

AGENDA
POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
DECEMBER 10th, 2018 - 7:00 p.m.

CALL TO ORDER (Followed by the Pledge of Allegiance)

ROLL CALL:

PUBLIC COMMENT:

CORRESPONDENCE:

A 60-day time extension for Tannersville Point Luxury Apartments was received 11/27/2018.

MINUTES: Minutes of the Pocono Township Planning Commission Meeting - 11/13/2018.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

Trap Enterprises Route 611 Project Revised Final Plan - Plan fees paid. Township Engineer's completeness review dated 11/20/2018 and Review letter #1 dated 12/06/2018 were received.

FINAL PLANS UNDER CONSIDERATION:

1. Turkey Hill Minit Market, Store #274 Prelim/Final LDP - Plans were administratively accepted at the 08/13/2013 P.C. Mtg. Plan fees paid. Township Engineer's review letter #2 dated 10/18/2018 was received. Plan was tabled at the 10/09/2018 P.C. Mtg. ***Deadline for P.C. consideration is 01/28/2019.***
2. Tannersville Point Apartments Final LDP - Plan fees paid. Township's Engineer's review letters #1 for the Lot Improvement and Prelim/Final dated 11/06/2018 were received. Plan was accepted at the 10/09/2018 P.C. Mtg. ***A 90 day Time extension was received 11/13/2019. Deadline for P.C. consideration is 02/24/2019.***

PRELIMINARY PLANS UNDER CONSIDERATION:

1. Sheldon Kopelson Commercial Development (Lot 3) - Plans were administratively accepted at the 8/13/2013 P.C. Mtg. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 10/09/2018 P.C. Mtg. A resubmission has not occurred. ***Deadline for P.C. consideration extended to 12/09/2019.***
2. Spa Castle Land Development - Land Development on Birchwood Road. The plans were administratively accepted at the 12/14/2015 P.C. Mtg. Tabled at the 10/09/2018 P.C. Mtg. Time extension requested until 10/20/2018. ***Deadline for P.C. consideration is 09/23/2019.***

SKETCH PLANS:

PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS:
Largeon Logging - Forestry Permit (Katz)

UNFINISHED BUSINESS:

ZONING HEARING BOARD SCHEDULE:

NEW BUSINESS:

COMMENTS BY AUDIENCE:

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
Kopelson Lot 3 Land Development (8/13/13)	Commercial Land Dev	Prelim	06/31/2019**	6/10/2019	6/17/2019	unknown date	11/13/2018	Update by Developer required before 06/31/2018	
Spa Castle Land Development (Prelim) (12/14/15)	Commercial Land Dev	Prelim	10/7/2019	9/23/2019	10/7/2019	Planning Rev 9/9/16 Technical Rev 11/9/16	11/13/2018		
Pocono Logistics (03/26/2018)	Land Dev	Prelim/Final	12/4/2018		12/3/2018	10/4/2018	11/13/2018	Recommended for Approval 10/09/2018	Cond't'l approval 11/05/2018
Turkey Hill Mini Mart (08/13/2018)	Land Dev	Prelim/Final	2/9/2019	1/28/2019	2/4/2019	8/23/2018	11/13/2018		
Tannersville Point Apartments Final (10/09/2018)	Land Dev	Final	3/7/2019	2/24/2019	3/4/2019	11/6/2018	11/13/2018		
Ardent Mills Grain Storage (10/22/2018)	Land Dev	Prelim/Final	1/20/2019		1/7/2019	11/8/2018		Recommended for Approval 11/13/2018	Cond't'l approval 12/03/2018
Trap RT. 611 Project Revised Final (12/05/2018)	Land Dev	Final	3/5/2019	2/25/2019	6/4/2019				

*Tannersville Point submitted a 90 Day time extension 11/27/2018

** Time extension approved for 6 months from 12/31/2019

12/5/2018

CRAMER, SWETZ, McMANUS & JORDAN, P.C.

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STACI SABETTI
BARBARA J. FITZGERALD**
F. ANDREW WOLF

*Board Certified in Criminal Trial Advocacy, Civil Pretrial
and Trial Advocacy by the National Board of Trial Advocacy,
A Pennsylvania Supreme Court Approved Agency

*Also Admitted in Florida

**Also Admitted in New Jersey

November 27, 2018

Via Email

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

Re: Tannersville Point Luxury Apartments
Project No. 1630006R

Dear Ms. Tripus:

Please accept this letter on behalf of the applicant, Tannersville Point, LLC, as a sixty (60) day extension of the 90 day review deadline on the final plan submission to the Pocono Township Planning Commission. The applicant is working diligently to address the comments received from the Monroe County Planning Commission and from Boucher & James, Inc. as Pocono Township engineer in this matter and expects to have the review items addressed shortly so as to permit completion of Planning Commission review within the review deadline as extended herein.

This letter supersedes my letter of November 13, 2018 concerning extension of the review deadline in this matter.

Please contact me with any questions or concerns. Thank you for your cooperation and consideration.

Very truly yours,

CRAMER, SWETZ, McMANUS & JORDAN, P.C.

BY:


E. Andrew Wolf, Esquire

FAW:clm
Cc: Tannersville Point, LLC

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING**

NOVEMBER 13th, 2018 - 7:00 p.m.

The Pocono Township Planning Commission Regular meeting was held on November 13th, 2018 at the Pocono Township Municipal Building, Tannersville, PA and opened by Chairman Ronald Swink at 7:00 p.m., followed by the Pledge of Allegiance.

ROLL CALL: Ron Swink, present; Scott Gilliland, present; Marie Guidry, present; Dennis Purcell, present; Jeremy Sawicki, absent; and Chad Kilby, present.

IN ATTENDANCE:

Lisa Pereira, Twp. Solicitor, Broughal & DeVito; DonnaASURE, Twp. Manager; and Pamela Tripus, Twp. Secretary.

PUBLIC COMMENT:

CORRESPONDENCE:

A time extension was received for Sheldon Kopelson - Commercial Development (Lot 3) until 12/31/2019. R. Swink noted he was in favor of a six-month extension. Discussion followed. The Board concurred to recommend to the Board of Commissioners grant a six-month time extension and send a notice to the Developer to require them to update the Boards within six-months from 12/31/2018 of the status of the project.

MINUTES: S. Gilliland made a motion, seconded by C. Kilby, to approve the minutes of the Pocono Township Planning Commission Meeting - 10/22/2018. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

1. Ardent Mill Grain Storage - Plan fees paid. Township Engineer's review letter dated 11/08/2018 was received. MCPC Review letter dated 11/09/2018 was received. The plan is for three grain storage units. Nathan Walker AICP and Kwanena Addo-Boateng, P.E. LEED AP, Wood., represented the plan. Discussion followed on the fire safety of the structures. Leif Johnson, Ardent Mills LLC, explained the storage is for whole grain. He did note Ardent Mills has fire fighting equipment on site.

REQUEST FOR WAIVERS:

SALDO SEC. 390-29.F - Site Context Map - Aerial map proved. Partial waiver requested.

SALDO SEC. 390-29.G.(2) - Existing Resources and Site Analysis Plan. Partial waiver requested.

SALDO SEC. 390-31.E - Four-step design process -

D. Purcell made a motion, seconded by M. Guidry, to recommend approval of the above waiver requests. All in favor. Motion carried.

S. Gilliland made a motion, seconded by M. Guidry, to recommend the Board of Commissioners approve the Ardent Mill Grain Storage LDP conditioned upon addressing the Township Engineer's letter dated 11/08/2018. All in favor. Motion carried.

DRAFT

FINAL PLANS UNDER CONSIDERATION:

1. Turkey Hill Minit Market, Store #274 Prelim/Final LDP - Plans were administratively accepted at the 08/13/2013 P.C. Mtg. Plan fees paid. Township Engineer's review letter #2 dated 10/18/2018 was received. Plan was tabled at the 10/22/2018 P.C. Mtg. **Deadline for P.C. consideration is 01/28/2019.**
S. Gilliland made a motion, seconded by D. Purcell, to table the Turkey Hill Minit Market Store #274 Prelim/Final LDP. All in favor. Motion carried.
2. Tannersville Point Apartments Final LDP - Plan fees paid. Township's Engineer's review letter #1 dated 11/06/2018 received. Plan was accepted at the 10/22/2018 P.C. Meeting. D. Purcell made a motion, seconded by M. Guidry, to table the Tannersville Point Apartments Final LDP for review. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION:

1. Sheldon Kopelson Commercial Development (Lot 3) - Plans were administratively accepted at the 8/13/2013 P.C. Mtg. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 10/22/2018 P.C. Mtg. A resubmission has not occurred. **Deadline for P.C. consideration extended to 12/10/2018.**
S. Gilliland made a motion, seconded by D. Purcell, to table the Sheldon Kopelson Commercial Development (Lot 3). All in favor. Motion carried.
2. Spa Castle Land Development - Land Development on Birchwood Road. The plans were administratively accepted at the 12/14/2015 P.C. Mtg. Tabled at the 10/22/2018 P.C. Mtg. Time extension requested until 10/20/2018. **Deadline for P.C. consideration is 09/23/2019.**
M. Guidry made a motion, seconded by C. Kilby, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

SKETCH PLANS:

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

UNFINISHED BUSINESS:

ZONING HEARING BOARD SCHEDULE:

- 1) Pocono Logistics - continued until 11/27/2018 - Michael Tripus, Zoning Officer, explained the plan was approved by the BOC and they have been given permission to start the waterline and paving.
- 2) Camelback Northridge - continued until 11/27/2018

NEW BUSINESS:

Change of Meeting date:

C. Kilby made a motion, seconded by S. Gilliland, to reschedule the 11/26/2018 PC Meeting until Tuesday, 11/27/2018, due to a Township Holiday. All in favor. Motion carried.

NEW BUSINESS CONT:

Cancellation of 12/24/2018 meeting due to Holiday:

M. Guidry made a motion, seconded by S. Gilliland, to cancel the 12/24/2018

P.C. Meeting due to the Holiday. All in favor. Motion carried.

COMMENTS BY AUDIENCE: None

ADJOURNMENT:

M. Guidry made a motion, seconded by D. Purcell, to adjourn the meeting at
7:30 p.m. All in favor. Motion carried.



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

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December 6, 2018

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: TRAP ENTERPRISES ROUTE 0611 PROJECT
REVISED FINAL LAND DEVELOPMENT PLAN REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1330275R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our first review of the revised Final Land Development Plan for the above referenced project. The submitted information was prepared by Pennoni Associates, Inc. and consists of the following items:

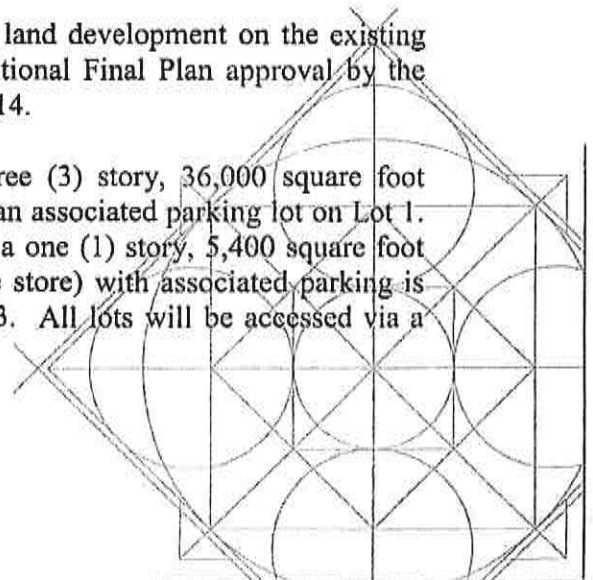
- Cover letter dated November 9, 2018.
- Post Construction Stormwater Management Report, dated January 16, 2013, last revised October 22, 2018.
- Final Land Development Plans (21 Sheets), dated November 26, 2013, last revised October 22, 2018.

BACKGROUND INFORMATION

The existing property owned by Trap Enterprises, LLC is located on the west side of Route 0611 and immediately across from Discovery Drive in Swiftwater, Pennsylvania (Tax Parcel Number 12/11/17, PIN Number 12-6364-00-76-9007).

A Final Land Development Plan for a 3-lot subdivision and land development on the existing property was submitted to the Township and received conditional Final Plan approval by the Board of Commissioners during its meeting held on July 7, 2014.

The land development consists of the construction of a three (3) story, 36,000 square foot professional office building, including a daycare center, with an associated parking lot on Lot 1. In addition, a ten (10) pump fueling station that will include a one (1) story, 5,400 square foot building to be utilized as a retail establishment (convenience store) with associated parking is proposed on Lot 2. No improvements are proposed on Lot 3. All lots will be accessed via a shared driveway taking access from State Route 0611.



The revised Final Land Development Plan has been submitted for changes related to the stormwater management facilities and storm sewer, and the removal of the approved emergency access drive. The abovementioned changes are made in order to provide sufficient cover over and separation from the Township's sanitary sewer line.

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

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

1. The grate elevation of inlet I-D1 shown on Sheet 8 and utilized in the storm sewer calculations appears high when compared to the proposed grading and should be revised.

MISCELLANEOUS COMMENTS

2. On Sheet 2, the "Township of Pocono Supervisors Approval" signature block shall be revised to reference the Pocono Township Board of Commissioners.
3. On Sheet 2, the "Township of Pocono Engineer's Review" signature block shall be revised to include a space for signature and date only.

Township Engineer

Date

4. The pavement markings along the proposed access driveway are no longer shown on Sheet 5. Sheet 5 must be revised accordingly.
5. As a result of the newly proposed retaining wall at Proposed Basin B, four (4) shade trees are no longer shown on Sheet 10. We believe the four (4) shade trees could be relocated on the project site (i.e., north of Basin B, along the entrance driveway, etc.) and Sheet 10 should be revised accordingly.
6. The top of grate elevations of inlets I-D1 and I-D2 shown in the Run D profile on Sheet 11 are inconsistent with those provided on Sheet 8. The plan and/or profile must be revised. All calculations must also be revised accordingly.
7. The invert elevation at FES-G and the slope between inlet I-G1 and FES-G shown in the Run G profile on Sheet 11 are inconsistent with those provided on Sheet 8. The plan and/or profile must be revised. All calculations must also be revised accordingly.
8. The sump elevation of the snout at inlet I-G1 shown in the Run G profile on Sheet 11 is incorrect and must be revised to provide a depth equal to 2.5 to 3 times the outlet pipe diameter.
9. The emergency access shown on the prior approved Land Development Plan has been removed. The revised grading plan makes construction of the emergency access difficult.

Furthermore, even if constructed it would conflict vertically with the existing sanitary sewer. An emergency access is not required per the current Subdivision and Land Development Ordinance

10. Comments received from the Township Sewer System Engineer must be addressed.
11. The basin changes and storm sewer changes must also be presented to the Monroe County Conservation District and Pennsylvania Department of Transportation. All correspondence to and approvals from outside agencies shall be provided to the Township. In addition, the approved PennDOT Highway Occupancy Permit Plans must be provided to this office.

