

**AGENDA**  
**POCONO TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING**  
**JANUARY 22, 2018 - 7:00 p.m.**

**A. CALL TO ORDER (followed by the Pledge of Allegiance)**

**B. ROLL CALL**

**C. MOTION TO RATIFICATION OF MEETING TIMES AND DATES**

**D. NOTIFICATIONS OF COMMENTS**

**E. CORRESPONDENCE:** None

**F. MINUTES:** Minutes of the Pocono Township Planning Commission Meeting - 01/08/2018

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

1) Crossings Outlets Storage Building Final

**H. FINAL PLANS UNDER CONSIDERATION:**

1) Auto Sales Lot for Homes of the Poconos, LLC - The original plan received preliminary approval ten years ago as an Auto Sales Lot. At the 12/11/2017 P.C. Mtg., plans were accepted as a final set of plans under the SALDO existing at the time the Preliminary Plan was approved. Deadline for P.C. consideration is 03/26/2018.

**I. 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 01/08/2018 P.C. Mtg. A resubmission has not occurred. Deadline for P.C. consideration extended to 06/11/2018.

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 01/08/2018 P.C. Mtg. Time extension requested until 10/20/2018. Deadline for P.C. consideration is 10/08/2018.

3. Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan - The plans were administratively accepted at the 08/14/2017 P.C. Mtg. Plans were tabled at the 01/08/2018 P.C. Mtg.

Time extension requested until 04/23/2018. Deadline for P.C. consideration is extended to 04/09/2018.

**SKETCH PLANS:**

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

**ORDINANCE:**

- a) Sign Ordinance Revisions
- b) Amendments to the SALDO Ordinance

**UNFINISHED BUSINESS:**

**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
Crossings Premium Outlets Storage Building (1/22/2018)	Land Dev	Final	4/22/2018	4/9/2018	4/16/2018	1/16/2018		For acceptance at 1/22/18 PC meeting	
Homes of the Poconos (1/11/2018)	Land Dev	Final	4/11/2018	3/26/2018	4/2/2018			Resubmitted orig plan from 10 yrs ago	
Minor Subdivision Brookdale Minor (Trapasso) (10/23/2017)	Minor Sub	Final	1/31/2018	1/15/2018	1/22/2018	12/19/2018	11/28/2017	Conditionally approved at 1/8/18 meeting	
Kopelson Lot 3 Land Development (8/13/13)	Commercial Land Dev	Prelim	6/30/2018	6/11/2018	6/18/2018	unknown date	1/8/2018		
Spa Castle Land Development (Prelim) (12/14/15)	Commercial Land Dev	Prelim	10/20/2018	10/8/2018	10/15/2018	Planning Rev 9/9/16 Technical Rev 11/9/16	1/8/2018		
Running Lane LDP (8/14/17) *Submitted one application	Land Dev	Prelim	4/23/2018	4/9/2018	4/16/2018	12/14/2018	1/8/2018		
Running Lane LDP (8/14/17)	Lot Combo	Prelim	4/23/2018	4/9/2018	4/16/2018	12/14/2018	1/8/2018		

**POCONO TOWNSHIP PLANNING COMMISSION  
REORGANIZATIONAL AND REGULAR MEETING  
JANUARY 8<sup>th</sup>, 2018 - 7:00 p.m.**

**DRAFT**

The Pocono Township Planning Commission Organizational Meeting was held on January 8<sup>th</sup>, 2018 at the Pocono Township Municipal Building, Tannersville, PA, and opened by Lisa Pereira, Twp. Solicitor at 7:00 p.m. by the Pledge of Allegiance.

**CHAIRMAN:**

Lisa Pereira, Twp. Solicitor, opened the floor for nominations for Chairperson.

Dennis Purcell made a motion, seconded by Scott Gilliland, to nominate Ronald Swink as Chairman. Hearing no other nominations, L. Pereira closed the nominations and called a vote. All in favor. Motion carried.

**VICE-CHAIRMAN:**

Chairman Ronald Swink, opened the floor for nominations for Vice Chairperson.

