

AGENDA

POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING

June 13, 2016 – 7:00PM

- A. CALL TO ORDER (followed by 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 Regular Meeting- 5/23/16
- G. NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:
 - 1. Summit Health Center (Administrative Review)
 - 2. Crossing Premium Outlets/Storage Building (Administrative Review)
 - 3. Camelback Lot 13 and Hotel (Administrative Review)
- H. FINAL PLANS UNDER CONSIDERATION:
 - 1. Kinsley Minor Subdivision – This Minor subdivision contains 4 lots, 2 of which are new. A long private access drive is proposed. The plans were administratively accepted at the April 25, 2016 P.C. meeting. **Tabled at the 5/23/16 meeting. The application period runs to July 24th.**
 - 2. G.M. and Kailas Amin - 4 lot Minor Subdivision. The plans were administratively accepted at the May 9, 2016 P.C. meeting. **Tabled at the 5/23/16 meeting. The application period runs to August 7th.**
- I. PRELIMINARY PLANS UNDER CONSIDERATION:
 - 1. Sheldon Kopelson, Commercial Development (Lot 3) - Plan was accepted at the 08/13/13 P.C. meeting. The configuration of the minor subdivision is dependent on the

Route 715 realignment. **Tabled at the 5/23/16 meeting. A resubmission has not occurred. Deadline for consideration extended to June 30, 2017.**

2. Spa Castle Land Development – Plan was accepted at the 12/14/15 meeting. The Land Planning Module for this project was rejected by the Commissioners. No new submissions have been received. The developer subsequently requested a temporary hold on the review of the application. **Tabled at the 5/23/16 meeting.**
The developer/applicant has provided an extension of time to June 27, 2016. This must be acted upon by the Planning Commission no later than June 13th unless they grant the Township a time extension.

J. PERMITS

1. Frailey Forestry Permit (Zoning Review) The plans were accepted at the May 23, 2016 P.C. meeting.

K. PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS – none

L. UNFINISHED BUSINESS –

M. NEW BUSINESS: - none

N. COMMENTS BY AUDIENCE

- O. ADJOURNMENT: The next P.C. meeting is scheduled to be held June 27th, at 7:00PM at the Pocono Township Municipal Building, Tannersville, Pennsylvania.

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MAY 23, 2016
7:00 P.M.

The Pocono Township Planning Commission Regular Meeting was held on May 23, 2016, at the Pocono Township Municipal Building, Tannersville, PA, and opened by Chairman Ron Swink at 7:00 p.m. by the Pledge of Allegiance.

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

The Solicitor, Engineer and Township Secretary were absent. Two students, William Storm and Dylan Berger, were in attendance to complete a government class requirement.

ACKNOWLEDGEMENT OF COMMENTS: None

CORRESPONDENCE: A letter from Sheldon Kopelson was read by Robert DeYoung asking for a time extension until June 30, 2017. It will be placed on the June 13, 2016 agenda for consideration.

MINUTES: Robert Demarest made a motion, seconded by Scott Gilliland, to approve the minutes of May 9, 2016 minutes. Six in favor, Marie Guidry abstained because she was absent at that meeting. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

Frailey Forestry permit (Zoning Review) was included in the information packet. A motion was made by Robert Demarest, seconded by Dennis Purcell to accept the Forestry Permit for review. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION:

Kinsley Minor Subdivision – Motion to table made by Robert Demarest, seconded by Dennis Purcell. All in favor. Motion carried.

G. M. and Kailas Amin – 4 Lot Minor Subdivision - Motion to table made by Robert DeYoung, seconded by Scott Gilliland. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION:

Sheldon Kopelson – Commercial Development) Lot 3) - Motion to table made by Robert Demarest, seconded by Marie Guidry. All in favor. Motion carried.

Spa Castle Land Development - Motion to table made by Robert Demarest, seconded by Scott Gilliland. All in favor. Motion carried.

PRESENTAION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS: None

NEW BUSINESS:

Two Planning Commission members, Robert DeYoung and Jeremy Sawicki announced they will not be able to attend the June 13, 2016 meeting.

A discussion on engineering services was held.

Robert Demarest explained the process for receiving Township Commission candidate's applications and also the process for selecting a new township manager.

