

POCONO TOWNSHIP COMMISSIONERS
MEETING AGENDA
October 16, 2017 6:00 p.m.

1) Pledge of Allegiance

2) Roll Call

3) Announcements:

- Executive Session Held October 12, 2017 – personnel
- Mountain View Park – Veteran's Day Program

4) Public Comments on matters not on the agenda.

Comments are for any item NOT on the agenda. Comments on agenda items will be taken after each item is discussed by the Board of Commissioners, but before formal action is taken. Please limit individual comments to 3 minutes to allow time for others wishing to speak and direct all questions and comments to the President.

5) Presentations

6) Approval of Minutes

- a. Meeting October 2, 2017
- b. Work Session of October 5, 2017
- c. Work Session of October 12, 2017

6) Approval of Bills and Transfers

- a. Check ratification list for prior period dated October 16, 2017
- b. Check Listing dated October 16, 2017

7) Report of the President

8) Commissioners Comments

Bob De Young – Vice President

Jerry Lastowski – Commissioner

Judi Coover – Commissioner
Personnel

Ellen Gndt – Commissioner

9) Reports

- a. Emergency Services
 - Police
 - Fire
 - EMS

- b. Finance Committee Report
- c. Sewer Committee

- d. Administration – Manager’s Report
 - DPW Director
 - Quick Books seminar
 - Uniform quotes

- e. Public Works Report

- f. Township Engineer Report
 - Status Report on Sewer Redesign .
 - Route 611 Sewer Line Relocation Work Update
 - Keystone Contract increase
 - Sanofi Sanitary Sewer Easement
 - Camelback – preliminary approval

- g. Township Solicitor Report
 - PMSD

10) Presentations –

11) Resolutions and Ordinances

- Resolution 2017-49- Destruction of Township Records
- Resolution 2017-50 – Preliminary Approval-CB H20 Lot 13 & Hotel

12) Further Public Comment

Please limit individual comments to 3 minutes to allow time for others wishing to speak and direct all questions and comments to the President.

13) Executive Session – if necessary

Adjournment

**POCONO TOWNSHIP BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
OCTOBER 2, 2017
6:00 p.m.**

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President Harold Werkheiser called the meeting to order at 6:00 pm with the Pledge of Allegiance.

Roll call:

President Werkheiser – Present
Vice-President DeYoung – Present
Commissioner Lastowski – Present
Commissioner Coover – Present
Commissioner Gndt – Present

Professional Staff:

Attorney Leo Devito – Present
Jon Tresslar – Engineer – Present

Announcements:

Executive Session was held on September 20, 2017 for personnel matters.

Executive Session was held on September 28, 2017 for personnel matters.

Executive Session was held on October 2, 2017 for personnel matters.

Mountain View Park – Veteran's Day Program fliers were made available to the public.
Program dates are November 9, 10 & 11, 2017.

Public Comments on matters not on the agenda:

Jake Singer, Township Resident, asked about children fishing at the TLC Pond. The Township will inquire whether organizations would sponsor a program.

Presentations: None

Approval of Minutes:

Motion made by Commissioner Gndt, seconded by Commissioner DeYoung, to accept the September 18, 2017 Regular Meeting Minutes.

All in favor
Motion Carried

**POCONO TOWNSHIP BOARD OF COMMISSIONERS
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Motion made by Commissioner Gndt, seconded by Commissioner DeYoung, to accept the September 20, 2017 Special Meeting Minutes.

EG-Yes; RD-Yes; HW-Abstain; JL-Yes; JC-Yes
Motion Carried

Motion made by Commissioner Lastowski, seconded by Commissioner Gndt, to accept the September 28, 2017 Work Session Minutes.

EG-Yes; RD-Abstain; HW-Abstain; JL-Yes; JC-Yes
Motion Carried

Approval of Bills and Transfers:

Motion made by Commissioner Gndt, seconded by Commissioner Lastowski, to ratify the check list for the prior period dated October 2, 2017.

All in favor
Motion Carried

Motion made by Commissioner Gndt, seconded by Commissioner Lastowski, to approve the check and transfers dated October 2, 2017.