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 nature of the comments, the receipt of a revised plan submission 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 approval of the proposed revised Final Land Development Plan.

If you should have any questions, please call me.

Sincerely,



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

JST/MEP/cg

cc: Donna Asure – Township Manager
Pam Tripus – Township Secretary
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Brough & DeVito, LLP
Chad Lello, P.E. – Pennoni Associates, Inc.
Vincent Trapasso, Trapasso Enterprises, LLC – Applicant
Melissa E. Prugar, P.E. – Boucher & James, Inc.



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November 20, 2018

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: TRAP ENTERPRISES ROUTE 0611 PROJECT
REVISED FINAL LAND DEVELOPMENT PLAN COMPLETENESS REVIEW
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1330275R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our completeness review of the revised Final Land Development Plan for the above referenced project. The submitted information was prepared by Pennoni Associates, Inc. and consists of the following items:

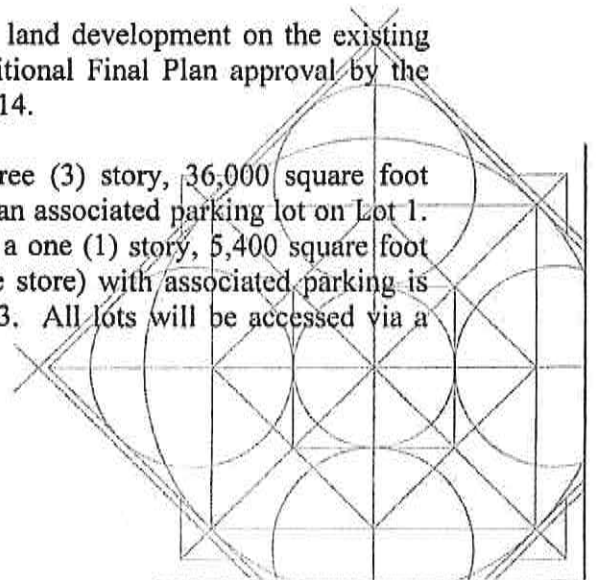
- Cover letter dated November 9, 2018.
- Post Construction Stormwater Management Report, dated January 16, 2013, last revised October 22, 2018.
- Final Land Development Plans (21 Sheets), dated November 26, 2013, last revised October 22, 2018.

BACKGROUND INFORMATION

The existing property owned by Trap Enterprises, LLC is located on the west side of Route 0611 and immediately across from Discovery Drive in Swiftwater, Pennsylvania (Tax Parcel Number 12/11/1/17, PIN Number 12-6364-00-76-9007).

A Final Land Development Plan for a 3-lot subdivision and land development on the existing property was submitted to the Township and received conditional Final Plan approval by the Board of Commissioners during its meeting held on July 7, 2014.

The land development consists of the construction of a three (3) story, 36,000 square foot professional office building, including a daycare center, with an associated parking lot on Lot 1. In addition, a ten (10) pump fueling station that will include a one (1) story, 5,400 square foot building to be utilized as a retail establishment (convenience store) with associated parking is proposed on Lot 2. No improvements are proposed on Lot 3. All lots will be accessed via a shared driveway taking access from State Route 0611.

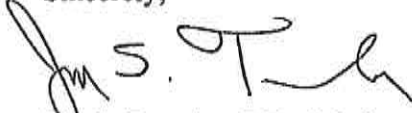


The revised Final Land Development Plan has been submitted for changes related to the stormwater management facilities and storm sewer, and the removal of the approved emergency access drive. The abovementioned changes are made in order to provide sufficient cover over and separation from the Township's sanitary sewer line.

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

If you should have any questions, please call me.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon S. Tresslar", with a stylized flourish at the end.

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

JST/MEP/cg

cc: Donna Asure – Township Manager
Pam Tripus – Township Secretary
Michael Tripus – Township Zoning Officer
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Brough & DeVito, LLP
Chad Lello, P.E. – Pennoni Associates, Inc.
Vincent Trapasso, Trapasso Enterprises, LLC – Applicant
Melissa E. Prugar, P.E. – Boucher & James, Inc.

November 9, 2018

TRAP 1201

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

NOV 13 '18 AM 8:11

**RE: TRAP ENTERPRISES ROUTE 0611 PROJECT
FINAL LAND DEVELOPMENT PLAN REVISIONS
POCONO TOWNSHIP, MONROE COUNTY**

Dear Planning Commission Members:

On behalf of the developer, we are submitting revisions of the previously approved final land development plans for the above referenced project. Due to the location and shallow depth of the existing sanitary sewer force main located along S.R. 611, stormwater basin B had to be reconfigured. The previously shown emergency access located on the north side of the property has been removed from the plans. The emergency access would cut into the existing sanitary sewer force main.

Attached are one (1) set of the full-size and seven (7) sets 11" x 17" of the revised plans and one (1) Post Construction Stormwater Management report. We have sent a courtesy copy of this letter, plans, and report directly to Boucher and James. The checks for the requested fees will be submitted under separate cover.

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

Sincerely,

PENNONI ASSOCIATES INC.

A handwritten signature in black ink, appearing to read "Chad M. Lello".

Chad M. Lello, PE
Project Engineer

cc: Jon S. Tresslar, PE, PLS. w/encl.
Vincent Trapasso
File Copy

L:\Projects\TRAP\TRAP1201-Proposed Convenience StoreDaycare\CORRESPONDENCE\SENT\TO POCONO TWP



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October 18, 2018

Pocono Township Planning Commission
112 Township Drive
Tannersville, PA 18372

**SUBJECT: TURKEY HILL MINIT MARKET, STORE #274
PRELIM/FINAL LAND DEVELOPMENT REVIEW NO. 2
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1830072R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our second review of the Preliminary/Final Land Development Plan Application for Turkey Hill Minit Market Store #274. The submitted information has been prepared by Ludgate Engineering Corporation and consists of the following items.

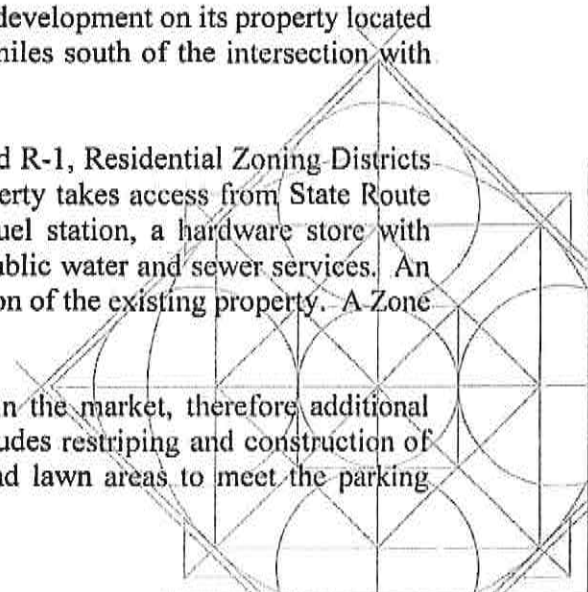
- Response Letter.
- Waiver request letter dated October 5, 2018.
- Stormwater Management Report dated October 2018.
- Turkey Hill Minit Market #274 Preliminary/Final Land Development Plan (9 sheets) prepared dated April 28, 2017, revised October, 2018.

BACKGROUND INFORMATION

The Applicant, Turkey Hill Minit Market, is proposing a land development on its property located on the eastern side of State Route 0611, approximately 0.5 miles south of the intersection with State Route 0715.

The existing property is located within the C, Commercial and R-1, Residential Zoning Districts and has an existing lot area of 3.85 acres. The existing property takes access from State Route 0611 and consists of a Turkey Hill Minit Market with a fuel station, a hardware store with associated parking, underground stormwater detention, and public water and sewer services. An unnamed tributary to Pocono Creek traverses the eastern portion of the existing property. A Zone AE FEMA Floodplain is also identified on the site.

The Turkey Hill Minit Market desires to add 30 seats within the market, therefore additional parking spaces are required. The proposed development includes restriping and construction of thirty-one (31) parking spaces within existing impervious and lawn areas to meet the parking



requirements of the Zoning Ordinance. The proposed development occurs within the C, Commercial Zoning District only. That portion of the site located within the R-1, Residential Zoning District is wooded and no construction is proposed.

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

ZONING ORDINANCE COMMENTS

1. Comment satisfied.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

2. In accordance with Sections 390-19.F.(6)(c), the Applicant shall be responsible for submission of the Plan and all required supporting documentation to the Monroe County Planning Commission, PennDOT, and all other governing agencies. *The proposed Land Development requires the following agency approvals.*
 - a. Pocono Township – Land Development Plan approval
 - b. Pocono Township – Change in sewage facilities usage
 - c. Pocono Township – Fire Department
 - d. Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module Exemption (change in facilities usage)
 - e. Pennsylvania Department of Transportation – Highway Occupancy Permit
 - f. Brodhead Creek Regional Authority – Change in water service usage

All submissions, and reviews and approvals must be provided to the Township. (Previous Comment) The Applicant has acknowledged this comment.

3. In accordance with Sections 390-19.J, 390-29.J.(8)(a), and 390-52.A.(1), the Township shall concurrently make its decision on the Sewage Facilities Planning Module, and if approval is granted, the completed sewage planning documents shall be forwarded to the Pennsylvania Department of Environmental Protection. Land Development Plan approval shall be conditioned upon Department of Environmental Protection sewage planning approval. *The Applicant shall clarify whether the additional seats will serve an existing restaurant, or if a restaurant will be added to the existing Minit Market. The Applicant shall submit supporting proposed sewage flows. The proposed change in use may require additional sewer planning.*

If additional flows result from the proposed use the Applicant will be required to purchase additional capacity through tapping fees. In addition, a grease trap is required for the restaurant use. (Previous Comment) A grease trap will be provided per General Note 45 on Sheet 1. Supporting sewage flows must still be submitted to determine if the proposed change of use will require additional sewer planning and capacity.

4. In accordance with Section 390-19.K, Highway Occupancy Permit, "if a highway occupancy permit shall be required for access to a Township or state road, approval of the land development shall be conditional upon the issuance of a highway occupancy permit by the Township and/or PennDOT, as the case may be." *Note 7 on Sheet 2 indicates the existing driveways have PennDOT approval. The existing Highway Occupancy Permit must be provided. In addition, PennDOT shall be contacted to determine if additional permitting is required for the addition of the proposed restaurant. (Previous Comment) The response indicates PennDOT has been contacted regarding the need for a Highway Occupancy Permit, and the Applicant will provide PennDOT's response upon receipt.*
5. In accordance with Section 390-19.Q, As-Built Plan, "upon completion of all improvements, the Applicant shall provide to the Township two paper sets of plans and one compact disk with the plans in PDF format certified by the applicant's engineer showing all such improvements installed to document conformance with the record plan. Failure of the applicant to provide as-built plans shall constitute a violation of this chapter, and shall be subject to all the enforcement proceedings contained in this chapter and may result in rescission of approval. (See §390-30 for as-built requirements.)" If the as-built plan deviates in any material respect from the record plan, a revised land development plan must be submitted for approval. *Upon completion of the proposed improvements, the required as-built plan must be prepared and submitted for review. (Previous Comment) General Note 36 on Sheet 1 shall be revised to reference Section 390-30.*
6. In accordance with Sections 390-29.D.(1) and 390-29.F, Site Context Map, a map compiled from existing information showing the location of the proposed land development within its neighborhood context shall be submitted. For sites under 100 acres in area, such maps shall show the relationship of the subject property to natural and man-made features existing within 1,000 feet of the site. The features that shall be shown on site context maps include topography (from USGS maps), stream valleys, wetland complexes (from maps published by the U.S. Fish & Wildlife Service or the USDA Natural Resources Conservation Service), woodlands over ½ acre in area (from aerial photographs), ridge lines, public roads and trails, utility easements and rights of way, public land, and land protected under conservation easements. *Partial waivers from Sections 406.D.1 and 406.2 are requested. These requests must be revised to reflect Sections 390-29.D.(1) and 390-29.F. In addition, Section 390-78.B states in part that, "all requests for modifications shall be in writing on the form provided by the Township and signed by the applicant." Separate written waiver requests must be submitted.*

The list of Waivers Requested on Sheet 1 states that no wetlands, woodlands, or floodplain are affected by the proposed construction. An aerial photograph labeled "Site Content Map" has been provided on Sheet 7. We find the aerial photography acceptable to partially satisfy the Site Context Map requirement and have no objection to these partial requests. (Previous Comment) A letter has been submitted requesting partial waivers from Sections 390-29.D.(1) and 390-29.F. We have no objection to these partial requests.
7. In accordance with Sections 390-29.D.(2) and 390-29.G, Existing Resources and Site Analysis, for all land developments, an existing resources and site analysis shall be

prepared to provide the developer and the municipality with a comprehensive analysis of existing conditions, both on the proposed development site and within 500 feet of the site. Conditions beyond the parcel boundaries may be described on the basis of existing published data available from governmental agencies, and from aerial photographs. The Planning Commission shall review the plan to assess its accuracy, conformance with municipal ordinances, and likely impact upon the natural and cultural resources of the property. *Waivers from Sections 406.D.2 and 406.3 are requested. These requests must be revised to reflect Sections 390-29.D.(2) and 390-29.G. In addition, Section 390-78.B states in part that, "all requests for modifications shall be in writing on the form provided by the Township and signed by the applicant". Separate written waiver requests must be submitted.*

The list of Waivers Requested on Sheet 1 states that the existing site is developed and that under 5,000 square feet of impervious area is proposed. An Existing Conditions/Demo Plan and aerial photograph are provided. We find the plan and photograph along with the following comments will be adequate to satisfy the Existing Resources and Site Analysis requirement. We have no objection to these requests provided the following comments are also satisfied. (Previous Comment) A letter has been submitted requesting waivers from Sections 390-29.D.(2) and 390-29.G. We have no objection to these requests provided the remaining comments below are satisfied.

In addition, the waiver requests listed in the submitted letter must be revised to correctly reference Section 390-29.G.

- a. Comment satisfied.
 - b. Comment satisfied.
 - c. In accordance with Section 390-29.G.(12), "all easements and other encumbrances of property which are or have been filed of record with the Recorder of Deeds of Monroe County shall be shown on the plan." *All existing and proposed easements must be shown on the plan. (Previous Comment) Known stormwater easements are now shown on the plan. The sanitary sewer easement still must be shown.*
8. In accordance with Sections 390-29.D.(3) and 390-29.H.(1), a resource impact and conservation analysis shall be prepared for all land development applications to categorize the impacts of the proposed activities and physical alterations on those resources shown on the existing resources and site analysis (as required under §390-29.G). All proposed improvements, including but not necessarily limited to grading, fill, roads, buildings, utilities and stormwater detention facilities, as proposed in the other proposed land development plan documents, shall be taken into account in preparing the preliminary resource impact and conservation analysis, which shall clearly demonstrate that the applicant has minimized site disturbance to the greatest extent practicable. *Waivers from Sections 406.D.3 and 406.4 are requested. These requests must be revised to reflect Sections 390-29.D.(3) and 390-29.H. In addition, Section 390-78.B states in part that, "all requests for modifications shall be in writing on the form provided by the Township and signed by the applicant." Separate written waiver requests must be submitted.*

The list of Waivers Requested on Sheet 1 states that the proposed development would cause an insignificant impact to existing resources. The proposed improvements are located within existing paved and lawn areas, and only a 0.02% increase in impervious area is proposed. Therefore, we have no objection to these requests. (Previous Comment) A letter has been submitted requesting waivers from Sections 390-29.D.(3) and 390-29.H.(1). We have no objection to these requests.