COMMENTS BY AUDIENCE: None

ADJOURNMENT: Motion was made by Marie Guidry, seconded by Robert Demarest, to adjourn the meeting at 8:40 p.m., until June 13, 2016 at 7 p.m., at the Pocono Township Municipal Building. All in favor. Motion carried.

Use within the C, Commercial Zoning District.

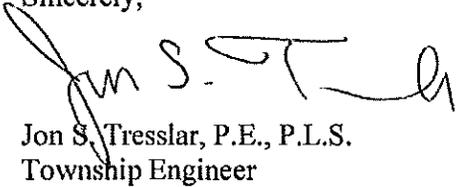
The Applicants propose to subdivide the existing property into three (3) parcels of land. The two (2) parcels of remaining lands will have areas of 41.7 acres and 3 acres, and no development is proposed.

The third parcel is the subject of the submitted Conditional Use Application. This parcel will have an area of 43 acres and will consist of a proposed 43,000 square foot, 48 bed acute care hospital with a 25,000 square foot medical office building. A 12,000 square foot area is also proposed as potential future expansion to a 72 bed acute care hospital. In addition, a separate 18,000 square foot, two (2) store medical office building is also proposed. Associated parking facilities, stormwater management, and public water and sewer services are proposed. Access to the site will be via a main driveway from State Route 715. A second, emergency access only driveway is also proposed to take access from State Route 715.

Based upon our review of the Conditional Use Application, we find the submission complete and recommend that the Township accept the Application for review.

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

Sincerely,



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

JST/mep/cg

cc: Pam Finkbeiner, Interim Township Manager
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Broughal & DeVito, LLP
Nate Oiler, P.E., RKR Hess – Applicant's Engineer
Marc R. Wolfe, Esquire – Applicant's Attorney
James J. DePetris, DF Pocono Associates, L.P. – Applicant
Stephen J. Cunningham, Pocono Medical Center – Applicant
Farda Realty Associates, L.P. – Owner
Anthony M. Farda, Trustee – Owner
Melissa E. Prugar, P.E. – Boucher & James, Inc.



Boucher & James, Inc.

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June 10, 2016

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

**SUBJECT: THE CROSSINGS PREMIUM OUTLETS STORAGE BUILDING
LAND DEVELOPMENT ACCEPTANCE REVIEW
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 16-30-007R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed an acceptance review of the Crossings Premium Outlets Storage Building Land Development Application. The submitted information consists of the following items.

- Pocono Township Land Development Application.
- Request for Modification of the Subdivision and Land Development Ordinance - Sections 2.106 & 2.107.
- Request for Modification of the Stormwater Management Ordinance - Sections 303.I.8.a, b, c.
- Wetland Evaluation prepared by Borton-Lawson, dated June 2, 2016.
- Open Space Offers of Dedication and Reservations of Right-of-Ways and Land Areas prepared by Borton-Lawson.
- Sewage Facilities Planning Module Exemption Application prepared by Borton-Lawson.
- Declaration of Covenants, Conditions, & Restrictions and Grant of Easements Affecting Real Property prepared by Chicago Title Insurance Company.
- Professional Services Escrow Agreement, dated June 3, 2016.
- Erosion and Sediment Control & Post-Construction Stormwater Management Plan Report prepared by Borton-Lawson, dated June 3, 2016.
- Preliminary/Final Land Development Plan for The Crossings Premium Outlets Storage Building prepared by Borton-Lawson, dated June 3, 2016.

BACKGROUND INFORMATION

The Applicant, Chelsea Pocono Finance, LLC., is proposing a land development at The Crossings Premium Outlets located at the intersection of State Route 611, State Route 715, and Sullivan Trail. The existing property is located within the 'C' Commercial Zoning District, has an area of

Pocono Township Planning Commission
June 10, 2016
Page 2 of 2

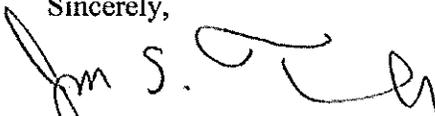
approximately 48 acres, and consists of an existing outlet shopping center with access to State Route 611 and Sullivan Trail. The shopping center consists of eight (8) retail buildings and associated parking as well as several small outbuildings. The remainder of the property consists of open space and a section of the Pocono Creek that traverses the site along the eastern property line.