All in favor
Motion Carried

Report of the President: None

Commissioner's Comments:

Bob DeYoung – Vice President: None

Jerry Lastowski – Commissioner – Audit: Ellen Gndt, Commissioner, stated "There's been much controversy over the audit and whether some of the Commissioners wasted your money by not approving the first audit. The first audit was incorrect. Not because of any auditor error, but because the Board of Commissioners did not timely provide the information to the auditor to provide an accurate audit. We've now provided all that information. As your public servants, we are charged with the fiduciary responsibility of guardian of your tax dollars. To approve the first audit would not have been in your best interest or provided the transparency to which you are entitled. Now with the knowledge of what the findings are and what is expected of public officials (I have a little article here if you would like to have it), you now have the necessary information to judge for yourselves whether re-auditing was the right choice." Discussion followed.

POCONO TOWNSHIP BOARD OF COMMISSIONERS
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Motion made by Commissioner Lastowski, seconded by Commissioner DeYoung, to approve the 2015 and 2016 audits.

All in favor
Motion Carried

Commissioner Lastowski, read aloud a letter from a local developer regarding the Rt. 715 & 611 realignment. Discussion followed.

Motion made by Commissioner Lastowski, seconded by Commissioner Ghandt, to have Donna M. Asure write a letter to PennDOT, indicating the letter from the developer to be incorrect and the Board of Commissioners of Pocono Township has not taken a position on an alternative route for their realignment, with copies of this letter being sent to all parties concerned including the developer.

All in favor
Motion Carried

Judi Coover – Commissioner:

The draft Sign Ordinance was posted on 9/21/2017. No comments were received.

Motion made by Commissioner Coover, seconded by Commissioner Ghandt, that Pocono Township Commissioners finalize the draft of the changes to the zoning ordinance and forward them to the Pocono Township Planning Commission and the Monroe County Planning Commission for their review and comment.

All in favor
Motion Carried

Ellen Ghandt – Commissioner:

Probable Cause Training: CDL Program

Motion made by Commissioner Ghandt, seconded by Commissioner Lastowski, to approve travel to PSATS Building in Harrisburg on October 17, 2017 for Probable Cause Training at a cost of \$45 per person, including miles and meals, for Donna Asure and Patrick Briegel, including members interested from the Board of Commissioners.

All in favor
Motion Carried

**POCONO TOWNSHIP BOARD OF COMMISSIONERS
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Rich Wielebinski, Township Resident, questioned why tax payer's dollars were being spent on sending our Contractor to a training class. Commissioner Coover indicated our agreement does not include him incurring any fees for training. Discussion followed.

Joe Folsom, Township Resident, inquired what probable cause training was. Donna Asure informed him that it is a federally required training program that employers with CDL employees must have people on-site that have probable cause training to know what to look for when it comes to substance abuse.

Reports:

Finance Committee Report:

Meeting is October 10, 2017 at 10:30 am.

Sewer Committee:

Commissioner Coover indicated letters were sent out to properties with delinquent payment to BCRA and/or Township sewer tapping fees. People have responded with financial hardships in paying these bills. Discussion followed.

Administration – Manager's Report:

Bond for Interim Township Treasurer

Motion made by Commissioner Coover, seconded by Commissioner Gndt, to approve a bond in the amount of \$6MM for a cost of \$7,280.00 for Frank Cefali, Interim Treasurer.

All in favor

Motion Carried

Master Service Agreement:

The administrators of the Health Reimbursement Accounts (HRAs) for healthcare deductibles are Highmark. Discussion followed.

Motion made by Commissioner Coover, seconded by Commissioner Gndt, to approve the Master Service Agreement with Highmark for administration of the Health Reimbursement Accounts.

All in favor

Motion Carried

Public Works Report:

**POCONO TOWNSHIP BOARD OF COMMISSIONERS
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2017/2018 Road Paving and Seal Coating Projects

Motion made by Commissioner Coover, seconded by Commissioner Lastowski, to award the Seal Coat bid to Pocono Spray Patch for \$236,318.92 as lowest responsible bid meeting all bidding requirements.

All in favor
Motion Carried

Motion made by Commissioner Lastowski, seconded by Commissioner DeYoung, to award the Double Bituminous Wearing and Leveling Course bid to Hanson Aggregates for \$1,024,991.72, as the lowest responsible bid meeting all bidding requirements.

All in favor
Motion Carried

Township Engineer Report:

Motion made by Commissioner Coover, seconded by Commissioner Gandt, to approve Change Order #1 for the Air Release Valve project in the amount of \$5,453.40, subject to approval to the Change Order.

All in favor
Motion Carried

Motion made by Commissioner Coover, seconded by Commissioner Gandt, to award the Force Main Control Valve repair project to The Milnes Company in the amount of \$281,865.00.