9. In accordance with Section 390-29.I.(13)(a), the Improvements Plan shall include the "locations of existing and proposed utility easements." *Electric and sanitary sewer lines run along the property boundaries. Any associated easements for these utilities, and any other utility, must be shown on the plan. (Previous Comment) Known stormwater easements are now shown on the plan. The sanitary sewer easement still must be shown.*
10. Comment satisfied.
11. In accordance with Section 390-29.I.(16), the Improvements Plan must include "signature blocks for the Township Engineer and Monroe County Planning Commission." *The Township Engineer signature block must be revised to provide space for signature and date only.*

Township Engineer

Date

(Previous Comment) The signature block must be revised to provide space for signature and date only.

12. Comment satisfied.
13. Comment satisfied.
14. In accordance with Section 390-29.I.(27), the Improvements Plan must include "names of present adjoining property owners and the names of all adjoining subdivisions, if any, including property owners and/or subdivisions across adjacent roads, along with the current Tax Map number for each property shown." *The existing property owners across State Route 0611, Learn Road, and Fish Hill Road must also be provided on the plan. (Previous Comment) The existing property owners across Learn Road and Fish Hill Road must still be provided on the plan.*
15. Comment satisfied.
16. Comment satisfied.
17. In accordance with Section 390-29.J.(6), "proof of legal interest in the property, a copy of the latest deed of record and a current title search report" must be provided. *A copy of the property deed and title report must be submitted. (Previous Comment) The response letter indicates a property deed has been provided, however one has not been received by this office. In addition, a title report must still be provided. Alternatively, a waiver from the requirement to submit a title report may be requested.*

18. In accordance with Section 390-29.J.(7)(c), "a letter from the water company or authority stating that said company or authority will supply the development including a verification of the adequacy of service" must be provided. *The Applicant shall clarify whether the additional seats will serve an existing restaurant, or if a restaurant will be added to the existing Minit Market. A letter from the Brodhead Creek Regional Authority (BCRA) should be provided indicating that the BCRA will serve the existing retail store with the proposed restaurant. (Previous Comment) The response indicates the additional seats are provided as required by the Commonwealth of Pennsylvania for proposed beer sales, and that the minit market will otherwise remain unchanged. Therefore, the Applicant indicates no additional water use is proposed.*

19. Comment satisfied.

20. In accordance with Section 390-29.J.(15) and 390-48.T.(10), where access is to a state road, a valid State Highway Occupancy Permit shall be obtained prior to plan recording. *The existing Highway Occupancy Permit must be provided. In addition, PennDOT shall be contacted to determine if additional permitting is required for the change in use. (Previous Comment) The response indicates PennDOT has been contacted regarding the need for a Highway Occupancy Permit, and the Applicant will provide PennDOT's response upon receipt.*

21. Comment satisfied.

22. In accordance with Section 390-32.B, "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 chapter 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 §390-35 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 390-35, must be provided prior to plan recordation. A construction cost estimate shall be submitted for review. (Previous Comment) This comment has been acknowledged.

23. In accordance with Section 390-38.B, "the developer shall provide a plan for the succession of ownership, operation and maintenance prepared by the applicant for consideration and approval by the Township, and such plan shall be made part of the development deed covenants and restrictions." *The required plan shall be completed and provided to the Township. (Previous Comment) This comment has been acknowledged.*

24. In accordance with Section 390-38.C.(1), land development provisions for the private operation and maintenance of all development improvements "shall be in the form of deed covenants and restrictions clearly placing the responsibility of maintenance of all development improvements with the owner of the land development." *Ownership and*

maintenance of the proposed improvements must be in the form of deed covenants and restrictions. (Previous Comment) This comment has been acknowledged.

25. In accordance with Section 390-38.C.(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 §390-35.A to guarantee the operation and maintenance of the improvements. Said fund shall be established on a permanent basis with administrative provisions approved by the Board of Commissioners. The amount of said fund shall be 15% of the construction cost of the system as verified by the Township Engineer. The maintenance and operation of the improvements and the administration of any required maintenance fund account, shall be clearly established as the joint responsibility of the owner(s) of each structure or dwelling unit served by such system. Such responsibility and the mechanism to accomplish same shall be established by deed covenants and restrictions which shall be subject to the approval of the Board of Commissioners." *A maintenance fund shall be established for the continued maintenance of the proposed improvements. (Previous Comment) A maintenance fund shall be established for the continued maintenance of on-site improvements (i.e., stormwater management, landscaping, etc.).*
26. In accordance with Section 390-41, "all applicants proposing any subdivision and/or land development requiring the installation of improvements as required by this chapter 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. (Previous Comment) This comment has been acknowledged.*
27. In accordance with Section 390-43.A.(6)(e)[2][a], "no more than 35% of the original ground cover within any designated steep slope area on the property may be disturbed by grading, filling or other means. At least 65% of the original ground cover must remain undisturbed during the establishment, alteration or maintenance of the property." *The existing steep slopes must be shown on the plan per Section 390-43.A.(6)(e)[2][d] and shall be protected by a steep slope easement per Section 390-43.A.(6)(e)[2][e]. (Previous Comment) A steep slope easement line is labeled on Sheet 2, however the area of the easement is unclear. The easement area must be shown with metes and bounds. In addition, the existing and protected areas (in square feet or acres) must be provided on the plan to confirm protection of 65% of the existing steep slopes.*
28. Comment satisfied.
29. In accordance with Section 390-43.A.(6)(f), "natural areas containing rare or endangered plants and animals, as well as other features of natural significance exist throughout the Township. Some of these have been carefully documented (e.g., by the Statewide Natural Diversity Inventory), whereas for others, only the general locations are known. Subdivision applicants shall take all reasonable measures to protect significant natural areas and features either identified by the Township Map of Potential Conservation Lands or by the applicant's existing resources and site analysis plan by incorporating them into

proposed conservation open space areas or avoiding their disturbance in areas proposed for development.” *A PNDI shall be completed and submitted. (Previous Comment) The list of Waivers Requested includes a request from Section 390-43.A.(6)(f). The proposed development occurs on an existing developed site, therefore we have no objection to this request, however per Section 390-78.B the submitted Waiver Request letter must also include this section.*

30. Comment satisfied.

31. In accordance with Section 390-51.A, “all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PADEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102 Department of Environmental Protection regulations for soil erosion and sedimentation control”. *The proposed area of disturbance is less than 1 acre, therefore a review by the Monroe County Conservation District or the Pennsylvania Department of Environmental Protection are not required. The following comments are based upon our review of the Erosion & Sediment Pollution Control Plan and E&S Details, Sheets 3 and 5, respectively.*

a. *Comment satisfied.*

b. *Comment satisfied.*

c. *Comment satisfied.*

d. *Comment satisfied.*

e. *Comment satisfied.*

f. *It shall be clarified whether these plans will be submitted to the Monroe County Conservation District for review and Note 6 on Sheet 2 shall be revised accordingly. (Previous Comment) The response letter indicates a submission will not be made to the Monroe County Conservation District. Note 6 on Sheet 2 must still be revised.*

32. In accordance with Section 390-55.B, “unless other provisions of this chapter require more trees or vegetation, each development site shall include a minimum of 12 deciduous or evergreen trees for each one acre. Each deciduous tree shall be 2.5 inch caliper or greater and each evergreen tree shall be six to seven feet in height or greater. As an alternate, 10 trees for each one acre shall be required if deciduous trees are four inches in caliper or greater and evergreen trees are eight feet to 10 feet in height or greater. Five shrubs 2.5 feet in height or greater may be substituted for one tree of 2.5 inch caliper for a maximum of 20% of the tree requirement.” *Forty-seven (47) deciduous or evergreen trees are required on the site.*

Per Section 390-55.B.(3), “if healthy, existing trees will be preserved which will generally meet the requirements of this section, the Township may, in its discretion, permit the existing tree(s) to serve as a credit toward the number of shade trees required to be planted. In addition, the Township, in its discretion, may permit existing trees which would

otherwise be required to be maintained by this chapter to be removed in exchange for the developer planting replacement trees in accord with this section. To be eligible for use as credit toward a required tree, a preserved tree shall be maintained in such a manner that a minimum of 50% of the ground area under the tree's dripline shall be maintained in natural ground cover and at the existing ground level. The applicant may provide a sample plot representative of the trees on the parcel to determine the credit."

The existing woodlands and individual trees must be shown on the plan. A sample plot of the existing wooded area shall be provided to aid the Township in determining if the existing trees and/or woodlands are adequate to satisfy this requirement. (Previous Comment) The plans have been revised to show the existing woodlands and individual trees. The response indicates that the existing woodlands appear to exceed the required 47 trees. Per Section 390-55.B.(3), the use of existing trees to meet this requirement is permitted.

It appears 33 individual trees exist on the project site and 2 trees are proposed for a total of 35 trees. In addition, and upon review of aerial photography, it appears the area behind the Minit Market and adjacent to Fish Hill Road is densely wooded. As discussed in Comment 43, a list of required and existing and/or proposed street trees must be provided.

33. Comment satisfied.

34. Comment satisfied.

35. In accordance with Section 390-55.D.(1) and 390-55.D.(3)(d), "street trees shall be required along all existing streets abutting or within a proposed subdivision or land development". "Trees shall be planted at a ratio of at least one per 50 linear feet of frontage or fraction thereof. Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced." *Twelve (12) street trees are required along State Route 0611 and 4 street trees are required along Learn Road. The existing individual trees must be shown on the plan and the remainder of the required street trees added accordingly. (Previous Comment) It appears four (4) street trees exist along State Route 0611, therefore 8 street trees must still be provided, and it appears 1 street tree exists along Learn Road, therefore 3 street trees must still be provided. The trees are proposed on an existing development site, therefore a waiver may be requested. In addition, and as discussed in Comment 43, a list of required and existing and/or proposed street trees must be provided.*

36. In accordance with Section 390-55.F.(3)(a) and Table 390-55-1, property line and road right-of-way buffers are required for all nonresidential development.

a. *The following property line buffers are required in accordance with Table 390-55-1, Property Line Buffers.*

i. *A 20-foot wide, high density buffer consisting of a total of 23 evergreen trees, 10 ornamental trees, and 10 canopy trees is required along the eastern property lines bordering neighboring residential uses.*

- ii. *A 10-foot wide, low density buffer consisting of 6 canopy trees and 3 ornamental trees is required along the northern property line abutting an existing commercial use.*
- b. *The following road right-of-way buffers are required in accordance with Table 390-55-1, Parking Lot Buffers Along Road Rights-of-Way.*
 - i. *A 30-foot wide, high density buffer consisting of 30 evergreen trees, 12 ornamental trees, and 12 canopy trees is required along State Route 0611.*
 - ii. *A 30-foot wide, high density buffer consisting of 9 evergreen trees, 4 ornamental trees, and 4 canopy trees is required along Learn Road.*

In accordance with Section 350-55.F.(3)(g), "existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township."

A waiver from Section 615.6 is requested. The request must be revised to reflect Section 390-55.F. In addition, Section 390-78.B states in part that, "all requests for modifications shall be in writing on the form provided by the Township and signed by the applicant." Separate written waiver requests must be submitted.

The list of Waivers Requested on Sheet 1 indicates that there is an existing wooded bank with established vegetation. The existing woodlands and individual trees must be shown on the plan to determine their adequacy for the required buffers. Additional plantings may be required. (Previous Comment) A letter has been submitted requesting waivers from Section 350-55.F.(3)(G). The letter shall be revised to correctly reference Section 350-55.F.3.(a). The existing woodlands and individual trees are now shown on the plan. The response letter indicates photographs will be presented to the Planning Commission for further discussion.

In addition, and as discussed in Comment 43, a list of required and existing and/or proposed street trees must be provided to aid in determining the extent of the requested waiver.

- 37. *In accordance with Section 390-55.G.(2)(c), "canopy trees, sometimes called shade trees, shall reach a minimum height or spread of 30 feet at maturity as determined by the AAN Standards and shall be deciduous. New trees shall have a minimum caliper of 2.5 inches at planting." Specifications must be provided on the plan in support of the proposed trees. (Previous Comment) The Planting Schedule on Sheet 2 must be revised to specify 2½" caliper for the proposed Red Maple trees.*
- 38. *Comment satisfied.*
- 39. *Comment satisfied.*
- 40. *In accordance with Sections 390-55.G.(4)(b) and 390-55.I.(2)(k), landscaping shall be*

considered an improvement for the purposes of installation and the provision of a performance guarantee in accord with this chapter. In addition, the Developer or landowner shall provide to the Township a performance guarantee equal to the amount necessary to cover the cost of purchasing, planting, maintaining, and replacing all vegetative materials for a period of 18 months following the installation and approval of the landscaping. *The proposed landscaping must be included in the required construction cost estimate. A note regarding the 18 month guarantee must also be provided on the plan. (Previous Comment) A note has been added to the plan and the response acknowledges the required cost estimate.*

41. Comment satisfied.

42. Comment satisfied.

43. In accordance with Section 390-55.I.(2)(h), "a schedule showing all landscape requirements and plants proposed for each category" must be included on the plan. *All planting requirements must be listed on the plan. (Previous Comment) The number of required trees and shrubs per the Ordinance with the number of existing and/or proposed trees and shrubs must be provided on the plan.*

44. Comment satisfied.

45. In accordance with Section 390-56.A.(5)(a), "all lighting fixtures for off-street parking areas, off-street loading areas, driveways and for safety of persons and property must meet IESNA full cutoff". *The lighting shown on the plan is not specified as full cutoff and must be revised accordingly. (Previous Comment) Details for wall mounted lights are still provided on Sheet 6, however the revised Lighting Plan no longer shows proposed lighting. The Applicant must address.*

46. In accordance with Section 390-56.A.(6)(c), "the use of floodlights and wall-mounted luminaires shall not be permitted to illuminate parking areas unless it can be proven to the satisfaction of the Township that the employment of no other means is possible." *A flood light and wall mounted light are proposed to illuminate the proposed parking areas. The plan must be revised accordingly. (Previous Comment) The revised Lighting Plan no longer shows proposed lighting. The Applicant must address.*

47. In accordance with Section 390-58.B.1, 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 390-58". In addition, and in accordance with Section 390-58.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." *Common open space and recreation areas shall be provided, or if agreed upon by the Board of Commissioners and Applicant per Section 390-58.F, a fee in-lieu-of dedicating open space as determined by the Township Fee Schedule may be provided. The calculated fee in-lieu-of for 0.11 acres of disturbance is \$154.11. The Township shall determine if open space and/or recreational facilities shall be provided, or if a fee in-lieu-of will be accepted. (Previous Comment)*

Please note, the fee in-lieu-of is \$154.00 (0.11 acres * \$1,400.00). General Note 44 on Sheet 1 must be revised accordingly.