The proposed development includes construction of an 1,800 square foot storage/maintenance building. The proposed storage/maintenance building will be located within the footprint of an existing sewage treatment building. In addition, five (5) 225 square foot retail kiosks are proposed with associated permeable paver access paths.

Based upon our review of the Land Development Application, we find the submission complete and recommend the Township accept the Application for review.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jon S. Tresslar". The signature is written in a cursive style with a large initial "J" and "S".

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

JST/jad/cg

cc: Pamela Finkbeiner - Pocono Township Interim Manager/Secretary
Leo Devito, Esquire – Township Solicitor
Lisa Pereira, Broughal & DeVito, LLP
Deanna L. Schmoyer, P.E. – Applicant's Engineer
Chelsea Pocono Finance, LLC – Owner/Applicant
Melissa E. Prugar, P.E. – Boucher & James, Inc.

Pam Finkbeiner

From: Russell G. Benner Jr. <RBenner@tandmassociates.com>
Sent: Thursday, June 09, 2016 2:47 PM
To: Pam Finkbeiner
Cc: Richard Young
Subject: FW: Camelback lot 13 Parking lot and Hotel

Pam

In reference to our phone call this afternoon please find below our latest email concerning the questions posed by the applicant's engineer on the Impact Statement requirement. It is my understanding the Planning Commission will consider to accept the application at Monday's meeting. Do you need any additional information from us?



RUSSELL G. BENNER JR., PE
VICE PRESIDENT, REGIONAL PRACTICE LEADER, OPERATIONS MANAGER

74 West Broad St. Suite 530, Bethlehem, PA 18018
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RBENNER@TANDMASSOCIATES.COM | TANDMASSOCIATES.COM

From: Richard Young
Sent: Monday, May 16, 2016 8:56 AM
To: 'Mike Gable' <mgable@bjengineers.com>
Cc: Russell G. Benner Jr. <RBenner@tandmassociates.com>; Mark Ambrose <MAmbrose@tandmassociates.com>; 'Pam Finkbeiner' <Pfinkbeiner@poconopa.gov>; Lisa Pereira <lisapereira@rcn.com>
Subject: Camelback

Mike:

We have review the information you submitted with the questions on May 11, 2016. The questions (in *Italic*) and answers (in *Red*) are as follows:

1. *What is the extent of the required traffic impact study going to be? Will it need to extend all the way to interstate 80, can it be limited to Camelback Road from the intersection of Sullivan Trail to the intersection with Resort Drive?* 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.

2. *What is the current utilization of the Pocono Twp Police Department at Camelback, how often do they go to the facility.* I believe you received they answer from the Township.
3. *Is the Phase I acceptable given its age?* Phase I ESAs are only good for 6 months. Since it has been 4 years a new Phase I would be required.

If you have any questions or require additional information, please do not hesitate to contact me.



RICHARD YOUNG, P.E
PRINCIPAL ENGINEER

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YOUR GOALS. OUR MISSION.

April 21, 2016

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

**RE: Camelback Lot 13 and Hotel LDP – Administrative Review
T & M File # POCO R0590**

Dear Planning Commission:

As requested, T & M Associates has reviewed the current application package for the referenced project for administrative completeness.

This submission includes the following plans and documents:

1. Cover letter by Boucher and James Inc., dated April 14, 2016.
2. Two (2) requests for modifications.
3. Pocono Township plan receipt check list.
4. Pocono Township land development application.
5. Post-construction Stormwater Management Report dated March 28, 2016.
6. One full size plan set, Sheets 1-22, dated March 28, 2016.

While there is certainly much information to start a review, **Section 2.102 states all required information shall be submitted.**

In accordance with Section 2.302 – Submission of Preliminary Plans, the following plans or documents appear to be required, however are not included with the application.

1. Section 2.302 B.23 – Wetland information required by Section 3.210 of this ordinance.
2. Section 2.302 D.4 – Certification of central water supply system, No water utility information, including capacity confirmation, plan or profile plans have been submitted. Also refer to Section 3.204.