All in favor
Motion Carried

Motion made by Commissioner Coover, seconded by Commissioner Gandt, to release the escrow held for Pocono Carriage House as recommended by Boucher & James, subject to verification of all outstanding fees being paid to the Township.

All in favor
Motion Carried

Presentations: None

POCONO TOWNSHIP BOARD OF COMMISSIONERS
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Resolutions and Ordinances - Resolution 2017-48 Amendment to the Pocono Township 457 Plan:

^ **Motion** made by Commissioner Gnadtt, seconded by Commissioner DeYoung, to approve Resolution 2017-48 – Amendment to the Pocono Township 457 Plan, naming Gerald Lastowski and Donna M. Asure as trustees of the plan.

All in favor
Motion Carried

Further Public Comment:

Chris Ortolan, Township Resident, inquired about the Township's IT Services. Discussion followed.

Executive Session: None

Adjournment:

Motion made by Commissioner Lastowski, seconded by Commissioner Coover, to adjourn the meeting at 7:06 pm.

Submitted by: _____

Donna M. Asure
Township Secretary

POCONO TOWNSHIP BOARD OF COMMISSIONERS

WORK SESSION MINUTES

DATE: October 5, 2017

TIME: 9:00am

PLACE: Township Building

PRESIDING COMMISSIONER:

ROLL CALL:

Ellen Gmandt – Present

Judi Coover – Present

Public Present –

No public present

NO OFFICIAL ACTIONS OR ROLL CALL VOTES WERE TAKEN DURING WORK SESSION.

THE WORK SESSION ENDED AT 11:30 am

Submitted by: _____

Donna M. Asure
Township Secretary

POCONO TOWNSHIP BOARD OF COMMISSIONERS

WORK SESSION MINUTES

DATE: October 12, 2017

TIME: 9:05am

PLACE: Township Building

PRESIDING COMMISSIONER: Bob DeYoung

ROLL CALL:

Ellen Gmandt – Present

Jerry Lastowski – Present

Judi Coover – Present

Public Present –

No public present

The work session adjourned into executive session at 10:40 am to discuss personnel.

The work session reconvened at 10:50 am.

No decisions were made in executive session.

NO OFFICIAL ACTIONS OR ROLL CALL VOTES WERE TAKEN DURING WORK SESSION.

THE WORK SESSION ENDED AT 1:00pm.

Submitted by: _____

Donna M. Asure
Township Secretary

Pocono Township
October 16, 2017

SUMMARY

Ratify

General Fund	\$	82,103.90
Sewer Operating	\$	299.75

Bill List

TOTAL Capital Reserve Fund	\$	16,200.44
TOTAL General Fund	\$	75,768.98
TOTAL SEWER CONSTRUCTION	\$	30,000.00
TOTAL Sewer Operating Fund	\$	102,229.01

Budget Adjustments

\$	-
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Budget Appropriations

\$	-
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Pocono Township Check Listing

Ratiofy
October 16, 2017

	<u>Date</u>	<u>Check</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
General Fund Payroll	10/13/2017			Pay 21 2017	81,497.27
				TOTAL PAYROLL	\$81,497.27
	10/04/2017	56258	PENNTLEEDATA	Internet connection township	59.95
	10/04/2017	56259	PENNTLEEDATA	Internet connection Mountain View Park & one time connection	421.73
	10/06/2017	56262	PENNTLEEDATA	Internet connection police	124.96
				TOTAL General Fund	\$606.63
Sewer Operating Fund	10/04/2017	1934	PENNTLEEDATA	Internet connection	299.75
				TOTAL Sewer Operating	\$299.75
Capital Reserve Fund					
				TOTAL Capital Reserve Fund	\$0.00
TOTAL General Fund				Transferred by:	
TOTAL Sewer Operating					
				Authorized by:	