Bob DeYoung made a motion, seconded by Marie Guidry, to nominate Scott Gilliland as Vice-Chairman. Hearing no other nominations, R. Swink closed the nominations and called for a vote. All in favor. Motion carried.

**SECRETARY OF THE PLANNING COMMISSION:**

Chairman R. Swink, opened the floor for nominations for Secretary. Dennis Purcell a motion, seconded by Bob DeYoung to nominate Marie Guidry.

D. Purcell made a motion, seconded by B. DeYoung, to appoint Marie Guidry as Secretary of the Pocono Township Planning Commission. Hearing no other nominations, R. Swink closed the nominations and called for a vote. All in favor. Motion carried.

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

Lisa Pereira, Planning Commission Solicitor; and Jon Tresslar, Township Engineer; Donna Asure, Township Manager/Secretary; and Pamela Tripus, Recording Secretary, were present.

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

**CORRESPONDENCE:**

**TIME EXTENSION LETTERS:**

- 1) Time extension request from Running Lane, LLC for Running Lane, Preliminary/Final Land Development Plan until 4/23/2018.
- 2) Time extension request from Durney & Worthington, LLC for Brookdale Enterprises, LLC and Vincent J. & Charlie Lynn Trapasso Final Minor LDP until 01/31/2018.

## CORRESPONDENCE CONT:

- 3) Correspondence on 01/03/2018 - Birchwood Resort DEP Meeting.
- 4) Received correspondence on 01/05/2018 from Monroe County Conservation District for Homes of the Poconos, LLC.
- 5) A letter from Cramer, Swetz, McManus, & Jordan, P.C. requesting the Final LDP of Auto Sales Lot for Homes of the Poconos, LLC, application dated October 4<sup>th</sup>, 2017 be officially withdrawn.

MINUTES: S. Gilliland made a motion, seconded by M. Guidry, to approve the minutes of the 12/11/2017 regular meeting. All in favor. Motion carried.

**NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW: None**

**FINAL PLANS UNDER CONSIDERATION:**

- 1) Auto Sales Lot for Homes of the Poconos, LLC - Plans were administratively accepted at the 10/23/2017 P.C. Mtg. Plan fees paid. The original plan received preliminary approval ten years ago as an Auto Sales Lot. At the 12/11/2017 P.C. Mtg., plans were accepted as a final set of plans under the SALDO existing at the time of the Preliminary Plan was approved. Deadline for P.C. consideration is 01/15/2018. **PLAN WITHDRAWN AS PER REQUEST DATED 01/08/2018**
- 2) Minor Subdivisions Lands of Brookdale Enterprises LLC and Lands of Vincent & Charlies Lynn Trapasso - Plans were administratively accepted at the 10/23/2017 P.C. Mtg. Plan fees paid. Review No.2 was distributed at 12/19/2017. Time extension requested until 01/31/2018. Deadline for P.C. consideration is 01/15/2018. Revised plans were received 12/05/2017. Nate Oiler, RKR Hess Associates, represented the plan and reviewed the outstanding comments of the Boucher & James, Inc. letter dated 12/19/2017. Discussion followed on Note 29 - adjoining property owner's sewer system and existing asphalt encroach onto the northernmost 'staff' of Proposed Lot 4. S. Gilliland made a motion, seconded by D. Purcell, to recommend approval of the Minor Subdivisions Lands of Brookdale Enterprises LLC and Lands of Vincent & Charlie Lynn Trapasso with condition all comments of Boucher & James letter dated 12/19/2017 be addressed. All in favor. Motion Carried.
- 3) Sheldon Kopelson, Commercial Development (Lot 3) - Plans were administratively accepted at the 08/13/2013 P.C. Mtg. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 12/11/2017 P.C. Mtg. A resubmission has not occurred. Deadline for P.C. consideration extended to 06/11/2018. M. Guidry made a motion, seconded by D. Purcell, to table the Sheldon Kopelson, Commercial Development (Lot 3) LDP. All in favor. Motion carried.
- 4) 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 12/11/2017 P.C. Mtg. Time extension requested until 10/20/2018. Deadline for P.C. consideration is 10/08/2018.