3. Section 2.302 D.5 – Certification of central sewer disposal. No sewage utility information, including capacity confirmation, plan or profile plans has been submitted. Note however plan sheet 14 of 22, Lighting and landscape plan, does show in plan view a force main (no size) and does show what appears to be a sewage pump station. Also refer to Section 3.204.
4. Section 2.302 D.15 – No community impact analysis has been submitted. The proposed hotel is 114,400 square feet in size and is programmed for 96 suites. The Planning Commission has historically been concern about traffic congestion on Sullivan Trail Road.

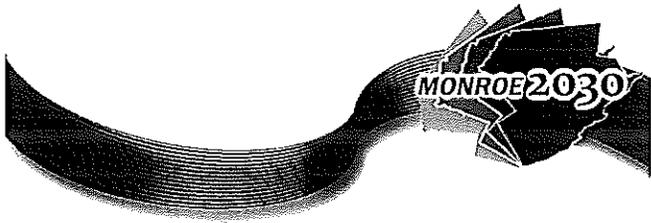
Due to the lack of these documents T&M defers opinion until discussions with the applicant and Planning Commission are held on the 25th. According to Section 2.103, the Planning Commission shall make the determination if the submission is complete.

Please call me with any questions regarding my above observations.

Very Truly Yours,
T & M Associates

Russ Benner, P.E.
Township Engineer

Cc: Gregg Schuster, Township Manager
Board of Commissioners
Lisa Pereira – Solicitor
Pam Finkbeiner, Township Secretary
Boucher and James – Mike Gable, P.E.
CBH20, LP



RECEIVED
MAY 20 2016
POCONO TOWNSHIP

MONROE COUNTY PLANNING COMMISSION

May 19, 2016

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

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

Re: Camelback "Lot 13" Hotel
Land Development Plan
Pocono Township
MCPC Review #68-16

Dear Ms. Finkbeiner:

The above cited plan was reviewed by Nathaniel T. Staruch, Senior Planner, on behalf of the Monroe County Planning Commission and Russell R. Kresge, Jr., P.E., P.L.S. You will find their comments enclosed. Should you have any special concerns regarding these comments, please contact us immediately.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on June 14, 2016 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.

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

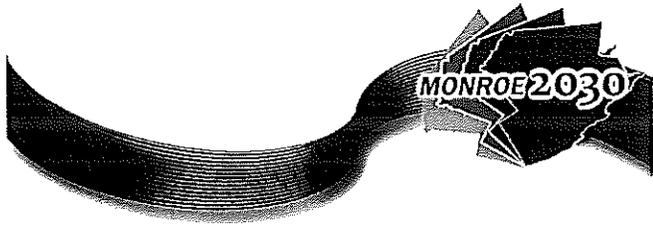
If you have any questions or if we can be of further service to you, please feel free to contact me.

Sincerely yours,

Christine Meinhart-Fritz
Director

CMF/ns

cc: Michael Gable, P.E. of Boucher & James, Inc.



MONROE COUNTY PLANNING COMMISSION

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

TO: Christine Meinhart-Fritz, Director
FROM: Nathaniel T. Staruch, Senior Planner *NTS*
DATE: May 19, 2016
SUBJECT: Camelback "Lot 13" Hotel
Land Development Plan
Pocono Township
MCPC Review #68-16

This 184 acre site is located along Resort Drive, approximately 800 feet west of its intersection with Camelback Road. The site is currently developed and contains the existing Camelback Snow Tubing and Waterpark/Hotel operations. The plan proposes the development of a four-story hotel with a building footprint of approximately 28,600 square feet. The plan is to include 96 hotel guest units, an external deck/patio, and will expand/reconfigure an existing parking area in order to accommodate 225 additional parking spaces. The plan also proposes pedestrian infrastructure, landscaping, stormwater controls, and other associated improvements. Access to the site is to be provided by an existing non-signalized access drive off Resort Drive. The site is to be served by central water and sewage systems owned by the applicant. The site is split-zoned and is located within a Recreation (RD) Zoning District and a Commercial (C) Zoning District.