POCONO TOWNSHIP CHECK LISTING
October 16, 2017

<u>Date</u>	<u>Check</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
10/02/2017	56254	Nationwide 457	Supplemental 457 plan	8,957.61
10/02/2017	56256	US Bank Lockbox CM9722	Police Pension	5,443.18
10/02/2017	56258	MetLife	Non Police Pension	5,571.39
10/06/2017	56261	Unum Life Insurance	Life & Disability Insurance	1,939.00
10/11/2017	56263	A-1 Lock & Safe, LLC	Door repair	95.00
10/11/2017	56264	Bartonsville Printing	Flyers - Park Event	35.00
10/11/2017	56265	BIU of PA, Inc.	ZO/SEO Services	2,077.50
10/11/2017	56266	Boucher & James, Inc.	General Engineering	4,769.01
10/11/2017	56267	Brodhead Creek Regional Authority	Sewer Bill	208.34
10/11/2017	56268	CVA Plumbing/Heating/A/C, Inc.	HVAC unit repair - Police	360.50
10/11/2017	56269	DCED	UCC Training - 3rd Quarter	236.00
10/11/2017	56270	DES	Recycling and Shredding	96.00
10/11/2017	56271	Donna Kenderline Reporting	Staples - Hearing	127.00
10/11/2017	56272	Engle-Hambright & Davies, Inc.	Treasurer's Bond	2,232.00
10/11/2017	56273	Eureka Stone Quarry, Inc.	9-5	462.70
10/11/2017	56274	Lawrence B. Fox P.C.	Legal - Staples hearing	2,362.50
10/11/2017	56275	Metropolitan Telecommunications	Phones - Twp/Park	571.22
10/11/2017	56276	Mignosi, Timothy	Uniform Allowance	49.99
10/11/2017	56277	Nauman Mechanical Inc.	Inspection of HVAC units	125.00
10/11/2017	56278	Otto, Carol	Cleaning - one week	275.00
10/11/2017	56279	Otto, Carol	Cleaning - Two weeks	550.00
10/11/2017	56280	Panko Reporting	ZHB - Ertle	160.00
10/11/2017	56281	PAPCO, Inc.	Gasoline/Diesel	1,837.62
10/11/2017	56282	Pocono Management Associates LLC	Contracted Services	1,260.61
10/11/2017	56283	PPL Electric Utilities	Electric	72.19
10/11/2017	56284	Praxair Dist Mid-Atlantic	Supplies	25.14
10/11/2017	56285	Prosser Laboratories, Inc.	Water Testing Mt. View	221.00
10/11/2017	56286	PSATS	Probable Cause Training	96.00
10/11/2017	56287	Royal Security Services, Inc	Security System - Heritage Center	384.00
10/11/2017	56288	Staples Advantage	Office Supplies - TWP	261.22
10/11/2017	56289	Steele's Hardware	Office Supplies - TWP	260.74
10/11/2017	56290	Sundance Networks, Inc.	IT Services	1,056.00
10/11/2017	56291	UNIFIRST Corporation	Carpets/Uniforms	163.10
10/11/2017	56292	Broughal & DeVito, L.L.P.	Legal General/Planning	5,520.25
10/11/2017	56293	Cardmember Service	Microsoft Licenses	138.00
10/11/2017	56294	Cardmember Service	Donations - Fedish/Kresge services	119.64
10/11/2017	56295	Cardmember Service	Training/Supplies/Targets	513.81
10/11/2017	56296	D.G. Nicholas Co.	Parts/Supplies	422.30
10/11/2017	56297	HUNTER KEYSTONE PETERBILT	Truck Repairs	2,147.22
10/11/2017	56298	Imaginations	Flowers	50.00
10/11/2017	56299	Kimball Midwest	Stock Supplies	135.58
10/11/2017	56300	Metropolitan Telecommunications	Phones - Police	291.29
10/11/2017	56301	Monroe County Recycling & Alternate Fuel	Tires from Cleanup	94.00
10/11/2017	56302	Pocono Management Associates LLC	Contracted Services	1,024.63

General Fund

POCONO TOWNSHIP CHECK LISTING
October 16, 2017

<u>Date</u>	<u>Check</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
10/11/2017	56303	Pocono Record	Advertising	1,430.50
10/11/2017	56304	Sparkle Car Wash	Car washes	48.00
10/11/2017	56305	State Workers Insurance Fund	Workman's comp - payment 11 of 11	21,320.00
10/11/2017	56306	UNIFIRST Corporation	Carpets/Uniforms	165.45
10/11/2017	56307	Wilson Products Compressed Gas Co.	Supplies	6.75
TOTAL General Fund				<u>\$75,768.98</u>