**SPA CASTLE LDP:**

Deanna Schmoyer, consultant for Borton-Lawson Engineer, briefed the Board on the DEP meeting and resulting status of the WWTP and Plan. D. Purcell made a motion, seconded by R. DeYoung, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

- 5) Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan - The plans were administratively accepted at the 08/14/2017 P.C. Mtg. Plans were tabled at the 11/28/2017 P.C. Mtg. Time extension requested until 04/23/2018. Deadline for P.C. consideration is extended to 04/09/2018. S. Gilliland made a motion, seconded by M. Guidry, to table the Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan. All in favor. Motion carried.

**SKETCH PLANS:**

P. Tripus noted the Township has received a second sketch plan for Ertle Enterprises. J. Tresslar, Twp. Engineer, explained the applicant will be required to address the comments of January 5<sup>th</sup>, 2018 review letter and submit a Land Development Plan. No action required at this time by the Planning Commission.

**PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS:**  
None

**UNFINISHED BUSINESS:** None

**COMMENTS:** None

**ADJOURNMENT:** M. Guidry made a motion, seconded by D. Purcell, to adjourn the meeting at 7:50 p.m. All in favor. Motion carried.



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

AN EMPLOYEE OWNED COMPANY

INNOVATIVE ENGINEERING

Fountainville Professional Building  
1456 Ferry Road, Building 500  
Doylestown, PA 18901  
215-345-9400  
Fax 215-345-9401

2738 Rimrock Drive  
Stroudsburg, PA 18360  
570-629-0300  
Fax 570-629-0306

559 Main Street, Suite 230  
Bethlehem, PA 18018  
610-419-9407  
Fax 610-419-9408

[www.bjengineers.com](http://www.bjengineers.com)

January 16, 2018

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

**SUBJECT: THE CROSSINGS PREMIUM OUTLETS STORAGE BUILDING  
FINAL LAND DEVELOPMENT ACCEPTANCE REVIEW  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
PROJECT NO. 1630007B**

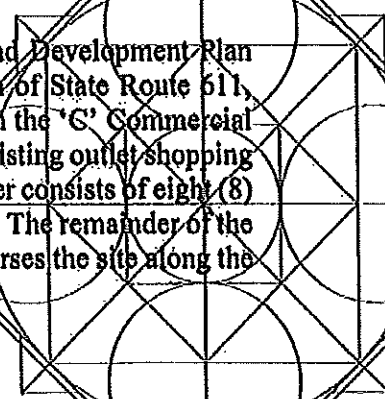
Dear Planning Commission Members:

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

- Pocono Township Land Development Application.
- Appendix G, Request for Modification from Sections 303.I.8.a, b, and c of the Stormwater Management Ordinance.
- Wetland Evaluation prepared by Borton-Lawson, dated June 2, 2016.
- Pocono Township Sewer Treatment Capacity Letter prepared by Boucher & James, Inc., dated September 22, 2016.
- Will Serve Letter prepared by Brodhead Creek Regional Authority, dated August 29, 2016.
- Erosion and Sediment Control & Post-Construction Stormwater Management Plan Report prepared by Borton-Lawson, dated December 8, 2017.
- Final Land Development Plan (Revisions to the Previously Approved Preliminary/Final Land Development Plans) for The Crossings Premium Outlets Maintenance Building prepared by Borton-Lawson, dated June 3, 2016.

**BACKGROUND INFORMATION**

The Applicant, Chelsea Pocono Finance, LLC., has submitted a Final Land Development Plan Application for The Crossings Premium Outlets located at the intersection of State Route 611, State Route 715, and Sullivan Trail. The existing property is located within the 'C' Commercial Zoning District, has an area of approximately 48 acres, and consists of an existing outlet shopping center with access to State Route 611 and Sullivan Trail. The shopping center consists of eight (8) retail buildings and associated parking as well as several small outbuildings. The remainder of the property consists of open space and a section of the Pocono Creek that traverses the site along the eastern property line.



A Preliminary/Final Land Development Plan for a proposed 1,800 square foot maintenance building was submitted, and approved by the Board of Commissioners at its meeting held on August 15, 2016. The newly submitted Final Land Development Plan is a revision to the approved Preliminary/ Final Land Development Plan.