48. Comment satisfied.

49. In accordance with Section 390-59.A.(3), "every parking area shall be arranged for orderly, safe movement. Parking areas containing 30 or more parking spaces shall have a curbed internal road system with a landscaped island or strip of a minimum width equal to one parking space separating the road system from the parking area to provide safe and orderly movement of traffic and discouragement of cross-aisle driving. The internal road system shall be designed to minimize the need for cross-pedestrian traffic." *The two (2) proposed parking spaces located south of the Minit Market must be provided with curb and curbed end islands. We believe a planting strip should also be provided on the southern side of these parking spaces to better delineate the driveway. The planting strip shall be sized and planted in accordance with Section 390-55.C.(2)(f). (Previous Comment) The plan has been revised to show painted "islands" surrounding the two (2) proposed parking spaces south of the Turkey Hill. This is consistent with the previously approved land development plan.*

A waiver is now requested from Section 390-59.A.(3) to not require a landscape island at the new parking space adjacent to the dumpster. This is an end parking space and we do not believe an island is required and the waiver request can be removed.

50. In accordance with Section 390-59.H.(1), "each off-street loading and unloading space shall be either (a) at least fourteen (14') feet in width by forty (40') feet in depth or (b) at least ten (10') feet in width by sixty (60') feet in depth." *The existing loading area must be identified on the plan. (Previous Comment) A label for a 10-foot by 60-foot loading area is provided on the plan, however the loading area must still be delineated on the plan.*

BRODHEAD AND MCMICHAEL CREEKS STORMWATER MANAGEMENT ORDINANCE

In accordance with Section 365-18.A.(4), Impervious Surface, "any regulated activity that has less than 5,000 square feet of impervious surface subject to the additional exemption criteria set forth in Subsection B is exempt from the plan submittal provisions of this chapter. These criteria shall apply to the total development even if development is to take place in phases. The date of the original McMichael's and Brodhead Creeks Stormwater Management Act 167 Plan adoption by the Township (November 21, 1994) shall be the starting point from which to consider tracts as "parent tracts" in which future subdivisions and respective impervious area computations shall be cumulatively considered. Impervious areas existing on the parent tract prior to November 21, 1994, shall not be considered in cumulative impervious area calculations for exemption purposes."

Less than 5,000 square feet of impervious is proposed, however per Section 365-18.B.(2) the water quality (§365-10) and ground water recharge (§365-11) requirements must still be satisfied.

51. In accordance with Section 365-10.A.(1), "for water quality and stream-bank erosion, the objective is to design a water quality BMP to detain the proposed conditions' two-year,

twenty-four-hour design storm flow to the existing conditions' one-year, twenty-four-hour design storm flow using the NRCS Type II distribution. Additionally, provisions shall be made (such as adding a small orifice at the bottom of the outlet structure) so that the proposed conditions one-year, twenty-four-hour design storm flow takes a minimum of 24 hours to drain from the facility, from a point where the maximum volume of water from the one-year, twenty-four-hour design storm is captured (i.e., maximum water surface elevation is achieved in the facility)." *A "stone trench infiltrator" is proposed under the proposed parking to the north of the Minit Market. A note on Sheet 1 indicates the trench was designed to capture 2-inches of runoff from the proposed parking area. We question how the stormwater will enter the stone trench. Also, the required calculations per this section must be submitted. (Previous Comment) The required water quality calculation demonstrating the 2-year post development storm event is reduced to the predevelopment 1-year storm event, must still be provided.*

52. Section 365-10.I.(8)(a), Stream Buffer Delineation, states in part "a fifty-foot buffer, measured perpendicular to and horizontally from the top-of-bank on all sides of any stream, shall be maintained on all sides of any stream." *The required buffer associated with Bisbing Run must be shown on the plan. All proposed work within the buffer must be in accordance with Section 365-10.I.(8)(b). (Previous Comment) A waiver from Section 365-10.I.8.(b) is listed under the Waivers Requested on Sheet 1. The request must also be included in the Waiver Request letter. The required buffer must still be shown on the plan in order to provide comment with respect to the requested waiver.*
53. In accordance with Section 365-11.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 Subsection A.(3)(a) or (b), depending on the demonstrated site conditions." *A "stone trench infiltrator" is proposed under the proposed parking to the north of the Minit Market. A note on Sheet 1 indicates the trench was designed to capture 2-inches of runoff from the proposed parking area. We question how the stormwater will enter the stone trench. Also, the required calculations per this section must be submitted. (Previous Comment) The required calculations must still be submitted.*
54. In accordance with Section 365-11.A.(2)(a), "a minimum depth of 24 inches between the bottom of the BMP and the limiting zone" must be provided. *Soil testing in support of the "stone trench infiltrator" must be submitted. (Previous Comment) Infiltration testing has been submitted, however there is no determination of the depth to limiting zone. The tested depth to limiting zone must still be provided.*
55. In accordance with Section 365.11.A.(2)(b), "an infiltration and/or percolation rate sufficient to accept the additional stormwater load and drain completely as determined by field tests conducted by the applicant's design professional" must be provided. *Testing in support of the "stone trench infiltrator" must be submitted. (Previous Comment) The elevation of the submitted testing must be provided.*
56. In accordance with Section 365.11.B, Soils, "a detailed soils evaluation of the project site shall be required to determine the suitability of recharge facilities. The evaluation shall be

performed by a qualified design professional, and, at a minimum, address soil permeability, depth to bedrock and subgrade stability.” *Soil testing in support of the “stone trench infiltrator” must be submitted. (Previous Comment) The tested depth to the limiting zone and elevation of the infiltration test must still be provided.*

57. In accordance with Section 365.14.D, “storm sewers must be able to convey proposed conditions runoff from a fifty-year design storm without surcharging inlets, where appropriate and as supplemented by Subsection C”. *Capacity calculations for the proposed 6-inch PVC storm pipe must be provided. (New Comment)*

58. Previous comment 57 satisfied.

59. Previous comment 58 satisfied.

60. In accordance with Section 365-19.C.(1)(f), “an operation and maintenance plan in accordance with §365-28 of this chapter” must be provided. *The required operation and maintenance plan must be submitted. (Previous Comment 59) This comment has been acknowledged.*

MISCELLANEOUS COMMENTS

61. Previous comment 60 satisfied.

62. All references to the Board of Supervisors must be revised to be Board of Commissioners. *(Previous Comment 61) General Note 29 on Sheet 1 must still be revised.*

63. Previous comment 62 satisfied.

64. On Sheet 6, the Bollard Detail shall include the “concrete footing or encasement” referenced in the detail. *(Previous Comment 63) The depth and type of concrete must be provided in the Bollard Detail.*

65. Previous comment 64 satisfied.

66. Previous comment 65 satisfied.

PLAN REVISION COMMENTS

67. The Project Narrative provided in the Stormwater Management Report references a single family house and must be revised accordingly. *(New Comment)*

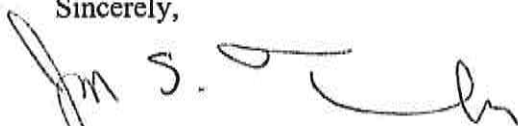
68. There is concern with turning movements of vehicles entering and exiting the project site. The sight distance for turning movements out of the site on a red light appear to be prohibited by existing U-Haul trucks parked to the south of the main entrance. Required and existing sight distances per the Pennsylvania Department of Transportation must be shown on the plan.

Also, it has been reported traffic backs up onto 611 from vehicles entering the site at the center driveway. The Planning Commission would like to see the existing island, east of

the two newly proposed parking spaces revised to incorporate a 20' radius which would provide for easier traffic flow into the site. *(New Comment)*

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

Sincerely,



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

JST/mep/cg

cc: Donna Asure – Township Manager
Pam Tripus – Township Secretary
Michael Tripus – Township Zoning Officer
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Broughal & DeVito, LLP
Robert and Doris Kinsley – Property Owners
Turkey Hill Minit Market – Operator
Steele Hardware – Operator
Matthew Mack, P.E., Ludgate Engineering Corporation, Applicant's Engineer
Jackie Hollenbach, Ludgate Engineering Corporation
Melissa E. Prugar, P.E. – Boucher & James, Inc.

CRAMER, SWETZ, McMANUS & JORDAN, P.C.

ATTORNEYS AT LAW
711 SARAH STREET
STROUDSBURG, PENNSYLVANIA 18360-2196
<http://www.csmjlawyer.com>
fawolf@csmjlawyer.com

WILLIAM B. CRAMER
JAMES A. SWETZ*
TIMOTHY J. McMANUS
BRIAN C. JORDAN
JEFFREY L. WRIGHT
DIANE L. DAGGER
STACI SABETTI
BARBARA J. FITZGERALD**
F. ANDREW WOLF

*Board Certified in Criminal Trial Advocacy, Civil Pretrial
and Trial Advocacy by the National Board of Trial Advocacy,
A Pennsylvania Supreme Court Approved Agency

#Also Admitted in Florida

**Also Admitted in New Jersey

RECEIVED

DEC -3 2018

POCONO TOWNSHIP

TELEPHONE 570-421-5588
FAX 570-421-5720

November 30, 2018

Via Email & First Class Mail

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

Re: Tannersville Point Luxury Apartments
Project No. 1630006R

Dear Planning Commission Members:

Please accept this letter on behalf of the applicant, Tannersville Point, LLC, as a supplement to the revised plans and letter submitted by Emmett P. Mancinelli, P.E. of E.P. Mancinelli & Associates in response to the review letter dated November 6, 2018 from Township Engineer Jon S. Tresslar, P.E., PLS concerning the proposed Land Development Plan. Initially, I would clarify that the Lot Improvement Plan providing for consolidation of the two (2) parcels is intended to be separate from, and contingent upon, approval of the Land Development Plan.

With respect to the Land Development Plan, as noted in Note 8 on the revised plan, the applicant is seeking waivers of the relevant sections referenced in the following comment numbers in Mr. Tresslar's letter of November 6, 2018;

- Comment 4 – Waiver of the Site Context Map per Section 390-29.F;
- Comment 5 – Waiver of the aerial photograph per Section 390-29.G(1);
- Comment 7 – Waiver of view shed analysis per Section 390-29.G(7);
- Comment 9 – Waiver of Resource Impact and Conservation Analysis per section 390-29.H.(1);
- Comment 27 – Waiver of turning diagrams for WB-50 truck per Section 390-29.J.(1)(c);
- Comment 30 – Waiver of on-lot well requirements per Section 390-29.J.(7);

Comment 32 – Waiver of Community/Financial Impact Analysis per Section 390-29.K;

Comment 44 – Maximum slope of embankment per Section 390-48.W.(1);

Comment 65 – Waiver of street trees per Section 390-55.D.(1);

Comment 67 – Waiver of minimum grades per Section 390-55.E.(3);

Comment 68 – Waiver of buffer per Section 390-55.F.(3)(a);

Comment 75 – Waiver of traffic impact study per Section 390-60.A;

Comment 76 – Waiver of traffic impact study per Section 390-60.C.(1).

The basis for these waiver requests will be fully explained to the Planning Commission by the applicant.

On behalf of the applicant I also provide response to the following comments in Mr. Tresslar's letter of November 6, 2018;

Comment 29 – Ownership – Sussex bank is legal owner of the parcels identified as Tax Code 12/7/1/28-2 and 12/7/1/28-3 pursuant to a Deed in lieu of Foreclosure dated February 28, 2013 from James P. Ertle and Robert Furino. A true and correct copy of that Deed as recorded with the Monroe County Recorder of Deeds in Record Book 2419, page 1560 is attached. The applicant is equitable owner pursuant to an option agreement with Sussex Bank;

Comment 58 a – Easement - Sussex Bank as legal owner of the two (2) parcels has obtained a Storm Water Drainage Easement and Right-Of-Way from Douglas Daniel Belanger and Colette Marie Belanger, husband and wife as owners of the adjoining parcel identified as tax Code 12/117673. A true and correct copy of that easement as recorded with the Monroe County Recorder of Deeds in Record Book 2518, page 3072 is attached. The easement is appurtenant to the parcels.

Please contact me with any questions or concerns. Thank you for your cooperation and consideration.

Very truly yours,

CRAMER, SWETZ, McMANUS & JORDAN, P.C.

BY: 

F. Andrew Wolf, Esquire

FAW:clm

Encl.

Cc: John S. Tresslar, P.E., P.L.S, Boucher & James, Inc. (w/encl.)

Lisa Pereira, Esquire, Broughal & DeVito, LLP (w/encl.)

Emmett P. Mancinelli, P.E.

Tannersville Point, LLC

s:\wbc\clients\tannersville point, llc - development of tannersville point
apartments\pocono township letter 11-30-18.doc

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NOV 19 2018

NOV 19 '18 PM 4:01

POCONO TOWNSHIP

POCONO TOWNSHIP
DEPARTMENT OF ZONING AND CODE ENFORCEMENT
112 TOWNSHIP DRIVE
TANNERSVILLE, PA 18372
PHONE: 570-629-1922 FAX: 570-629-7325

FORESTRY PERMIT

PERMIT # _____

TAX PARCEL# 12/9/1/9

ISSUE DATE: _____

PIN# 12637200317809

Authorization hereby is granted to: Langeon Logging

Representing: Steve Baillargeon

Zoning District R1 _____ R2 _____ RD _____ C _____ I _____

Total acreage to be harvested 63

Percentage of trees to remain 45% Selective Cutting yes

Zoning Officer

Date

Erosion and Sediment Control Plan for a Timber Harvesting Operation

1. GENERAL INFORMATION

THIS PLAN HAS BEEN REVIEWED
for the Department of Environmental Protection

7/30/2018

Date

By: 

Monroe

County

A. Location Pocono Township

Municipality

Date: 10-30-18

B. Timber sale area = 65 acres

and determined to adequately satisfy the purpose

C. Landowner Gregory Katz

Name

and requirements of 25 PA Code Chapter 102
minimize the potential for accelerated erosion
and sedimentation to the waters of the

570-350-342

Home Phone

Work Phone

6349 Cherry Valley Road

Street Address

Commonwealth.

Stroudsburg

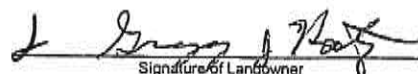
City

Pa

State

18360

Zip Code



Signature of Landowner

D. Person(s) responsible for construction and maintenance of erosion and sediment control BMPs during earth disturbance activities.
(NOTE: If duties are assigned to more than one party, list all others under Section 12 of this plan.)

Wagner Millwork LLC.

