

**Pocono Township Board of Commissioners**  
**Conditional Use Hearing Special Meeting Minutes**  
**August 15, 2017 6:00 pm**

Vice-President DeYoung called the Conditional Use Hearing to order at 6:00pm with the Pledge of Allegiance.

**Roll call** conducted by Township Manager –  
President Werkheiser – Absent  
Vice-President DeYoung – Present  
Commissioner Lastowski – Present  
Commissioner Coover – Present  
Commissioner Gndt – Present

Professionals –  
Leo Devito – Solicitor  
Jon Tressler - Engineer

The procedures of the conditional use hearing were explained by Solicitor Devito. The hearing began with minutes being transcribed by a court reporter.

Brookdale LLC presented their testimony.

**MOTION** by Commissioner Coover, seconded by Commissioner Lastowski to approve the Conditional use application of Brookdale Enterprises LLC subject to the conditions that Applicant comply with the representations and statements contained in Applicant's Conditional Use Application and related documents and the Conditions in Attachment A and as formally set forth in the Solicitor's formal written opinion.

Condition 22 should add that "

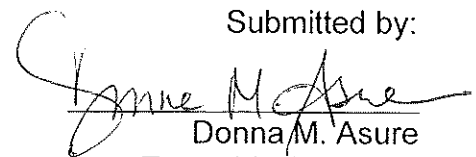
to approve the conditional use application for Brookdale LLC with conditions as listed in Attachment A, and in the solicitor's opinion.

All in favor  
Motion Carried

**MOTION** by Commissioner Coover, seconded by Commissioner Lastowski to adjourn the hearing at 10:21pm.

All in favor  
Motion Carried

Submitted by:

  
Donna M. Asure  
Township Secretary

## ATTACHMENT A

### Conditions to be Imposed Upon Brookdale Treatment Resort

1. The treatment facility shall maintain all accreditations, licenses and permits required by the Joint Commission on Accreditation of Health Care Organizations and the Commonwealth of Pennsylvania to operate a drug and alcohol treatment facility.
  2. The treatment facility shall obtain a certificate of occupancy from Pocono Township prior to occupying the facility.
  3. The operation of the facility shall comply with applicable federal, state and local laws and ordinances.
  4. The number of clients/patients shall not exceed the number of clients/patients for which the facility has been licensed and permitted by the Commonwealth of Pennsylvania. The facility shall only accept patients being of an age for which the facility has been licensed and permitted by the Commonwealth of Pennsylvania.
  5. The facility shall comply with all relevant staffing requirements established by the Commonwealth of Pennsylvania for the operation of a Treatment Center, including the provisions of Chapter 704 of Title 28 of the Pennsylvania Code setting forth Staffing Requirements for Drug and Alcohol Treatment Activities, 28 Pa. Code §§704.1-704.12.
  6. The Brookdale Treatment Resort shall provide a lighting study to confirm lighting from existing lighting fixtures do not cast undue light on adjoining properties and provide adequate lighting for supervision, parking areas used after dark and pedestrian walkways.
  7. Building permits shall be obtained from Pocono Township for all building renovations in accordance with the 2009/15 International Building Code.
  8. The designated open space on the treatment facility site shall be deed restricted to prohibit future subdivision or development except for recreational uses that may be permitted with the approval of the Board of Commissioners. The use of the open space shall be restricted to patients, employees and guests of the Brookdale Treatment Resort.
  9. The Brookdale Treatment Resort shall provide a 6-foot high architectural style privacy fence between the units on the westerly side of the nine (9) cottages that are located within 50 feet of the property line.
  10. All structures on the grounds of the facility shall be maintained so as to be free from any danger to health and safety.
  11. The grounds of the facility shall be kept in a clean, safe and sanitary manner and in good repair for the safety and well-being of residents, employees and visitors.
  12. All trash from the operation of the facility shall be stored in covered containers that prevent the penetration of insects and rodents. The trash shall be removed at least once each week.
  13. All building exteriors shall be maintained in a neat and attractive manner.
  14. The architectural appearance of all buildings shall be compatible or harmonious.
  15. The Brookdale Treatment Resort shall provide 24-hour per day, 365 days per year on-site supervision by professionals trained to supervise the clientele to be served by the treatment facility.
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16. The Brookdale Treatment Resort shall provide an electronic surveillance or other comparable system that enables the facility to monitor the location of its patients. The surveillance system will be installed in such a manner as to allow for the perimeter of the property to be viewed by video monitors. The video monitors will be located in a separate room in the facility and monitored by trained personnel.
  17. Sign permits will be obtained for any proposed signage in accordance with the requirements of the Pocono Township Zoning Ordinance.
  18. The Brookdale Treatment Resort shall establish a policy designating reasonable visiting hours and protocols for persons wishing to visit patients at the facility. The visiting hours shall not begin earlier than 8:00 a.m. and shall end not later than 9:00 p.m. Visitors to the treatment facility shall be limited to immediate family members.
  19. The Brookdale Treatment Resort shall establish an emergency response plan and protocol in consultation with the relevant local emergency responders prior to occupancy of the facility.
  20. The Brookdale Treatment Resort shall have written procedures for staff and patients to follow in case of an emergency that shall include provisions for the evacuation of residents and staff to a safe location and the assignment of staff during emergencies.
  21. The Brookdale Treatment Resort shall notify the Township in writing within 14 days if there is a change in the type of residents, the sponsoring agency, or maximum number of residents or if the facility's license/registration/certification expires, is suspended or withdrawn.
  22. The Brookdale Treatment Resort shall remove trees to provide driveway site distance as recommended in the Applicant's traffic study. The removal of trees shall be confirmed and certified by the Applicant's engineer.
  23. The Brookdale Treatment Resort shall confirm ADA accessibility requirements with the Building Permit Application.
  24. The Brookdale Treatment Center shall plant trees on the properties of the nearest neighbors if the neighbors so request.
  25. The Brookdale Treatment Center shall make the dry hydrant operational before receiving an occupancy permit.
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