The maintenance building and associated parking have been constructed and Punchlist No. 1 was issued on August 31, 2017. Punchlist No. 1 noted items incomplete including, but not limited to, paved parking spaces, curbing, and landscaping. The following are changes shown on the Final Land Development Plan which will negate items listed in Punchlist No. 1 and approved on the Preliminary/Final Land Development Plan.

The following are the changes to the approved Preliminary/Final Land Development Plan as shown on the submitted Final Land Development Plan.

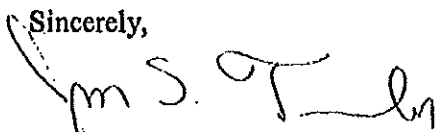
1. The approved curbing along the northern and western sides of the maintenance building is no longer proposed.
2. One (1) paved parking space is added, creating a total of five (5) paved parking spaces adjacent to the maintenance building.
3. The twenty-one (21) approved Inkberry shrubs have been replaced with one (1) Flowering Cherry tree, three (3) Bearberry shrubs, three (3) Green Velvet Boxwood shrubs, and four (4) Winterberry shrubs. A total of eleven (11) trees and shrubs are now proposed.

Based upon our review, we recommend the Planning Commission accept the Final 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.

Since this is a new submission the Township must determine if the new submission is to be reviewed under the new SALDO now in effect.

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

Sincerely,



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

JST/mep/cg

cc: Donna Asure – Township Manager  
Pam Tripus – Township Secretary  
Michael Tripus – Township Zoning Officer  
Leo DeVito, Esquire – Township Solicitor  
Lisa Pereira, Broughal & DeVito, LLP  
Deanna L. Schmoyer, P.E. – Applicant's Engineer  
Chelsea Pocono Finance, LLC – Owner/Applicant



**POCONO TOWNSHIP**

**PLAN RECEIPT CHECK LIST**

Name of Subdivision or  
Land Development Plan:

Final LDP of Route 611 for  
Homes of the Poconos LLC

**PRELIMINARY**

**MAJOR SUBDIVISION AND/OR LAND DEVELOPMENT**

- ☐ Signed dated Application - 11 copies
- ☐ Required Fee
- ☐ Plan (includes street profiles, storm piping and cross sections, if appropriate) - 11 copies of the following:
- ☐ Storm Water Management (SWM) Report - 2 copies
- ☐ Wetland Study or Abbreviated Study (if warranted) - 11 copies
- ☐ Planning Module Information as per DEP Requirement - 4 copies
- ☐ Copy of Erosion and Sedimentation Plan (may be submitted with final unless applicant opts to build under preliminary plan approval) - 3 copies
- ☐ Modification Request application for all requested Modifications - 11 copies
- ☐ PennDOT Highway Occupancy Permit (HOP) or acknowledgement of project if fronting state road and non-residential
- ☐ Plan is either Preliminary or Final. There are no provisions in the ordinance for a Preliminary/Final Submission. Such Submission would require a Modification Request with the plan application.

**FINAL**

**MAJOR SUBDIVISION AND/OR LAND DEVELOPMENT**

- ☒ Signed dated Application - 11 Copies
- ☒ Required Fee
- ☒ Plan (includes street profiles, storm piping and cross sections, if appropriate) - 11 copies of the following: Final LDP of 3006 Route 611 for Homes of Poconos LLC
- ☒ Storm Water Management (SWM) Report - 3 copies
- ☒ Wetland Study or Abbreviated Study (if warranted) (if preliminary plan submittal was waived) - 11 copies Provided previously Bridge Associates of Tannersville
- ☐ Planning Module Information (if preliminary plan submittal was waived) as per DEP Requirement - 4 copies
- ☐ Copy of Erosion and Sedimentation Plan - 3 copies
- ☒ Construction Cost Estimate - 11 copies
- ☐ Modification Request application for all requested Modifications (if Modifications approved with Preliminary Plan, then provide listing on Final Plan)
- ☐ PennDOT Highway Occupancy Permit (HOP) or acknowledgement of project if fronting state road and non-residential
- ☒ Plan is either Preliminary or Final. There are no provisions in the ordinance for a Preliminary/Final Submission. Such Submission would require a Modification Request with the plan application. - 11 copies