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

1. According to the Hamilton, Stroud, and Pocono Township, and Stroudsburg Borough Regional Comprehensive Plan, June 2005, this site is located within a Rural/Recreation Zone as indicated by the future land use map. This project is generally consistent with the Regional Comprehensive Plan in terms of land use.
2. It should be noted that the proposed development is located within a previously designated Tax Incremental Financing (TIF) district.
3. It is recommended that the Township confirm the location of the zoning boundary to the north of the site. It may be beneficial to consider amending the Zoning Map in order to eliminate the split-zoned parcel(s) related to this site.
4. It should be noted that the "units" proposed for the development are also referred to as "rental units" and "suites" on the plan. It is recommended that the Township confirm the type(s) of units utilized within the structure in order to properly access and plan for the intended use of the property, especially with respect to utility demands.

5. The applicant/developer is requesting a variance from §404.C.3 and §405.C.3 of the Township's Zoning Ordinance, which prescribe the maximum height of principal buildings to be 50 feet. It should be noted that §504, *Exceptions to Height Regulations*, includes subsections for the C Zoning District (§504.C) and for Hotels/Motels (§504.D). It is recommended that the Township confirm the actual height of the proposed structure, as defined within the Zoning Ordinance, and whether it satisfies the aforementioned subsections. It is also recommended that the Township consider the scale of the proposed structure, particularly with respect to its proximity to Resort Drive.
6. The applicant/developer is requesting a variance from §512.D.1 of the Township's Zoning Ordinance, which prescribes the number of required off-street truck loading spaces. The proposed hotel is required to provide 12 off-street truck loading spaces, as per the Township Ordinance; the submitted plan indicates that only 3 loading spaces, 25% of the Ordinance requirement, are being proposed. It is recommended that the Township investigate the potential impacts of such a request, especially with respect to peak delivery times and internal traffic circulation.
7. The applicant/developer is requesting a waiver from §303.I.6.b of the Township's Stormwater Management Ordinance, which prescribes the requirements for wetland buffers. The "Waiver Requests" section on Sheet 2 of the plan indicates that, "This project will respect the 25 foot SALDO buffer, but will disturb a portion of the SWMO buffer." It is recommended that the Township investigate any adverse impacts to the wetlands on site which may result from construction and post-construction activities/conditions at the northwest corner of the structure.
8. It appears that the aforementioned ordinance section, in Comment #5, may be referenced incorrectly as "SWMO 303.1.6.b" within the "Waiver Requests" section on Sheet 2 of the plan. This should be addressed.
9. The applicant/developer is requesting a waiver from §305.A of the Township's Stormwater Management Ordinance, which prescribes the allowable discharge rates for all drainage areas within the Township. It should be noted that Pocono Creek, located approximately 600 feet north of the development site, is designated as a High Quality-Cold Water Fishery (HQ-CWF) stream for migratory fish (MF) in the Brodhead Creek Watershed. It is recommended that the Township investigate any potentially adverse effects which may be experienced downstream, as a result of the proposed development.
10. The plan indicates that 32 parking spaces will be "removed" and/or affected by the proposed development; upon review, it appears as though 16 of these spaces will be completely removed while the remaining 16 will be reallocated as part of the 225 "proposed" parking spaces. It should be noted that the plan proposes an excess of 68 parking spaces beyond the requirements of the Township Zoning Ordinance. Also, it appears that the parking area located across Resort Drive, previously submitted within a separate land development plan, may be intended to serve the proposed hotel. It is recommended that the Township investigate the need for said excess parking and that any supplemental parking spaces be utilized as landscape areas to aid in groundwater recharge and to enhance the visual quality of the parking area.

