this note.*
  - c. *Silt socks shall also be placed below Berms 1b, 2b, 2c, 2d, 3a, 3b, 3c, 3d, and 3e.*
51. In accordance with Section 403, "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." *Notes shall be placed on the plans and reports referencing the other documents with title and date, and any subsequent revision dates.*
52. In accordance with Section 403.B.10, the map shall include "the name of the development, the name and address of the Applicant of the property, and the name and individual or firm preparing the plan". *The Grading, PCSM & Utility Plans (Sheets 9 and 10) must include the name and address of the Applicant.*
53. In accordance with Section 403.B.12, the map shall include "a graphic and written scale of one (1) inch equals no more than fifty (50) feet; for tracts of two hundred (200) acres or more, the scale shall be one (1) inch equals no more than one hundred (100) feet". *The scales provided on the plan sheets do not appear correct and should be revised.*
54. In accordance with Section 403.B.14, the map shall include "the total tract boundary and size with accurate distances to hundreds of a foot and bearings to the nearest second". *The Grading, PCSM & Utility Plans (Sheets 9 and 10) shall include dimensions along the property boundaries.*
55. In accordance with Section 403.B.22, the map shall include "a statement, signed by the Applicant, acknowledging that any revision to the approved Stormwater Management Site Plan must be approved by the Municipality and that a revised E&S Plan must be submitted to the Conservation District for a determination of adequacy". *The required statement must be provided on the Grading, PCSM & Utility Plans (Sheets 9 and 10).*
56. In accordance with Section 403.B.23, the plan shall include "the following signature block for the Design Engineer (Pennsylvania licensed professional engineer):

I, (Design Engineer), on this date (date of signature), hereby certify that the Stormwater Management Site Plan meets all design standards and criteria of the Pocono Township Stormwater Management Ordinance. The word "certify" is an expression of professional opinion by the



undersigned and does not constitute a guarantee or warranty.”

*The required signature block is provided on the Title Sheet (Sheet 1) and must also be provided on the Grading, PCSM & Utility Plans (Sheets 9 and 10).*

57. In accordance with Section 701.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 the Subdivision and Land Development Ordinance.” *The required performance guarantee must be provided prior to plan recording.*
58. In accordance with Section 703.A, “prior to approval of the site’s Stormwater Management Site Plan, the Applicant shall sign and record a Maintenance Agreement in the form and substance satisfactory to the Board of Commissioners, covering all stormwater control facilities that are to be privately owned.” *The required maintenance agreement must be provided prior to plan recording.*

#### **STORMWATER MANAGEMENT DESIGN COMMENTS**

59. The proposed berms shall be constructed in such a manner where they extend upslope on the two (2) ends in order to capture and retain stormwater as designed.
60. The Top of Berm Elev. of 981.50 for Berm 1a listed in the Infiltration Berm Schedule on Sheet 11 is not correct and must be revised. The existing elevations along Berms 1a, 2a, and 2d listed in the Infiltration Berm Schedule on Sheet 11 do not appear correct when compared to the plan view and should be revised.
61. Berm Construction Note 1 and the Infiltration Berm Detail on Sheet 11 indicate the berms are to be constructed of fill, and no excavation shall occur. Excavation will be required to construct Berm 1c. The top of berm elevation of 1033.5 at Berm 1c is lower than the existing contour of 1034.00. The berm must be revised.
62. The proposed infiltration berms on Lots #2 and #3 are located within the designated utility easements along Cherry Lane Church Road and Cherry Lane Road (S.R. 1001). The berms shall be relocated outside of these easements.

#### **MISCELLANEOUS COMMENTS**

63. The certifications, signature blocks, and required notes shall be placed on a plan showing the proposed Minor Subdivision, which is to be recorded (i.e., Sheet 6).
64. The Existing Resource and Site Analysis Maps show proposed lot lines and building setback lines. These features shall be removed from this plan. In addition, the existing metes and bounds shall be shown on the Existing Resource and Site Analysis Maps.
65. On Sheet 2, Restrictive Covenant 14 must be revised to reference only 3 lots.
66. Note 1 on Sheet 3 must be placed on a plan to be recorded.