**MINOR SUBDIVISION PLAN CHECK LIST**

- ☐ Signed dated Application - 11 copies
- ☐ Required Fee
- ☐ Plan - 11 copies of the following:
- ☐ Wetland Study or Abbreviated study (if warranted) - 11 copies
- ☐ Modification Request for all requested Modifications - 11 copies
- ☐ Tract History for verification of minor plan consideration
- ☐ Minor Planning Module as per DEP Requirement - 4 copies

Submission Receipt - After the Commission has determined that the Plan submission included all of the required material as specified by this Ordinance, the Commission shall issue a receipt for the Plan at a regular meeting. The date the submission receipt is issued (the Submission Receipt Date) constitutes the official date of submission for purposes of plan review. Plans and supportive data, which are incomplete, shall be rejected and the Applicant shall be notified of the nature and extent of the omissions.

These items are requirements for plan receipt issuance only. No other acceptance or approval is implied.

**Tannersville, PA 18372**

Other: \_\_\_\_\_

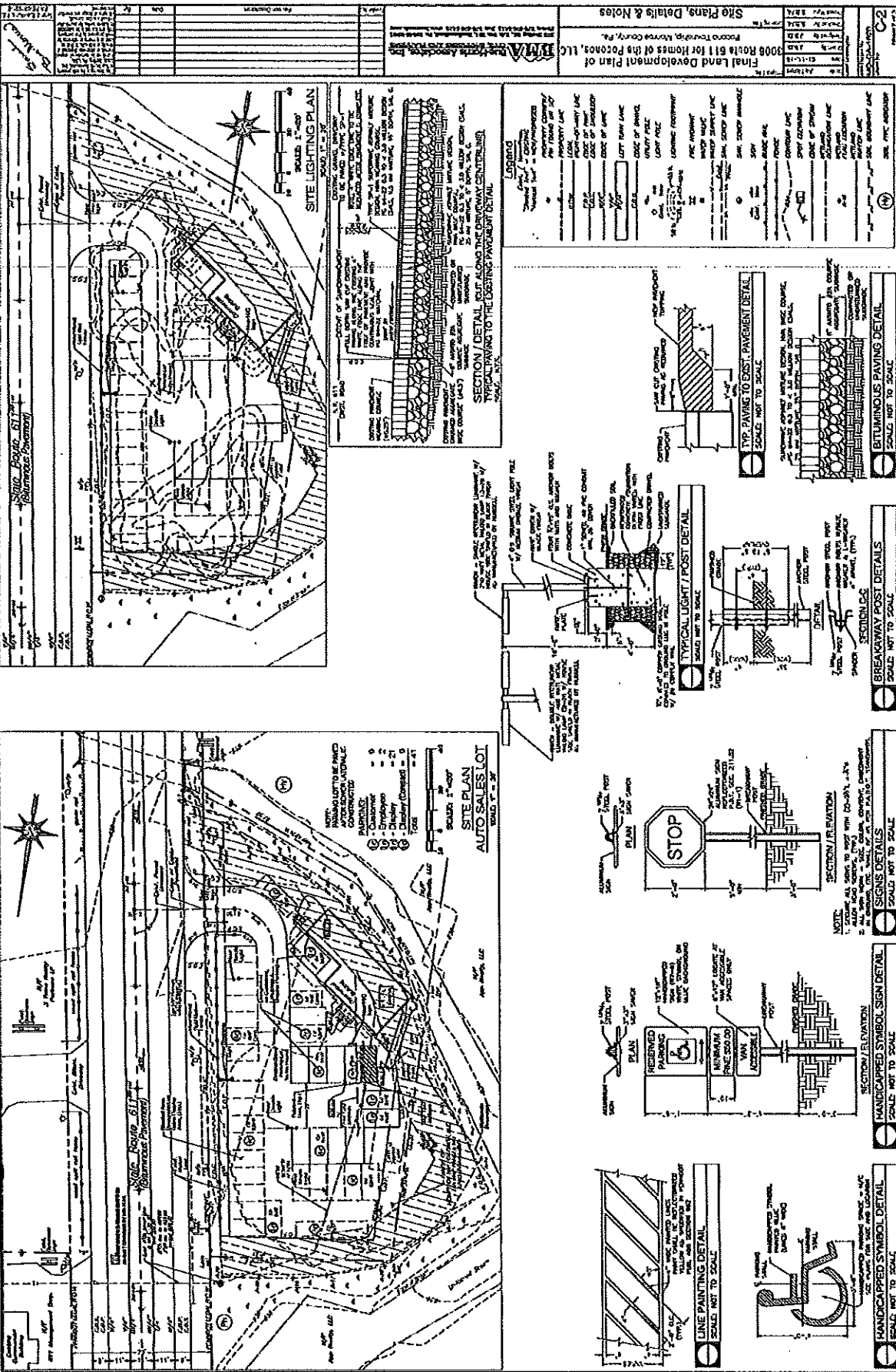
C-1 TITLE PAGE  
C-2 SPEC PLAN, DETAILS & NOTES  
C-3 AMENDING & REVISION PLAN & DETAILS