Name

(607)687-5362

Home Phone

Work Phone

4060 Gaskill Road

Street Address

Owego

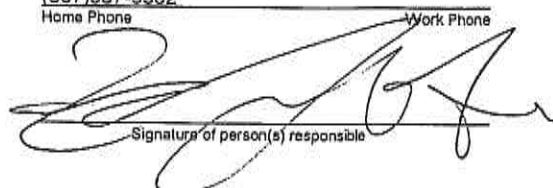
City

NY

State

13827

Zip Code



Signature of person(s) responsible

E. Erosion and Sediment Control Plan prepared by:

Wagner Millwork LLC.

Name

Forester: Zachery Hess

Phone (607)760-8296

4060 Gaskill Road

Street Address

Owego

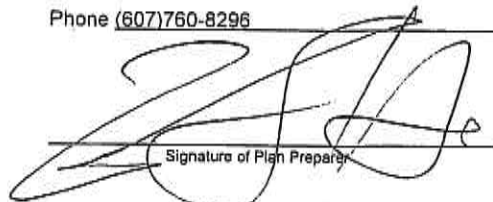
City

NY

State

13827

Zip Code



Signature of Plan Preparer

2. TOPOGRAPHICAL MAP

The map must include the location of the project with respect to roadways, streams, wetlands, lakes, ponds, floodplains, type and extent of vegetation and other identifiable landmarks. A United States Geologic Service (USGS) quadrangle map may be used to show the existing topographical features of the project site and the immediate surrounding area. The map scale site must be large enough to clearly depict the topographical features of the project. Enlargements of the USGS quadrangle map are sufficient.

The scale and north arrow must be plainly marked. A complete legend of all symbols used on the map must also be included.

3. SOIL MAP

Soils information is available in soil survey reports, published by the USDA Natural Resource Conservation Service in cooperation with Penn State University, College of Agriculture and others. These reports are available for review at the county conservation district offices.

The soils drainage classes must be examined to determine areas with the best drainage for the placement of haul roads and log landings, and to determine proper retirement treatments.

Provide the following soils information for all disturbed areas.

Map Symbols	Soil Series	Limiting Characteristics ¹ That May Apply to Timber Harvesting Activities (Check as Appropriate)		
		Erosion Hazards ²		
		Slight	Moderate, severe	Seasonably Wet ³
OxC	Oquaga-Lackawanna complex, 8 to 25 percent slopes, extremely stony	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WpC	Wellsboro channery loam, 8 to 25 percent slopes, extremely stony	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
OkC	Oquaga-Lackawanna channery loams, 8 to 15 percent slopes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WmB	Wellsboro channery loam, 3 to 8 percent slopes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MoB	Morris channery silt loam, 0 to 8 percent slopes, extremely stony	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹ Soils with a moderate or severe erosion hazard or seasonably wet are poor choices for log landing and road locations, and, if possible, alternatives should be considered.

Erosion and Sediment Control Plan for a Timber Harvesting Operation

1. GENERAL INFORMATION

A. Location Pocono Township
Municipality

B. Timber sale area = 65 acres

C. Landowner Gregory Katz
Name
6349 Cherry Valley Road
Street Address
Stroudsburg Pa 18360
City State Zip Code

7/30/2018
Date
MORRIS
County

Home Phone _____ Work Phone _____

Signature of Landowner _____

D. Person(s) responsible for construction and maintenance of erosion and sediment control BMPs during earth disturbance activities.
(NOTE: If duties are assigned to more than one party, list all others under Section 12 of this plan.)

Wagner Millwork LLC.
Name
4060 Gaskill Road
Street Address
Owego NY 13827
City State Zip Code

(607)687-5362
Home Phone _____ Work Phone _____

Signature of person(s) responsible _____

E. Erosion and Sediment Control Plan prepared by:

Wagner Millwork LLC. Forester: Zachery Hess
Name
4060 Gaskill Road
Street Address
Owego NY 13827
City State Zip Code

Phone (607)760-8296

Signature of Plan Preparer _____

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Provide the following soils information for all disturbed areas.

Map Symbols	Soil Series
Ox ^C	Oquaga-Lackawanna complex, 8 to 25 percent slopes, extremely stony
Wp ^C	Wellsboro channery loam, 8 to 25 percent slopes, extremely stony
Ok ^C	Oquaga-Lackawanna channery loams, 8 to 15 percent slopes
Wm ^B	Wellsboro channery loam, 3 to 8 percent slopes
Mo ^B	Morris channery silt loam, 0 to 8 percent slopes, extremely stony

Limiting Characteristics¹ That May Apply to Timber Harvesting Activities (Check as Appropriate)

Erosion Hazards ²	Seasonably Wet ³
Slight	Moderate, severe
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹ Soils with a moderate or severe erosion hazard or seasonably wet are poor choices for log landing and road locations, and, if possible, alternatives should be considered.

² The degree or ease by which soil particles can be detached from the soil surface. Moderate or severe ratings require additional consideration of soil erosion and sediment control BMPs during logging and road construction.

³ Somewhat poorly drained soils remain wet for a longer period after rain and would be susceptible to disturbance. These soils may be hydric, indicating a possible wetland. They may have to be logged during dry seasons, when the profile may be relatively dry, or when the soils are frozen. They are poor choices for log landing and road locations, and, if possible, alternate areas should be considered.

4. SKETCH MAP

The characteristics of the earth disturbance activity. The limits of the harvesting area must be shown on a map(s). Such information as the limits of clearing and grubbing and the areas of cuts and fills for roads and landings, and other proposed disturbances for the timber harvesting area are to be included. Roads, skid roads and landings located within 50 ft. of a stream bank may require a Department Chapter 105 Water Obstruction and Encroachment. The following should be clearly shown on the sketch map:

- Dimensions
- North Arrow
- Landings
- Haul Roads
- Skid Roads
- Wetland Crossings
- Stream Crossings
- Equipment Maintenance/Fueling Areas
- Existing Roads

5. RUNOFF

The amount of runoff from the timber harvest area and its upstream watershed area. You do not have to provide runoff calculations unless you plan to use BMPs different from those described in Section 8. If you use different BMPs, your calculations must include an analysis showing any impact that runoff may have on existing downstream watercourses and their resistance to erosion.

6. RECEIVING WATERS

All streams in Pennsylvania are classified based upon their designated and existing uses and water quality criteria. Designated uses for waters of this Commonwealth are found in 25 Pa. Code §93.9a-z at <http://www.pacode.com/secure/data/025/chapter93/chap93toc.html>. Existing uses of waters of this Commonwealth are found at the DEP Web site www.depweb.state.pa.us. Type the phrase "existing use" in the DEP Keyword box. The county conservation district office can also supply this information. List the bodies of water likely to receive direct runoff within or from the timber harvest area.

<u>Name</u>	<u>Designated/Existing Use</u>
UNT to Pocono Creek	N/A

7. ESTIMATED DISTURBED AREA

	<u>Total Length (ft)</u>	<u>Average Width (ft)</u>	<u>Area (sq ft)</u>
Haul Roads	N/A	N/A	= N/A
Skid Roads	44,525	10	= 445,250
Landings	100	100	= 10,000*3=30,000
Total Area (sq. ft.)			= 475,250 + 43,560 sq ft/A = 10.9
Acres disturbed by earth disturbance activities.			

If the total area of earth disturbance activities (sum of area disturbed by haul roads, skid roads and landings) consists of 25 acres or more, an Erosion and Sediment Control Permit must be obtained.

Has application been made for required stream crossing permits? Yes ☒ No ☐ Not Applicable ☐

At all stream crossing locations, runoff must be directed to a sediment removal area, i.e., filter strip, straw bale, silt fence, sump, a trap for treatment. Waterbars and/or broad based dips should be installed and maintained as required on the approaches to the stream crossing.

8. DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES

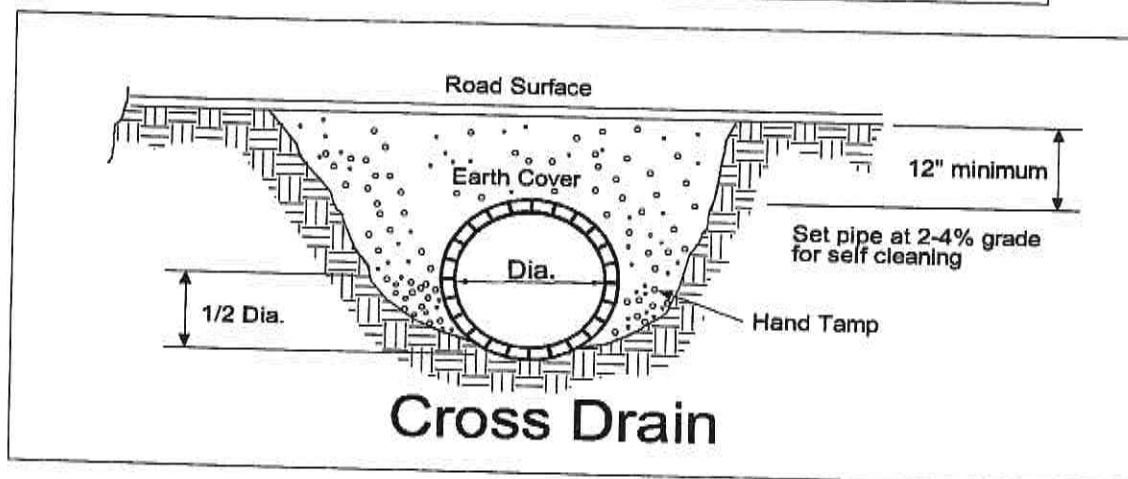
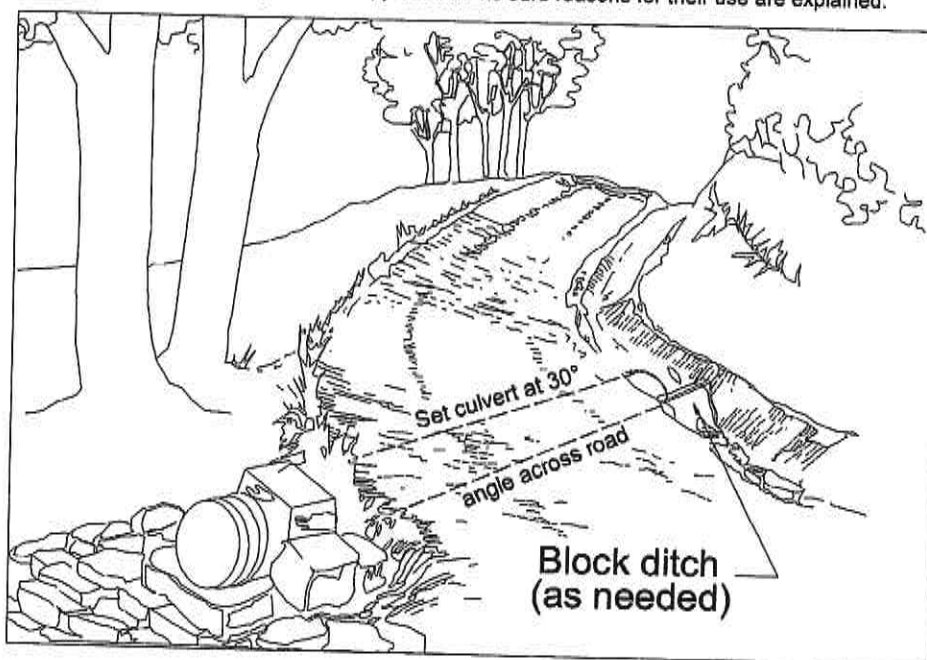
The following standard BMP drawings and recommended spacings (Sections A-H) have been provided to fulfill the requirements of this plan. If you plan to use any of these recommended BMPs, please check the appropriate boxes for Sections A through H. If you plan to use alternative BMPs, you must provide drawings showing the details, specifications and spacing.

A. Cross-drain culvert

Culverts will be installed before the ground freezes. Culverts shall be placed with a slope of 2 to 4 percent and cross the road at a 30-degree downslope angle. Recommend 12" pipe or larger culverts. Will this BMP be used? ☐ Yes ☐ No Will recommended spacing be used? ☐ Yes ☐ No

Road Grade (% Slope)	Recommended Spacing (feet)	Alternative Spacing* (feet)
2	500	
3	400	
4	350	
5-6	300	
7-8	250	
9-11	200	
12-13	150	
14+	100	

*If alternative spacings are used, please make sure reasons for their use are explained.



B. Waterbars

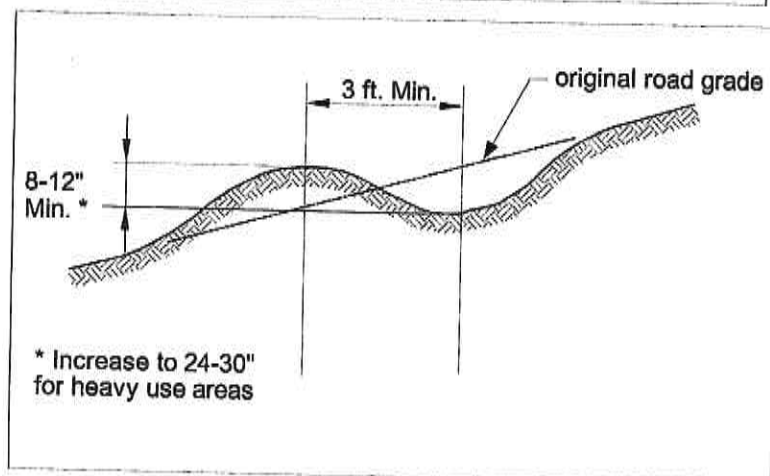
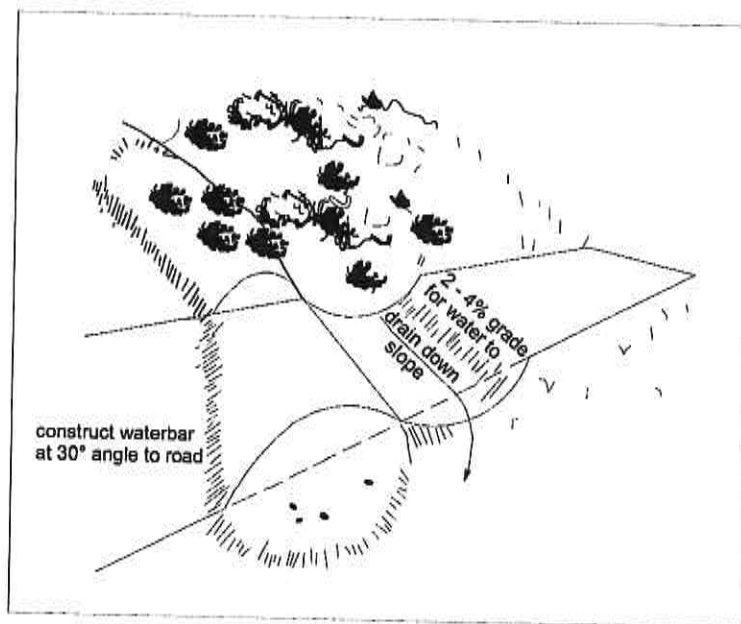
Waterbars on skid roads will be maintained throughout the entire job and installed permanently upon job completion.

Waterbars will be installed before the ground freezes and will be spaced as indicated below.