11. Upon review of Sheet 2 of the plan, it appears that parking aisle L19 and L21 merge into L20 without any traffic signage to signify which aisle has the traffic right-of-way. In addition, it is unclear as to which aisle delivery/loading vehicles will utilize for ingress/egress related to the loading area at the southern extent of the proposed structure. It is recommended that an alternative layout be considered in order to efficiently direct guest and/or delivery vehicles to their desired locations; pedestrian safety and circulation throughout the parking area is also highly encouraged.
12. The plan indicates that access to the proposed hotel is provided by only the existing non-signalized access drive off Resort Drive. It is recommended that additional access options for emergency services be considered in order to mitigate delayed response times, which may result from internal vehicular traffic/obstructions.
13. The proposed plan does not include details regarding loading, fire, and emergency response vehicle access and/or navigation through the existing/proposed drives. Also, emergency response access to the "rear" of the structure appears minimal. It is recommended that this information be indicated on the plan for emergency planning and to help facilitate the review process.
14. It is recommended that all delivery/loading and dumpster areas be screened to create a visual buffer with appropriate materials.
15. It is recommended that the applicant/developer prepare a snow removal plan in order to maintain efficient, orderly, and safe traffic flow within the parking lot area during the winter season.
16. The submitted MCPC Subdivision and Land Development Checklist (MCPC Checklist) indicates that the development proposes the construction of a 3 story hotel, while the plan labels the structure as totaling 4 stories. It is recommended that this discrepancy be clarified in order to determine how many stories will be constructed as part of the proposed development.
17. The Submitted MCPC Checklist indicates that the proposed development will be served by a sprinkler fire protection system. It is recommended that the Township confirm the ability of the applicant's central water system to meet emergency volume demands, as well as the adequacy of the proposed fire protection system.
18. It is recommended that the Township confirm the ability of the applicant's sewage facilities to accommodate the additional flows generated by the proposed development.
19. It should be noted that the submitted land development plan assumes that a minor subdivision plan, previously submitted and reviewed by the County (MCPC Review #103-15), has been or will be granted approval. The existing parcel boundaries are not delineated on the plan. It is recommended that the Township confirm the approval, registration, and recording of the aforementioned minor subdivision plan prior to taking action on the submitted land development plan.

20. Although locations of landscaped trees have been delineated on the plan, it appears that limited landscaping is being proposed throughout the proposed development. It is recommended that any supplemental parking spaces be utilized as landscape areas to aid in groundwater recharge and to enhance the visual quality of the parking area, specifically native, non-invasive plant species. A list of non-invasive plant species can be sent to the municipality upon request or can be located on the DCNR website at www.dcnr.pa.us/forestry/wildplant.
21. The submitted MCPC Checklist indicates that "shuttles are being provided" for on-site guest and employee transportation. It is unknown whether or not the applicant/developer has contacted the Monroe County Transit Authority in order to explore potential service options.
22. No signage details are provided. It is recommended that any signage for this site create a fine visual impression and is consistent with Township/County signage objectives.
23. The Pennsylvania Natural Diversity Inventory (PNDI) search indicated that the PA Fish and Boat Commission required additional information with respect to potential impacts to threatened, endangered, and/or special concern species or resources. Response from the aforementioned agency was included with the submitted materials and indicates no impacts are anticipated, based on the submitted materials.
24. The proposed project is generally consistent with the Monroe County Comprehensive Plan, December 2014, with respect to upgrading and expanding resort facilities.
25. The proposed project does not affect any areas of importance identified in the Monroe County Natural Areas Inventory, 1991 and the Updated Inventory, 1999.
26. The proposed project does not affect any of the historic areas identified in the Monroe County Historic Preservation Plan, 1980.
27. The recommendation made by Russell R. Kresge, Jr., P.E., P.L.S. in his review dated May 11, 2016 is concurred with.

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

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

RUSSELL R. KRESGE, JR.
PROFESSIONAL ENGINEER AND LAND SURVEYOR

May 11, 2016

Christine Meinhart-Fritz, Director
Monroe County Planning Commission
Monroe County Administrative Center
One Quaker Plaza, Room 106
Stroudsburg, PA 18360

**RE: CB H20, LP - LOT 13 & HOTEL (CAMELBACK MOUNTAIN)
PRELIMINARY LAND DEVELOPMENT PLAN REVISED 4/20/16
POCONO TOWNSHIP**

Dear Ms. Meinhart-Fritz:

The above-referenced plan is for a proposed 96-unit, 4-story hotel just north of the existing water park and hotel. The proposed hotel will contain 28,600 square feet per floor, with a total of 114,400 square feet, on the 186-acre site, and will include the expansion of an existing parking area.

Variances from the Zoning Ordinance maximum building height limitation and the number of required loading/unloading spaces will be requested, along with waivers of the Stormwater Management Ordinance wetland buffer and stormwater discharge requirements.

The submission includes a land development plan set consisting of 22 sheets, a copy of the PNDI search results and agency response, and a completed MCPC Review Checklist.