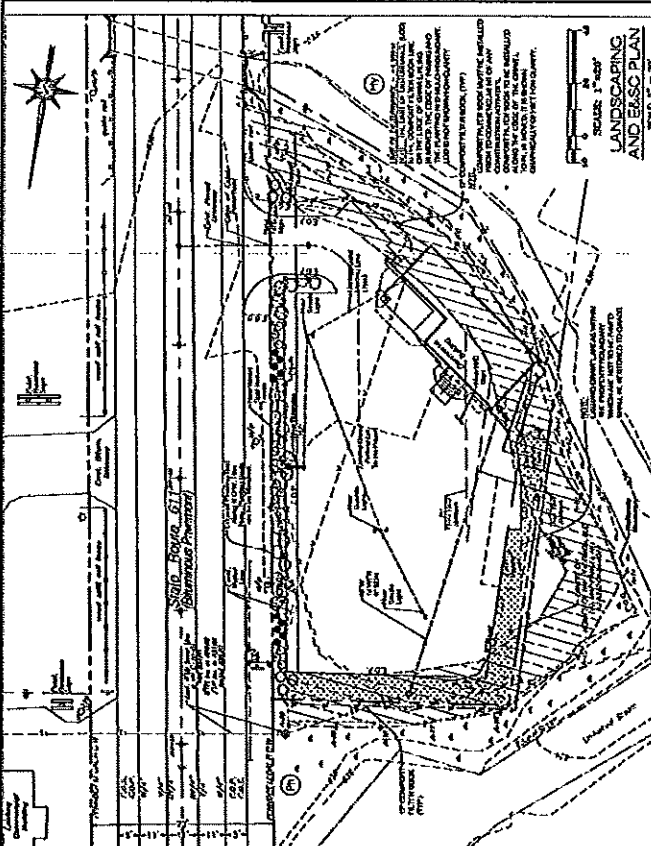
[illegible]

COLLECTED WITH:  
TIN, GUN, TANK, CLIMBER & BOMB FOOT AND THE FINEST FLOOR  
ELEVATION IS TO BE THE FOOT AS ESTABLISHED BY A TAPPIE CONDUCTED  
BY SEAN CONNOLLY, M.S. IN AUGUST 2002.

WEEKLY SCHOOL NO. 2510-3076-485

[illegible]





**Legend**

1. Existing Plantings  
 2. Proposed Plantings  
 3. Easement  
 4. Road Right of Way  
 5. Proposed Plantings  
 6. Existing Plantings  
 7. Easement  
 8. Road Right of Way  
 9. Proposed Plantings  
 10. Existing Plantings

1. The purpose of this plan is to show the proposed landscaping and easement details for the 0009 Route 611 project. The plan is based on the information provided by the client and the site visit. The plan shows the proposed plantings, easements, and road right of way. The plan is to be used for the construction of the project.