67. On Sheet 3, there are references to Figure B, Sheet B-1, and Appendix I of the Stormwater Management Report. These items have not been submitted. The references shall be revised on the plan or these items shall be provided.
68. The front lot line for proposed Lot #3 is shown along Cherry Lane Church Road. Similar to a corner lot, the lot line along Cherry Lane Road (S.R. 1001) shall be designated as a side lot line with a side yard equal to the required front yard depth. The "68.5' FY" labeled on Sheet 6 shall be revised to reference a "SY", and the Setback Requirements chart on Sheet 6 shall be revised accordingly.
69. On Sheet 6, the Setback Requirements chart lists the front yard setback on Lots 1#, #2 and #3 as 63.5-feet. The chart shall be revised to be consistent with the plan and list the front yards as 68.5-feet.
70. On Sheet 10, the Driveway Construction Note incorrectly references Sheet C-16 and must be revised.
71. On Sheet 16, the proposed grading along the proposed driveway on Lot #2 does not allow for the low point at elevation 1010.27. In addition, the Lot #2 Driveway Profile on Sheet 18 does not provide 1010 contours at this location. The plan and/or profile must be revised.
72. On Sheet 17, the Lot #1 Driveway Paving Diagram depicts a gravel shoulder. A paved shoulder exists along Cherry Lane Road (S.R. 1001), therefore we believe this is existing, and must be identified as such. A width of the gravel shoulder must also be provided on the plan.
73. On Sheet 17, the PT @ Sta. 7+77.28 in the Lot #1 Driveway Profile is not consistent with that provided in plan view on Sheet 16 and must be revised.
74. On Sheet 18, the elevations listed at HPV @ Sta. 4+55.66 in the Lot #2 Driveway Profile is not consistent with that provided in plan view on Sheet 16 and must be revised.
75. On Sheet 18, the Typical Driveway Diagram with Headwall Detail indicates a minimum depth of 12-inches to the top of the driveway pipe. It does not appear 12-inches is provided for the pipe at the Lot #3 driveway and the plan should be revised.
76. Profiles for all proposed driveway pipes must be provided on the plan.
77. An Anchor Block Retaining Wall Detail is provided on Sheet 18, however no retaining walls are shown as proposed on the plan. Any proposed retaining walls shall be shown and labeled on the plan, or the detail removed.
78. The proposed Minor Subdivision requires the following agency approvals.
  - a. Pocono Township – Subdivision Plan and Land Development Plan approvals
  - b. Pennsylvania Department of Environmental Protection & Monroe County Conservation District – Letter of Adequacy and NPDES Permit for Stormwater Discharges from Construction Activities
  - c. Pennsylvania Department of Environmental Protection – Sewage Facilities Planning

Module

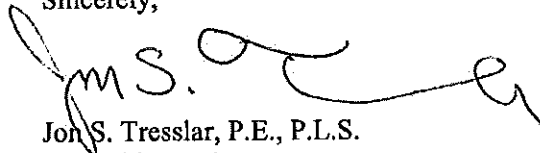
The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of comments in this review, the receipt of new information may generate new comments.

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.

We recommend the above comments be addressed to the satisfaction of Pocono Township prior to the approval of the Minor Subdivision Plan.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'John S. Tresslar', with a long horizontal flourish extending to the right.

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

JST/mep/cg

cc: DonnaASURE, Township Manager  
Pam Tripus – Township Secretary  
Michael Tripus – Township Zoning Officer  
Leo DeVito, Esquire – Township Solicitor  
Lisa Pereira, Broughal & DeVito, LLP  
Sarah J. Bue-Morris, P.E., Bue-Morris Associates, Inc. – Applicant's Engineer  
Deanna L. Schmoyer, P.E., D&D Engineering & General Construction, LLC  
Douglas & Colette Belanger – Applicants/Owners  
Melissa E. Prugar, P.E. – Boucher & James, Inc.