POCONO TOWNSHIP CHECK LISTING
October 16, 2017

<u>Date</u>	<u>Check</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
Sewer Operating Fund				
10/06/2017	1935	Pocono Management/Assoc. LLC	Contracted services	962.04
10/06/2017	1936	BCRA	October billing	77,471.00
10/06/2017	1937	Metropolitan Communications	Telephones Pump station 5	59.29
10/11/2017	1938	Allstate Septic Systems	Repairs pump station 5	510.00
10/11/2017	1939	Pocono Management/Assoc. LLC	Contracted services 10/2 - 10/8	1,202.83
10/11/2017	1939	Blue Ridge	Internet pump stations	118.28
10/11/2017	1941	Pennsylvania One Call System	Sewer mapping	23.43
10/11/2017	1942	Boucher & James	Engineering	11,749.29
10/11/2017	1943	Evoqua	Bioxide Pump station 5	2,119.26
10/11/2017	1944	EEMA O&M	Maintenance October 2017	5,538.59
10/11/2017	1945	MLK Associates	Sewer valve repair	750.00
10/11/2017	1946	Broughal & Devito	Professional Services	1,725.00
TOTAL Sewer Operating Fund				<u>\$102,229.01</u>

Sewer Construction Fund				
10/11/2017	263	PACT TWO LLC	Settlement	30,000.00
TOTAL Sewer Construction Fund				<u>\$30,000.00</u>

Capital Reserve Fund				
10/06/2017	184	P&D Emergency Services	Up fit new unit # 88	16,200.44

TOTAL Capital Reserve Fund \$16,200.44

<u>ESSA</u>			
TOTAL General Fund		\$75,768.98	
TOTAL Sewer Construction Fund		\$30,000.00	Transferred by:
TOTAL ESSA Transfer		<u>\$105,768.98</u>	

<u>Wayne Bank</u>			
TOTAL Sewer Operating Fund		<u>\$102,229.01</u>	Authorized by:

KENT J. WERKHEISER
Chief of Police



570-629-7200

Office

9-1-1

Emergency Number

570-629-1501

Fax Number

570-992-9911

Dispatch

POCONO TOWNSHIP POLICE

110 TOWNSHIP DRIVE
TANNERSVILLE, PA 18372

POLICE REPORT FOR SEPTEMBER, 2017

The following are the recorded activities of the Pocono Township Police Department for the month of September 2017. Also listed are the available recorded activities for September 2016.

	SEP 2017	Y-T-D 2017	SEP 2016	Y-T-D 2016
Incidents Investigated	376	3526	378	3653
Burglary Alarms Answered	67	666	60	682
Reportable Accidents Investigated	25	185	17	189
Non-Reportable Accidents	30	301	32	267
Criminal Investigations	15	233	18	283
Criminal Arrests	35	293	18	306
Juvenile Detentions	1	9	1	5
Property Receipts	32	274	24	256
Notification of Faulty Equipment	104	1057	105	960
Vehicle Reports	0	10	6	13
Death Investigations	2	14	0	15
Written Warnings	144	1295	153	1287
Missing Persons	0	8	1	8
Traffic Citations Issued	125	1024	88	984
Non-Traffic Citations Issued	18	227	48	256
Skf Thefts	0	0	0	0
911 Hang-up Calls	51	519	67	630

Mileage all Vehicles: 14,555

Income from Report Fees: \$405.00

RESOLUTION 2017-49

A RESOLUTION AUTHORIZING THE
DISPOSITION OF CERTAIN MUNICIPAL PUBLIC RECORDS
PURSUANT TO THE SCHEDULES AND PROCEDURES APPROVED
BY LOCAL GOVERNMENT RECORDS COMMITTEE IN
ACCORDANCE WITH THE PENNSYLVANIA MUNICIPAL RECORDS ACT

WHEREAS, by its Resolution No. 2017-30, duly adopted at a regular public meeting on August 7th, 2017, the Board of Commissioners of the Township of Pocono, County of Monroe, and Commonwealth of Pennsylvania, declared its intention to follow the schedules and procedures for the disposition of records as set forth in the Municipal Records Manual approved December 16th, 2008 and amended July 23rd, 2009;

WHEREAS, in accordance with Act 428 of 1968, each individual act of disposition shall be approved by resolution of the governing body of the municipality;

NOW, THEREFORE, BE IT RESOLVED that Pocono Township, Monroe County, Pennsylvania, in accordance with the above cited Municipal Records Manual hereby authorizes the disposition of the following public records, as per attached.

RESOLVED at a duly constituted meeting of the Board of Commissioners of the Township of Pocono, the 16th day of October, 2017.