2. The proposed plantings are shown in the plan. The plantings are to be installed in the areas shown. The plantings are to be installed in the areas shown. The plantings are to be installed in the areas shown.

3. The easements are shown in the plan. The easements are to be installed in the areas shown. The easements are to be installed in the areas shown. The easements are to be installed in the areas shown.

4. The road right of way is shown in the plan. The road right of way is to be installed in the areas shown. The road right of way is to be installed in the areas shown. The road right of way is to be installed in the areas shown.

5. The proposed plantings are shown in the plan. The plantings are to be installed in the areas shown. The plantings are to be installed in the areas shown. The plantings are to be installed in the areas shown.

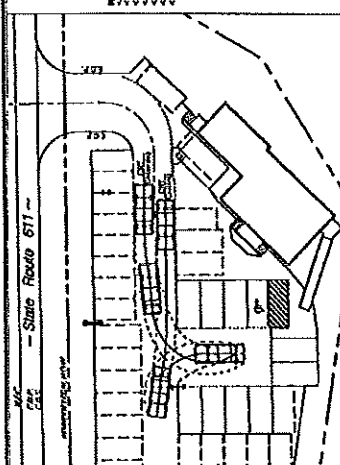
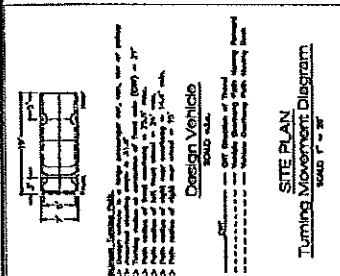
6. The existing plantings are shown in the plan. The plantings are to be installed in the areas shown. The plantings are to be installed in the areas shown. The plantings are to be installed in the areas shown.

7. The easements are shown in the plan. The easements are to be installed in the areas shown. The easements are to be installed in the areas shown. The easements are to be installed in the areas shown.

8. The road right of way is shown in the plan. The road right of way is to be installed in the areas shown. The road right of way is to be installed in the areas shown. The road right of way is to be installed in the areas shown.

9. The proposed plantings are shown in the plan. The plantings are to be installed in the areas shown. The plantings are to be installed in the areas shown. The plantings are to be installed in the areas shown.

10. The existing plantings are shown in the plan. The plantings are to be installed in the areas shown. The plantings are to be installed in the areas shown. The plantings are to be installed in the areas shown.



**SOILS INFORMATION**

Location	Soil Type	Soil Description
Area 1	Clay	Clay soil, 1-2 feet deep
Area 2	Silt	Silt soil, 1-2 feet deep
Area 3	Sand	Sand soil, 1-2 feet deep
Area 4	Gravel	Gravel soil, 1-2 feet deep
Area 5	Loam	Loam soil, 1-2 feet deep
Area 6	Clay	Clay soil, 1-2 feet deep
Area 7	Silt	Silt soil, 1-2 feet deep
Area 8	Sand	Sand soil, 1-2 feet deep
Area 9	Gravel	Gravel soil, 1-2 feet deep
Area 10	Loam	Loam soil, 1-2 feet deep

**WOOD SPLIT RAIL FENCE DETAIL**

1. The wood split rail fence is to be installed in the areas shown. The fence is to be installed in the areas shown. The fence is to be installed in the areas shown.

**SHRUB PLANTING DETAIL**

1. The shrub plantings are to be installed in the areas shown. The plantings are to be installed in the areas shown. The plantings are to be installed in the areas shown.

**COMPOST FILTER SOCK DETAIL**

1. The compost filter sock is to be installed in the areas shown. The sock is to be installed in the areas shown. The sock is to be installed in the areas shown.

**POCONO TOWNSHIP  
MONROE COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2018 -**

**AN ORDINANCE OF THE TOWNSHIP OF POCONO, MONROE  
COUNTY, PENNSYLVANIA, AMENDING ORDINANCE NO. 110, THE  
ZONING ORDINANCE**

**WHEREAS**, the Board of Commissioners of the Township of Pocono has deemed it necessary to amend Ordinance No. 110, the Zoning Ordinance.