TO:	Pocono Township
	PO Box 197
	112 Township Drive
	Tannersville PA 18372

112 North Courtland Street, P.O. Box 268  
East Stroudsburg, PA 18301  
Telephone (570) 421-1550 Fax (570) 421-6720  
EMAIL: ENGR@RKRHESS.COM

<b>Date:</b> 6-30-17	<b>Job No:</b> 10535.001
<b>Attention:</b>	
<b>Re:</b> Brookdale Treatment Resort Conditional Use Application	
Pocono Township, Monroe County	

VIA	<input type="checkbox"/> Standard Mail <input type="checkbox"/> Facsimile <input type="checkbox"/> Overnight Mail <input checked="" type="checkbox"/> Hand Delivered	VIA: <input type="checkbox"/> UPS <input type="checkbox"/> FED EX
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RECEIVED  
JUL 03 2017  
POCONG TOWNSHIP

COPIES	DATE	NO.	DESCRIPTION
15			Conditional Use Application, Narrative and Supplemental Information
1			Conditional Use Application Fee - \$1,000.00 Escrow Fee - \$7,500.00
1			Professional Services Agreement
15	6-30-17	2	Conditional Use Site Plan

<input checked="" type="checkbox"/> For approval	<input type="checkbox"/> For review and comment	<input type="checkbox"/> As requested
<input type="checkbox"/>		

\_\_\_\_\_

COPY TO: File

SIGNED: Nate Oiler

P:\PA\Monroe Co\Pocono Twp\Brookdale Ent LLC\10535.001 Brookdale Site Inv-Cond Use App Asst\Project Info\Permit Applications\Cond Use\WP\Poc Twp Cond Use LOT 2017-06-30.docx

POCONO TOWNSHIP  
P.O. Box 197, Tannersville, PA 18372  
CONDITIONAL USE APPLICATION

RECEIVED  
JUL 03 2017  
POCONO TOWNSHIP

Application is hereby made for a permit to erect or alter a structure which shall be located as shown on the attached diagram and/or to use the premises for the purposes described herewith. It is understood and agreed by this applicant that any error, misstatement or misrepresentation of material fact, either with or without intention on the part of this applicant, such as might or would operate to cause a refusal of this application, or any change in the location, size or use of structure or land made subsequent to the issuance of this permit, without approval of the Zoning Officer or Zoning Hearing Board shall constitute sufficient ground for the revocation of this permit.

Application No. \_\_\_\_\_

Applicant Name: Brookdale Enterprises LLC email address \_\_\_\_\_

Applicant Address: PO Box 531 Tannersville, PA 18372

Property Owner Name: Silverleaf Resorts Inc. email address \_\_\_\_\_

Owner Address: c/o Orange Lake Resort/Financial Services 8508 W. IRLO Bronson Memorial Highway, Kissimmee, FL 34747-8217

Site Address: 2455 Back Mountain Road

Township Tax Parcel No.: 12/11/1/32, 12/117080, PIN: 12-6364-00-64-9404, 12-6364-03-43-2914,  
12/11/1/32-2 PIN: 12-6364-00-43-1920 Zoning District: RD

Attorney Name and Address: Jeffery A. Durney, Esquire, 2937 Route 611, Suite 8, Merchants Plaza, PO Box 536, Tannersville, PA 18372-0536

Proposed Use, Building or Structure: Treatment Center

Isolation Distance (setback): Front Yard 150 ft. Rear Yard 50 ft. Side Yard 50 ft.

Lot Dimensions: Total Acreage/S.F. 92.5 acres Lot Width +/-2,800 ft. Lot Depth +/-1,240 ft.

Type of Construction Existing building to be renovated

( x ) A Plot Plan of the Property is attached ( x ) A Written Narrative of the Proposed Use if Attached

Application for a Conditional Use Permit is Requested as per the requirement set forth in:

Article Ordinance 2017-02 (A proposed treatment center in the Resort Reuse Overlay District) of the Pocono Township Zoning Ordinance, as amended.

Explanation/Reason for Request:

The project is permitted as a Conditional Use in the RD Zoning District - See Narrative for additional information.

Signature of Applicant [Signature] Date 6/29/17

Official Use Only: Do not write below this line

Dates Advertised: \_\_\_\_\_ Date Posted: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

Planning Commission Recommendation: Favorable \_\_\_\_\_  
Not Favorable \_\_\_\_\_ N/A \_\_\_\_\_

Remarks/Conditions: \_\_\_\_\_

Board of Commissioners Decision: Date \_\_\_\_\_ Approved \_\_\_\_\_ Denied \_\_\_\_\_

Remarks/Conditions: \_\_\_\_\_

Zoning Officer Review Attached ( ) yes ( ) no Date: \_\_\_\_\_

Application Fee: \$1,000.00 Transcription Fee \_\_\_\_\_ Total Amount Due: \_\_\_\_\_ Paid ( ) Check No. \_\_\_\_\_ ( ) Cash Date \_\_\_\_\_