This submission was reviewed in accordance with generally accepted engineering and planning practices, and the guidelines established by the Monroe County Planning Commission. The following comments are offered for your use in evaluating this plan:

Zoning and Compatibility with Surrounding Uses

1. The site is located partially within the C-Commercial Zoning District and partially within the RD-Recreational Zoning District. Hotels are Permitted Uses within both districts, however, the hotel units are also referred to as rental units and suites on the plan. The township should verify that these uses are also permitted in both districts.
2. The site is surrounded by other resort/hotel uses, with which the proposed use will be compatible.

Water Supply and Sewage Disposal

3. The plan indicates that water supply service will be provided by a central system owned by the applicant. The application indicates that fire protection will be provided by building sprinklers; the township should verify that the water service is adequate to provide sufficient flow rate and pressure for the sprinklers and proposed fire hydrants.
4. The plan indicates that sewage disposal service will be provided by a central system owned by the applicant. The township should verify that there is adequate reserve capacity for the projected sewage flow from rental units and suites, as indicated on the plan.

Access and Parking

5. Vehicular access is proposed to be via a drive and a drive/aisle to be extended from an existing parking area into the proposed parking area. It is recommended that a second means of access be provided for emergency purposes.
6. There does not appear to be any vehicular access proposed behind the building. It is recommended that emergency access be incorporated into the plan to bring it into compliance with the International Fire Code.
7. The plan indicates that 121 additional parking spaces are required for the proposed use, and that 239 parking spaces will be provided.

Stormwater Management

8. The stormwater management plan proposes infiltration beds under the parking area, with an overflow discharge to an unnamed tributary of the Pocono Creek.
9. The stormwater management plan proposes the use of several best management practices (BMP's), including infiltration beds, water quality snouts in certain stormwater inlets, vegetated swales a rain garden and an infiltration basin.

10. No stormwater calculations or report were provided. It is the responsibility of the township's consultant to review the stormwater management calculations and plan.
11. Plowed snow storage areas should be considered in the site design.

Environmental Issues

12. The PNDI search indicates that there is a potential impact to threatened and endangered and/or special concern species, however, the accompanying reply from the Pennsylvania Fish and Boat Commission indicates that no adverse impacts are expected to the species of special concern.
13. Approval of the erosion and sedimentation control plan by the Monroe County Conservation District is required. An NPDES stormwater permit is required due to the extent of the proposed disturbance.
14. The plan indicates that there are wetlands within the site. As indicated above, a waiver will be requested for proposed impacts to the Stormwater Management Ordinance wetland buffer; it is recommended that appropriate mitigation be considered.

Other Issues

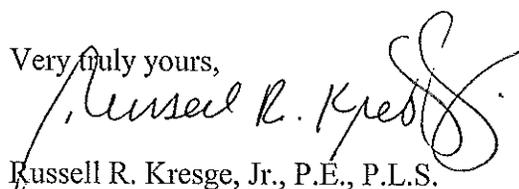
15. The notes indicate that the property is made up of four (4) parcels, however, the parcels are not clearly shown in the overall boundary map. It is recommended that a parcel map be added to the submission.
16. The Zoning Restriction notes indicate that the impervious and total building coverages stated are based on consolidation of the lots, as well as including the area of the tubing slope lodge. Any approval should be conditioned upon receipt and approval of the necessary lot consolidation documents.
17. The owner's and engineer's certifications must be completed.
18. Proposed signage, which is not indicated on the plan, must comply with the Zoning Ordinance and sign regulations.

May 11, 2016

19. Compliance is required with the Building Code and ADA standards.
20. The fire company should review the plan to ensure that there is adequate access, and that appropriate fire-fighting equipment is available for this type and height of building.

Approval of this plan is recommended if the above issues, particularly those regarding safe and emergency access, are satisfactorily addressed and the requirements of the Pocono Township ordinances are met.

Very truly yours,



Russell R. Kresge, Jr., P.E., P.L.S.