**NOW THEREFORE, BE IT ORDAINED AND ENACTED** by the Board of Commissioners of the Township of Pocono, Monroe County, Pennsylvania, as follows:

**SECTION I.**

- A. Article VII of Ordinance No. 110, Section 701.A.6 is hereby amended by deleting the last sentence and replacing it as follows:

“No Sign shall be illuminated between the hours of 10:00 p.m. and 6:00 a.m.”

- B. Article VII of Ordinance No. 110, Section 704.B.3 is hereby deleted and replaced as follows:

“A single non-residential building shall be limited to having a Sign or Signs on no more than four (4) building facades.”

- C. Article VII of Ordinance No. 110, Section 704.C.2 is hereby deleted and replaced as follows:

“Billboards shall have a maximum height of \_\_\_\_\_ feet.”

- D. Article VII of Ordinance No. 110, Section 704.C.3 is hereby deleted and replaced as follows:

“The minimum spacing between Billboards shall be \_\_\_\_\_ feet.”

- E. Article VII of Ordinance No. 110, Section 704.E.1 is hereby deleted and replaced as follows:

“One (1) Monument Sign identifying each main entrance location, displayed toward a street to which it has permitted access.”

- F. Ordinance No. 110, “Use Schedule” is hereby amended to add “Billboards” as a conditional use in the R-D, C, and I zoning districts.

G. Article IX of Ordinance No. 110, Section 902.C is hereby deleted in its entirety and the subsequent subsections shall be renumbered accordingly.

**SECTION II.            REPEALER**

Any existing ordinances or parts of ordinances in conflict with this Ordinance, to the extent of such conflict and no further, are hereby repealed.

**SECTION III.           SEVERABILITY**

If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word in this Ordinance is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the Ordinance.

**SECTION IV.            ENACTMENT**

This Ordinance shall be effective within five (5) days and shall remain in force until modified, amended or rescinded by Pocono Township, Monroe County, Pennsylvania.

**ENACTED AND ADOPTED** by the Board of Commissioners this \_\_\_\_ day of \_\_\_\_\_, 2018.

**ATTEST:**

**POCONO TOWNSHIP BOARD OF  
COMMISSIONERS**

\_\_\_\_\_  
**PAMELA TRIPUS**  
Township Secretary

\_\_\_\_\_  
**GERALD LASTOWSKI**  
President, Board of Commissioners

**POCONO TOWNSHIP  
MONROE COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2018 -**

**AN ORDINANCE OF THE TOWNSHIP OF POCONO, MONROE  
COUNTY, PENNSYLVANIA, AMENDING ORDINANCE NO. 77, THE  
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

**WHEREAS**, the Board of Commissioners of the Township of Pocono has deemed it necessary to amend Ordinance No. 77, the Subdivision and Land Development Ordinance.

**NOW THEREFORE, BE IT ORDAINED AND ENACTED** by the Board of Commissioners of the Township of Pocono, Monroe County, Pennsylvania, as follows:

**SECTION I.** Article IV of Ordinance No. 77, Section 408.9 is hereby added and shall read as follows:

“408.9 Master Sign Plan.

All commercial and industrial developments shall comply with the Master Sign Plan Requirements set forth in the Pocono Township Zoning Ordinance, Article VII, Section 707.”

**SECTION II.            REPEALER**

Any existing ordinances or parts of ordinances in conflict with this Ordinance, to the extent of such conflict and no further, are hereby repealed.

**SECTION III.           SEVERABILITY**

If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word in this Ordinance is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the Ordinance.

**SECTION IV.            ENACTMENT**

This Ordinance shall be effective within five (5) days and shall remain in force until modified, amended or rescinded by Pocono Township, Monroe County, Pennsylvania.



**ENACTED AND ADOPTED** by the Board of Commissioners this \_\_\_\_ day of \_\_\_\_\_, 2018.

**ATTEST:**

**POCONO TOWNSHIP BOARD OF  
COMMISSIONERS**

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**PAMELA TRIPUS**  
Township Secretary

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**GERALD LASTOWSKI**  
President, Board of Commissioners