ATTEST:

Township of Pocono
Board of Commissioners

By: _____
Donna M. Asure
Township Manager/Secretary

By: _____
Robert M. DeYoung
Vice - President

TOWNSHIP OF POCONO, MONROE COUNTY, PENNSYLVANIA

RESOLUTION NO. 2017-50

**A RESOLUTION GRANTING CONDITIONAL
APPROVAL OF THE CB H2O L.P. LOT 13 & HOTEL PRELIMINARY LAND
DEVELOPMENT PLAN**

WHEREAS, the applicant, CB H2O L.P., submitted a plan application titled "CB H2O L.P. Lot 13 & Hotel Preliminary Plan" (the "Plan"). The applicant proposes to construct a new hotel with 96 rooms and an additional 207 parking spaces. The parcels are owned by EPT Ski Properties, Inc., and are known as Monroe County Tax ID No. 12/10/1/2, PIN No. 12636300227014, Tax ID No. 12/10/1/2-1, PIN No. 12636300206992, Tax ID No. 12/10/1/2-4, PIN No. 12636303335160, and Tax ID No. 12/10/1/2-6, PIN No. 12636300228392; and

WHEREAS, the Township Engineer has reviewed the Plan and offered comments in his letters dated July 21, 2016 and July 3, 2017; and

WHEREAS, the Pocono Township Planning Commission recommended the conditional plan approval of the Plan at a meeting held on July 10, 2017; and

WHEREAS, the Pocono Township Board of Commissioners desires to take final action on this Plan.

NOW THEREFORE BE IT HEREBY RESOLVED by the Board of Commissioners of Pocono Township, County of Monroe, and Commonwealth of Pennsylvania:

The following requests for modification from the Subdivision and Land Development Ordinance were previously granted:

1. SALDO Section 2.302.B.9: *The plan must show 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 applicant shall not be required to provide a tract boundary.*
2. SALDO Section 3.209.B.1: *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. Since the property has a limited areas for development that is flatter than 20%, adherence to this provision would have an undue burden on the development.*

That the following requests for modification of the Brodhead and McMichael Creeks Stormwater Management Ordinance are hereby granted:

1. SMO 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 stormwater. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment.* The applicant shall be permitted to connect the roof drains directly to the storm sewer system.
2. SMO 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 Cranberry Bog, where the buffer shall be 75 feet measured perpendicular to and horizontally from the edge of the Cranberry Bog.* The applicant shall be permitted to have a reduced buffer of 25 feet.
3. SMO Section 305.A: *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 on 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.* The applicant shall not be required to reduce the flow in the subarea.

That the “CB H2O L.P. Lot 13 & Hotel Preliminary Plan”, as shown on the plan prepared by Boucher & James, Inc., dated March 28, 2016, as revised, be hereby approved with the following conditions and provided the plan is revised as follows, subject to the review and approval of the Township Engineer and/or Township Solicitor:

1. The applicant shall comply with all of the conditions and requirements identified in the Township Engineer’s letter dated July 3, 2017, with the following additional condition:
 - a. Applicant shall be required to obtain a variance for a reduction in the number of loading spaces from 12 to 3 spaces prior to Final Plan approval.
2. The applicant shall pay all necessary fees associated with the Plan, including but not limited to any outstanding plan account charges and all professional services fees, prior to the recording of the Final Plan.
3. The applicant shall enter into an Improvements Agreement with the Township and provide appropriate security at the time of Final Plan approval.
4. The applicant shall enter into a Maintenance Agreement with the Township and provide appropriate security at the time of Final Plan approval.
5. The applicant shall enter into a Stormwater Management and Maintenance Agreement with the Township at the time of Final Plan approval.
6. The applicant shall obtain all required permits and approvals from other governmental and regulatory agencies prior to presenting the Final Plan for signatures.

7. The applicant shall submit a final plan in accordance with Section 508 of the Municipalities Planning Code.
8. The applicant shall comply with all final plan requirements identified in the Subdivision and Land Development Ordinance, subject, however, to any waivers or modifications granted by the Board of Commissioners.
9. The applicant shall provide three (3) mylars for recording the final plans and eight (8) sets of paper prints which are signed and notarized by the owner and sealed by the engineer.
10. The applicant shall complete the development in strict accordance with the Plan, notes on the Plan, this conditional Preliminary Approval, including any waivers or modifications granted by the Board of Commissioners, and the Improvements Agreement (except as said Plan or conditions of approval may be revised during the Final Plan approval process).
11. The applicant shall accept these conditions in writing within five (5) days of receipt of the Board of Commissioners Resolution, otherwise the application is denied.

RESOLVED at a duly constituted meeting of the Board of Commissioners of the Township of Pocono the 16th day of October, 2017.

ATTEST:

Township of Pocono
Board of Commissioners

By: _____
Print Name: Pamela Tripus
Title: Secretary

By: _____
Print Name: Harold Werkheiser
Title: President