Will this BMP be used? ☒ Yes ☐ No Will recommended spacing be used? ☒ Yes ☐ No

Road Grade (% Slope)	Recommended Spacing (feet)	Alternative Spacing* (feet)
2	250	
5	135	
10	80	
15	60	
20	45	
25	40	
30	35	
40	30	

*If longer spacings are used, please make sure reasons for their use are explained.



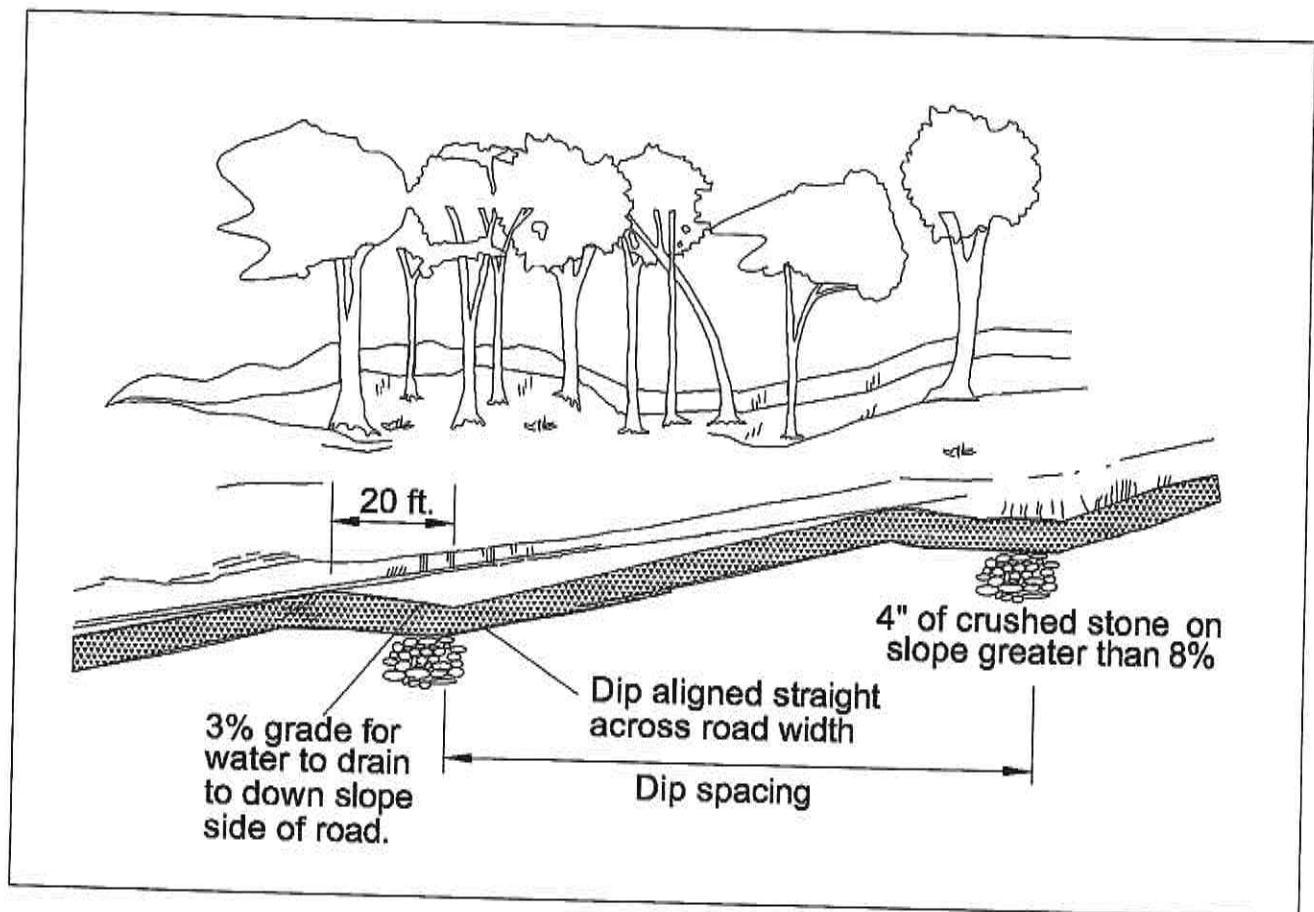
C. Broad-based dips

Broad-based dips will be installed and worked before the ground freezes. Broad-based dips on the road system are planned to be spaced as indicated below.

Will this BMP be used? ☒ Yes ☐ No Will recommended spacing be used? ☒ Yes ☐ No

Road Grade (% Slope)	Recommended Spacing (feet)	Alternative Spacing* (feet)
2	300	
3	250	
4	200	
5	180	
6	170	
7	160	
8	150	
9-10	140	

*If longer spacings are used, please make sure reasons for their use are explained.



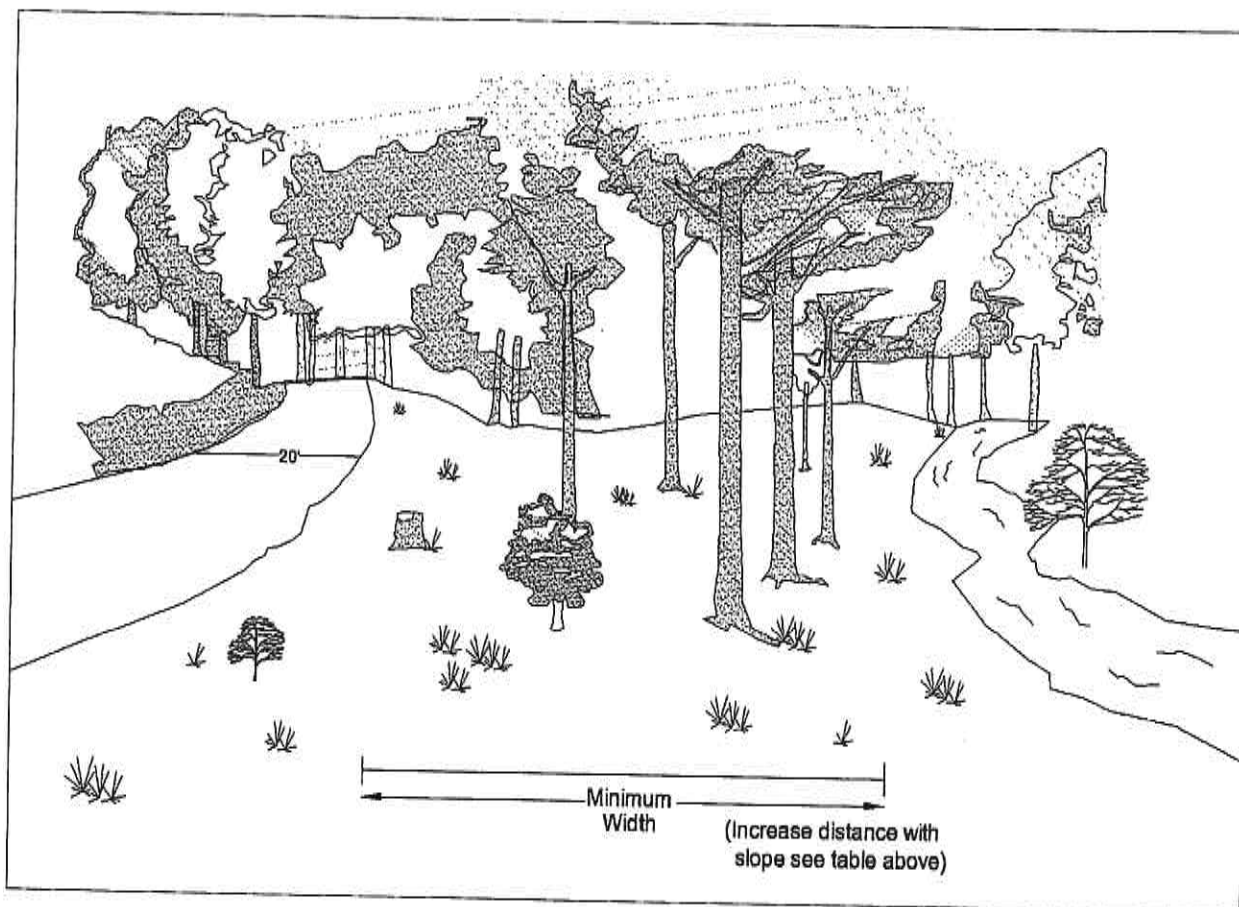
D. Filter strips

Filter strip widths by slope on land between roads and perennial streams.
The width of the filter strip depends on the slope between the road and the stream.

Will this BMP be used? ☒ Yes ☐ No

Slope of Land Between Road and Stream (%)	Minimum width of Filter Strip (feet) +
0	25++
10	45++
20	65
30	85
40	105
50	125
60	145
70	165

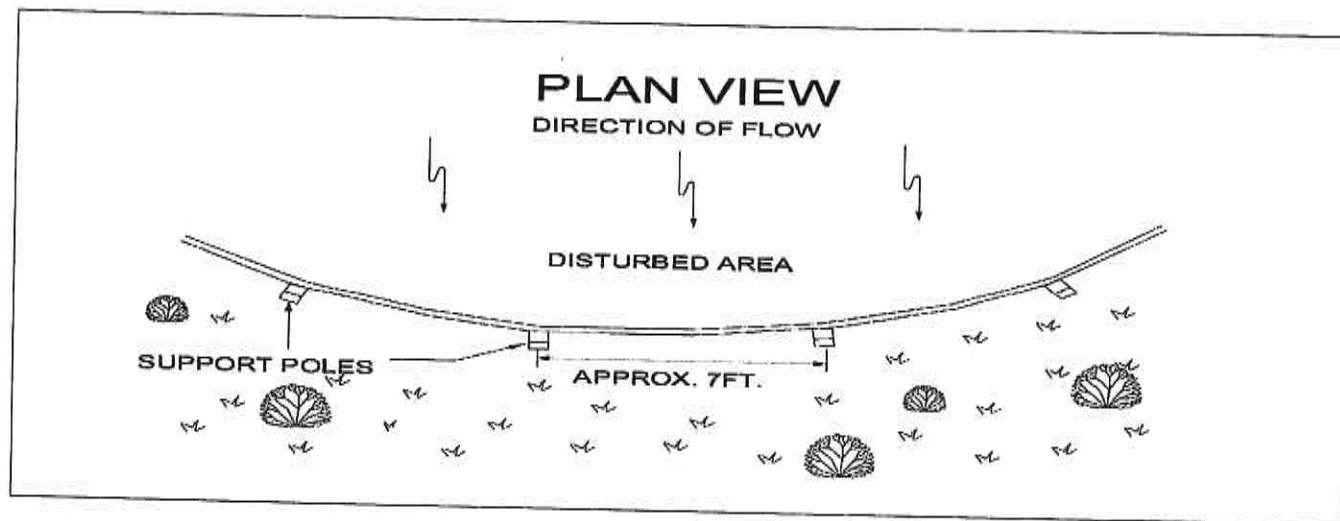
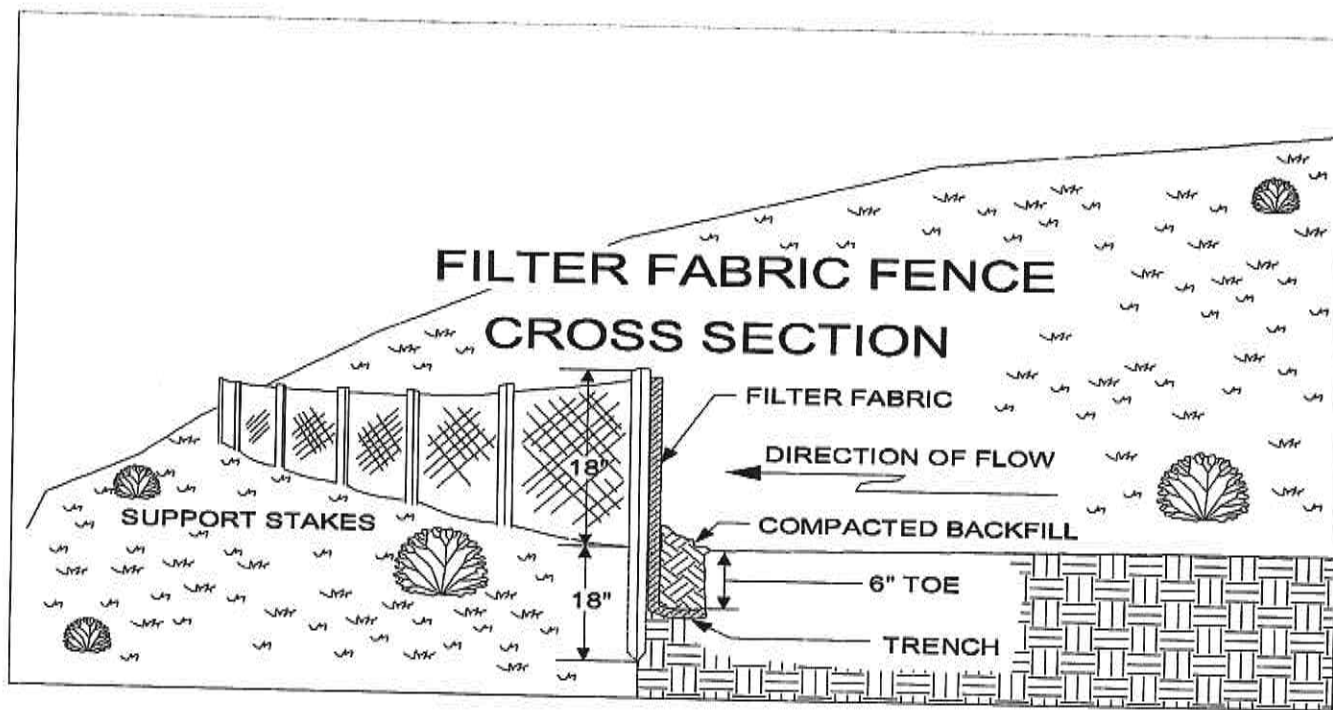
- + Widths should be doubled when the harvesting activity is located where receiving waters have a designated use/existing use of High Quality or Exceptional Value or within a municipal water supply, source water area.
- ++ Earth disturbance 50 feet or less from a stream requires a water obstruction and encroachment permit from the appropriate DEP Regional Office, Soils and Waterways Section.



E. Filter Fabric Fence

Filter fabric fence must be installed on contour at the edge of disturbed areas. Both ends of each fence section must be extended upslope at 45 degrees to the main fence alignment. They should not be installed in streams, ditches or other areas of concentrated flow. Install filter fabric fence before the ground freezes.