**Borton
Lawson**

ENGINEERING
ARCHITECTURE

May 24, 2016

Pocono Township
Attention: Pam Finkbeiner, Township Manager
P.O. Box 197
112 Township Drive
Tannersville, PA 18372

**RE: TIME EXTENSION
LAND DEVELOPMENT PLAN APPLICATION
SPA CASTLE GRAND POCONO RESORT (BIRCHWOOD)
POCONO TOWNSHIP, MONROE COUNTY, PA**

BL No.: 2014-1182-001

Dear Ms. Finkbeiner:

On behalf of C. Castle, LLC., the applicant is granting Pocono Township an extension for the review of the Land Development Plan Application under the Pennsylvania Municipalities Planning Code (MPC) until September 26, 2016.

As a project update, we are currently working with the Pennsylvania Department of Environmental Protection (PADEP) to decommission the existing wastewater treatment plant on site. This will include submission and approval of Decommissioning Plans to PADEP and demolition of the treatment plant.

If you have any questions, you can contact me at (570)821-1994, ext. 1304 or email at dschmoyer@borton-lawson.com.

Sincerely,

Deanna L. Schmoyer, PE
Project Manager

c: Ralph Matergia
C. Castle, LLC

Bethlehem
Harrisburg
Pittsburgh
State College
Wilkes-Barre

WILKES-BARRE

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1000 North 10th Street, Suite 100
P.O. Box 1000
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June 3, 2016

Mike Tripus
Pocono Township Zoning Officer
112 Township Drive
P.O. Box 197
Tannersville, PA 18372

**SUBJECT: JOHN & ARLENE FRAILEY – FORESTRY PERMIT REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1630001**

Dear Mr. Tripus:

Pursuant to the Township's request, we have completed our first review for the above referenced project. The submitted information consists of the following:

- Application for an Erosion and Sediment Control Plan for a Timber Harvesting Operation.

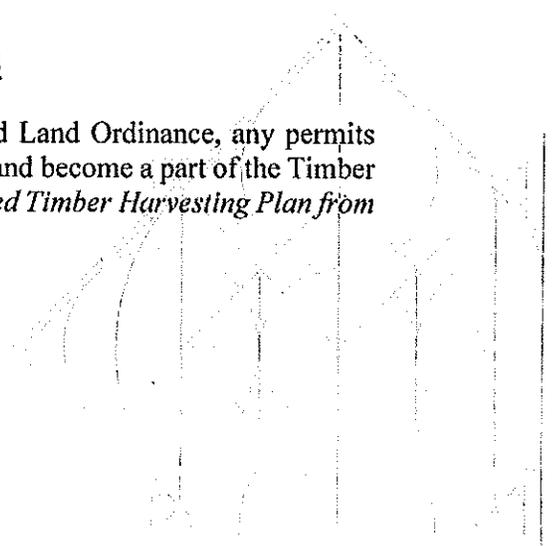
BACKGROUND INFORMATION

A timber harvesting permit application has been submitted to perform timber harvesting at 131 Mountain Shadows Lane. The area to be harvested is located on the northern side of Railroad Avenue, along Mountain Shadows Lane. The area of timber harvesting proposed is 1.43 ± acres and includes ash salvage and thinning/shelterwood.

Based on our review of the above information, we believe that the application is complete and requires no further revision. We do, however, offer the following comment with respect to required approvals from outside agencies.

SUBDIVISION AND LAND DEVELOPMENT COMMENTS

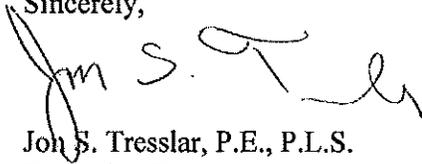
1. In accordance with Section 904.D of the Subdivision and Land Ordinance, any permits required by state laws and regulations shall be attached to and become a part of the Timber Harvesting Permit. *The Applicant must provide an approved Timber Harvesting Plan from the Monroe County Conservation District.*



Pocono Township, Mike Tripus, Zoning Officer
John & Arlene Frailey, Forestry Permit Review No. 1
June 3, 2016
Page 2 of 2

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jon S. Tresslar". The signature is written in a cursive style with a large initial "J" and "S".

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

JST/mep/cg

cc: John & Arlene Fraily – Applicants
Seth Tanner – Kuhns Brothers Lumber Company
Melissa E. Prugar, P.E. – Boucher & James, Inc.

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