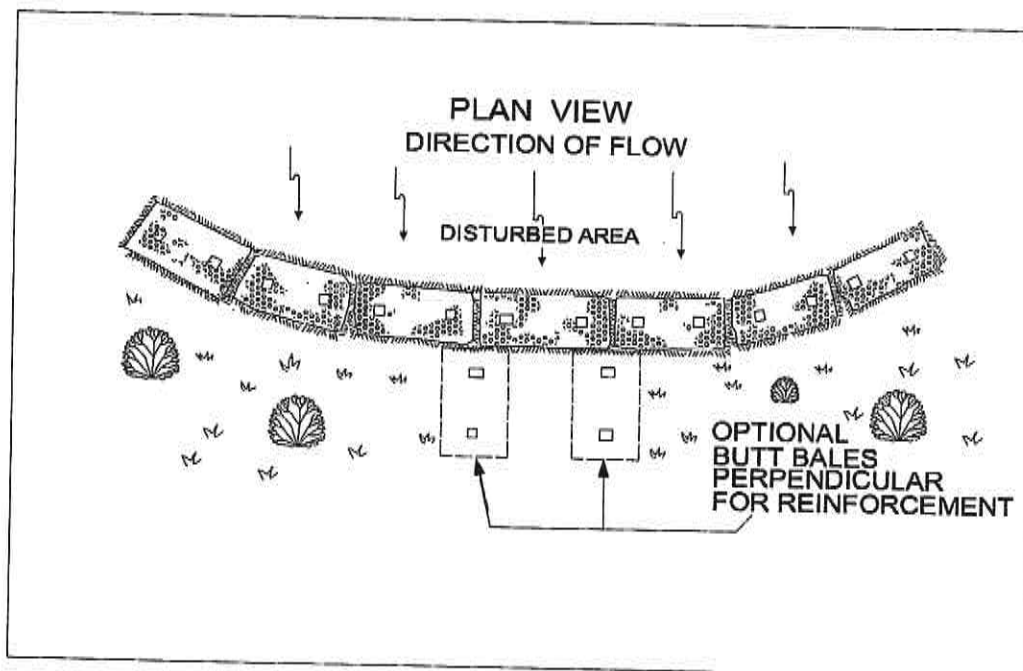
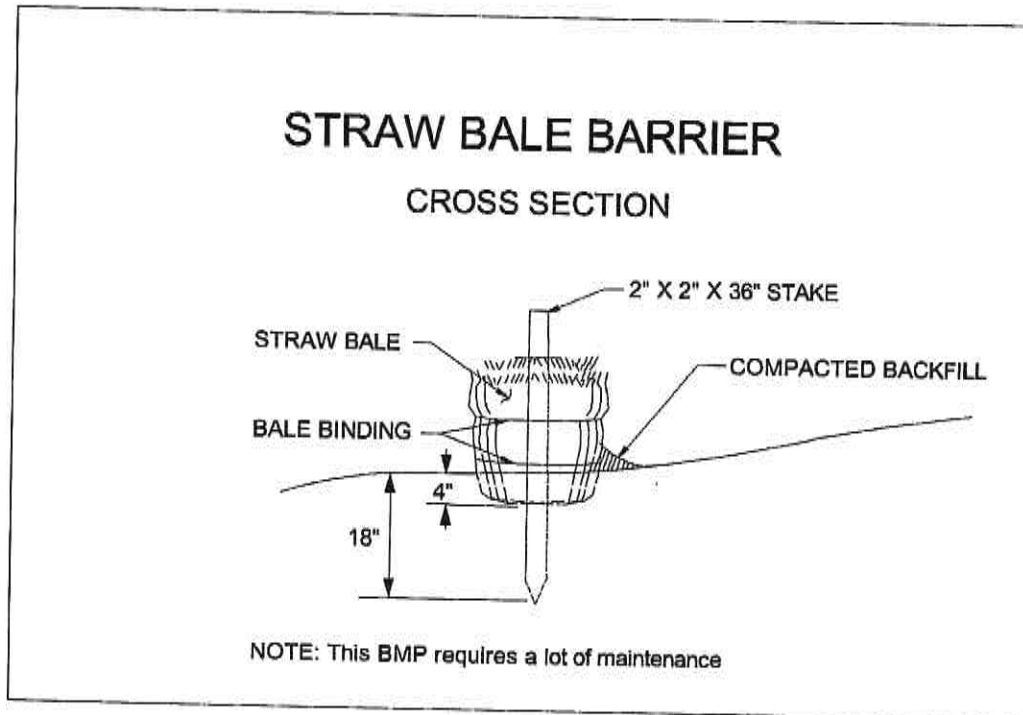
Will this BMP be used? ☒ Yes ☐ No



F. Straw Bale Barrier

Straw bale barriers shall be placed on contour at the edge of disturbed areas. Both ends of the barrier shall be extended upslope at 45 degrees to the main barrier alignment. Straw bales deteriorate and should be replaced every 3-4 months. They should not be installed in streams, ditches or other areas of concentrated flow.

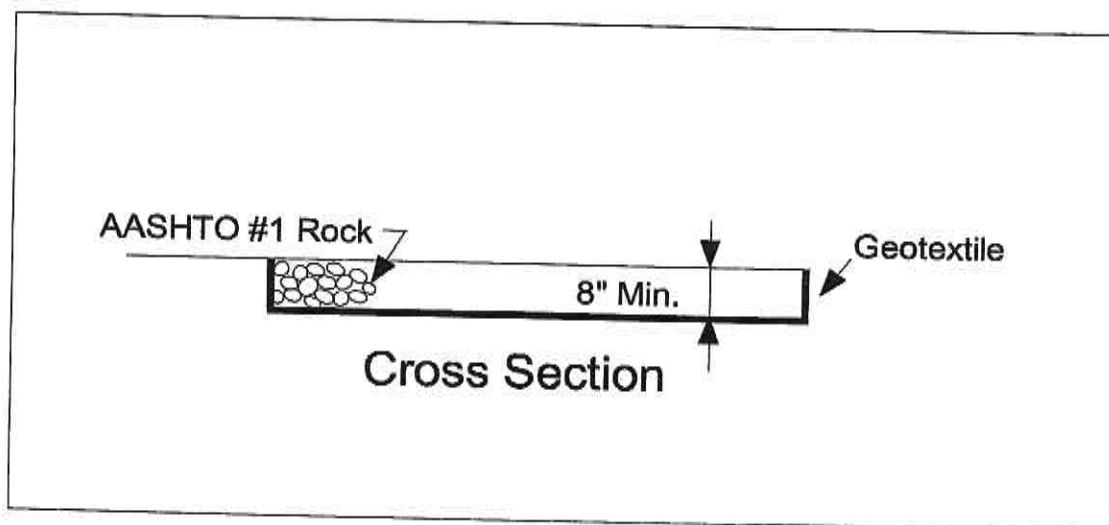
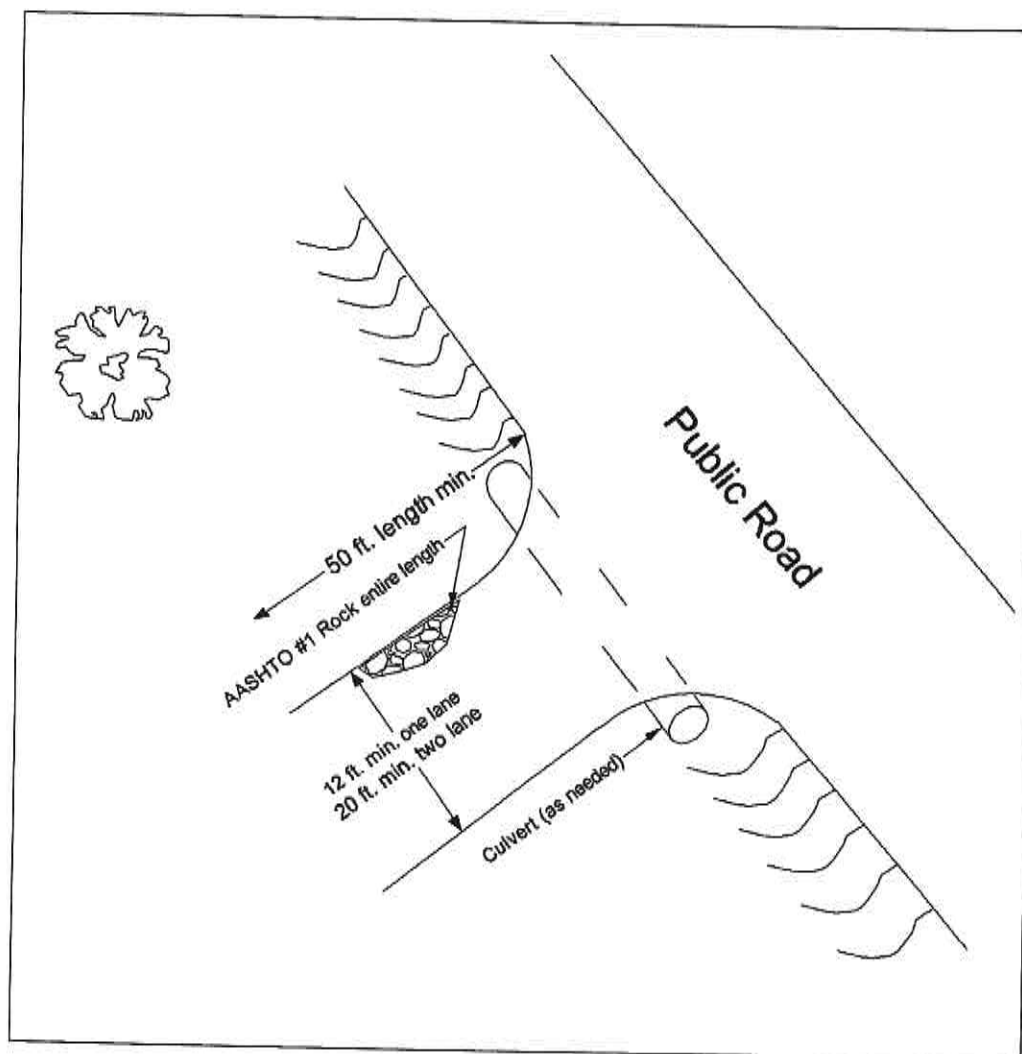
Will this BMP be used? ☐ Yes ☐ No



G. Stabilized Road Entrance

The purpose is to remove mud from tires and keep it off the road. Construction entrance shall be constantly maintained.

Will this BMP be used? ☒ Yes ☐ No



H. Disturbed Area Stabilization (check as appropriate)

	Seeding ^{4,5}	Natural Vegetation ⁵
Log Landing ⁶	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Haul Roads ⁶	<input type="checkbox"/>	<input type="checkbox"/>
Skid Roads ⁶	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Seed mix and seeding rate to be used on critical areas:

Suggested Seeding Mixes for Landings, Roads and Critical Areas

Mixes	Seeding rate (lb/ acre)	Mixes	Seeding rate (lb/acre)
Permanent		Temporary	
a. Birdsfoot trefoil*	8	f. Spring oats	96 (3 bu)
Redtop	3	g. Winter wheat	180 (3 bu)
b. Creeping red fescue	30	h. Winter rye	168 (3 bu)
Perennial ryegrass	10	i. Annual rye	40
c. Birdsfoot trefoil	8		
Timothy	4		
d. White clover	1		
Kentucky bluegrass	6		
Timothy	2		
e. Annual ryegrass	10		
Redtop	10		
Birdsfoot trefoil	5		

*Recommended for somewhat poor and poorly drained soils in partial shade to full sunlight.

Note: Birdsfoot trefoil and white clover seed should be properly inoculated.

9. SCHEDULE AND SEQUENCE OF OPERATIONS

Will this schedule be used? ☒ Yes ☐ No If not, provide additional information in Section 12.

Starting Date TBD

Completion Date TBD

- Pre-harvest:** Necessary permits will be obtained. Erosion and sediment control BMPs will be installed as specified in this plan. Haul road, landings and skid roads will be constructed.
- During harvest:** Erosion and sediment control BMPs for haul roads, skid roads and landings shall be maintained. Tops, branches and slash will be removed from ponds, lakes and streams. This plan will be amended or revised to include other BMPs for special or unanticipated circumstances that may occur.
- Post harvest:** Smooth and reshape roads and landings. Remove culverts and crossings. Install permanent waterbars as specified in this plan. Critical areas will be seeded, fertilized, limed and mulched and garbage/trash removed from the area.

10. MAINTENANCE

BMPs will be inspected on a weekly basis and after each measurable rainfall event.

Culverts will be cleaned out, repaired or replaced as necessary.

Filter strips will be maintained and respected (timber may be harvested in filter strips).

Haul roads and skid roads will be repaired where signs of accelerated erosion are detected.

Seeding and mulching will be repeated in those areas that appear to be failing or have failed.

Other (describe)

⁴ Areas to be seeded may require fertilization and liming. Soil testing will provide individualized recommendations for given sites. Recommendations of 300 lbs. of 10-10-10 fertilizer per acre and 2,000 lbs. of lime per acre should be considered to ensure 70% vegetative cover. Seeded areas will be more successful when mulched with a minimum of 2.5 tons of straw or hay per acre. Describe mulching type and rate in Section 12 when used.

⁵ Stabilization of disturbed areas is important. Disturbed areas shall be protected with such BMPs as straw bale barriers, filter fences, mulch, or filter strips, waterbars and other BMPs until vegetation is established. Critical areas such as: highly erodible soils, approaches to stream crossings and landings require establishment of permanent or temporary cover to ensure that erosion does not occur.

⁶ Indicates treatments for individual landings, haul roads or sections, and skid roads identified on the map.

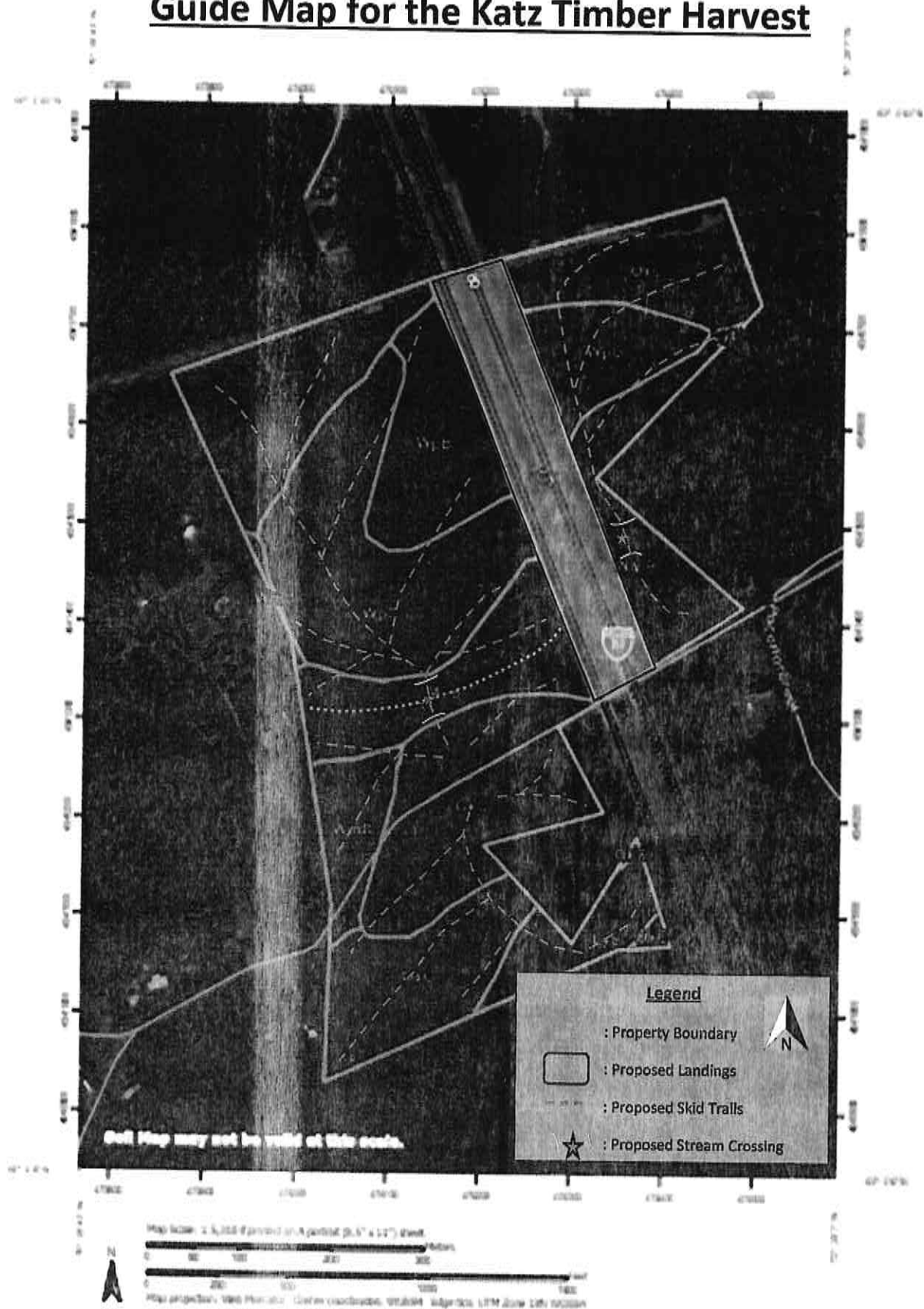
11. SITE CLEANUP

Describe procedures which ensure the proper handling, storage, control, disposal and recycling of timber harvesting materials and waste, including but not limited to fuels, oil, lubricants and other materials brought to the timber harvest site or used in the process of timber harvesting.

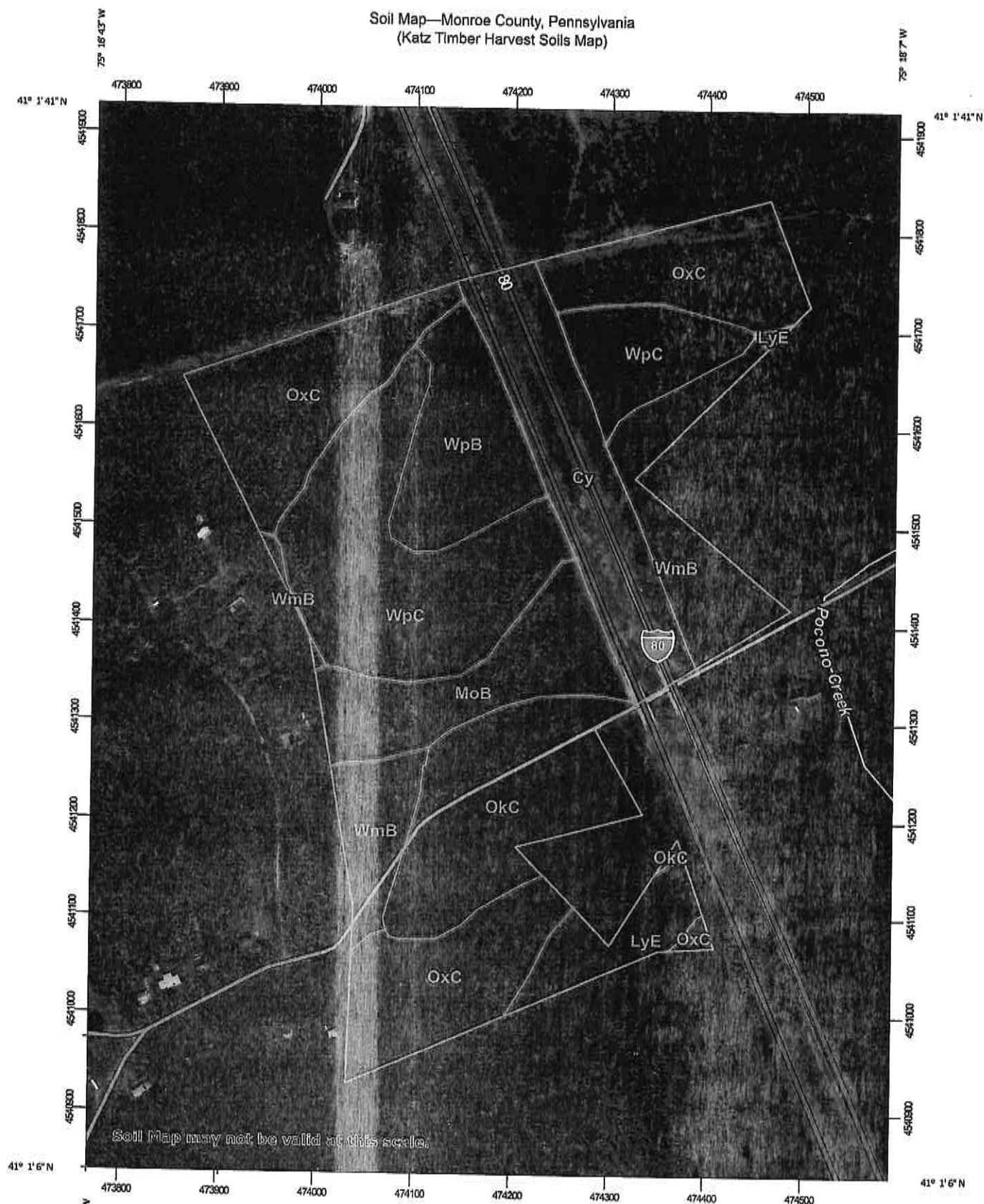
- ☒ Garbage, fuels or any substance harmful to human, aquatic or fish life, will be prevented from entering springs, streams, ponds, lakes, wetlands or any water course or water body.
- ☒ Oils, fuels, lubricants and coolants will be placed in suitable containers and disposed properly.
- ☒ All trash and garbage will be collected and disposed properly.
- ☐ Other (describe).

12. ADDITIONAL EXPLANATION/COMMENTS (if needed)

Guide Map for the Katz Timber Harvest



Soil Map—Monroe County, Pennsylvania
(Katz Timber Harvest Soils Map)



Map Scale: 1:5,310 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

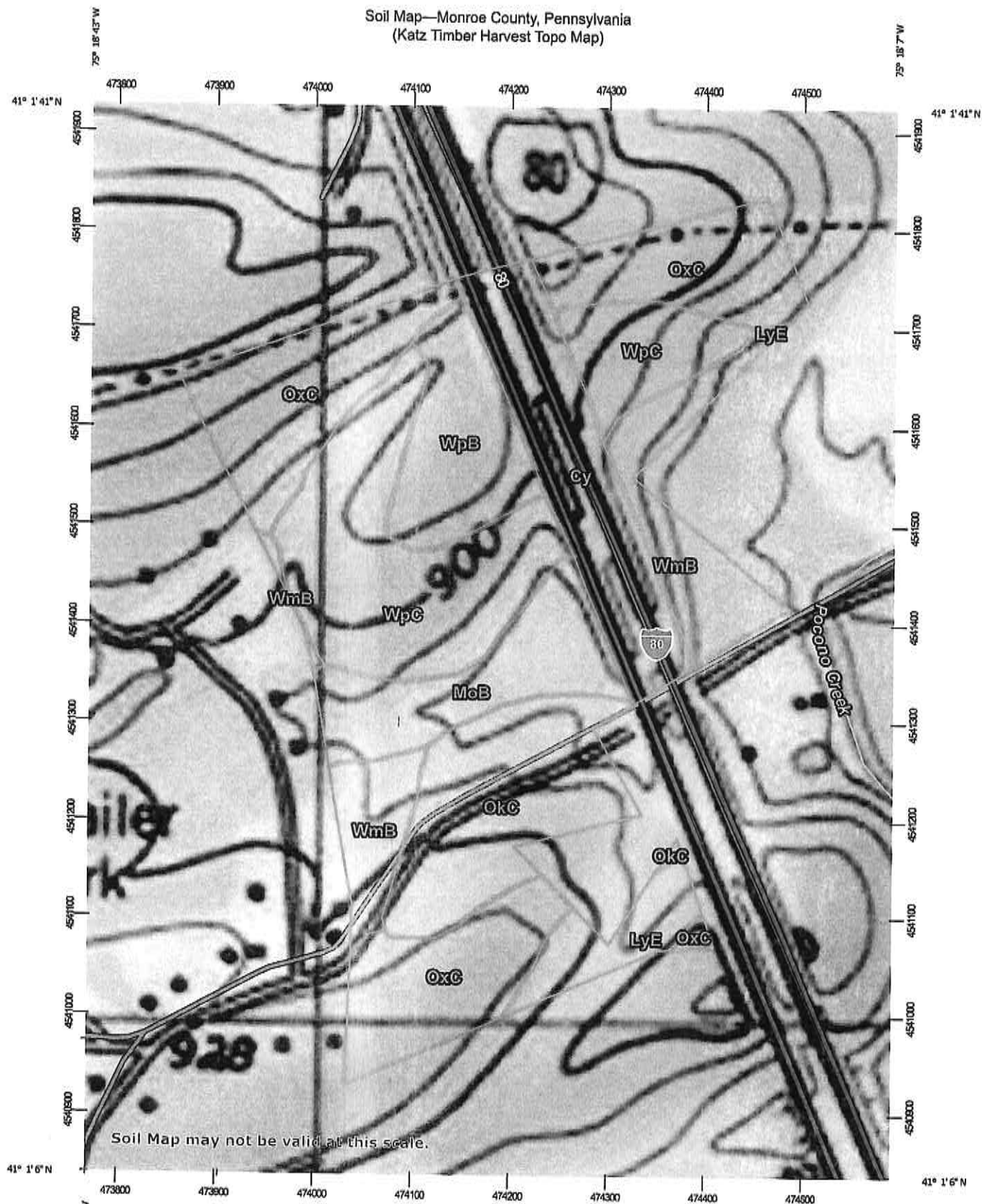


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/24/2018
Page 1 of 3

Soil Map—Monroe County, Pennsylvania
(Katz Timber Harvest Topo Map)



Map Scale: 1:5,310 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Natural Resources
Conservation Service











































Web Soil Survey
National Cooperative Soil Survey

7/24/2018
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cy	Cut and fill land	8.6	11.3%
LyE	Lordstown and Oquaga extremely stony soils, 25 to 70 percent slopes	2.8	3.7%
MoB	Morris channery silt loam, 0 to 8 percent slopes, extremely stony	6.4	8.5%
OkC	Oquaga-Lackawanna channery loams, 8 to 15 percent slopes	9.4	12.4%
OxC	Oquaga-Lackawanna complex, 8 to 25 percent slopes, extremely stony	18.8	24.8%
WmB	Wellsboro channery loam, 3 to 8 percent slopes	7.9	10.5%
WpB	Wellsboro channery loam, 0 to 8 percent slopes, extremely stony	5.9	7.8%
WpC	Wellsboro channery loam, 8 to 25 percent slopes, extremely stony	16.0	21.1%
Totals for Area of Interest		75.8	100.0%

MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Area of Interest (AOI)		Stony Spot
	Soils		Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
	Special Point Features		Water Features
	Blowout		Streams and Canals
	Borrow Pit		Transportation
	Clay Spot		Railroads
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow		Background
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Monroe County, Pennsylvania
Survey Area Data: Version 11, Oct 4, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 20, 2010—Jul 7, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

WATER BAR



Hay bale

12' wide
Bridge



25' Long Bridge

22' 7"
STREAM BED
WIDTH

STREAM FLOW

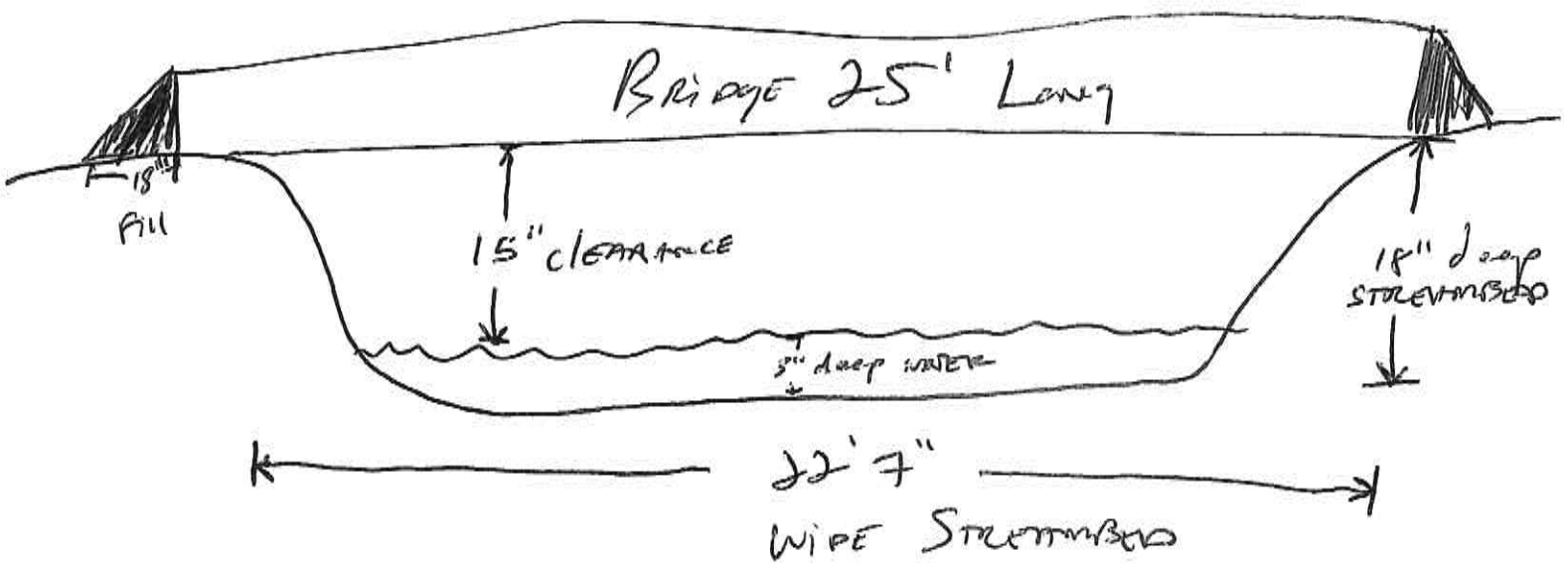
UNT TO POCOMO
HQ - CWF

STREAM FLOW

WATER BAR



Hay bale



* Approaches to crossing are relatively flat, with good solid base.