

AGENDA
POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
JULY 23rd, 2018 - 7:00 p.m.

CALL TO ORDER (Followed by the Pledge of Allegiance)

ROLL CALL:

PUBLIC COMMENT:

CORRESPONDENCE:

- 1) A Letter dated 07/16/2018 was received from Marc Wolfe of Newman, Williams, Mishkin, Corveleyn, Wolfe, & Fareri Attorneys at Law; withdrawing the Ertle Enterprises Auto Sales, LDP.

MINUTES: Minutes of the Pocono Township Planning Commission Meeting - 07/09/2018

DISCUSSION:

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

FINAL PLANS UNDER CONSIDERATION:

1. Spirit of Swiftwater Minor Subdivision - Plan was accepted at the 06/25/2018 P.C. Mtg. Plan fees paid. Professional Services Agreement and escrow received. Tabled at the 07/09/2018 P.C. Mtg. **Deadline for P.C. consideration is 09/10/2018.** The Board of Commissioners at the 07/16/2018 mtg. granted the request of the Spirit of Swiftwater Minor approving the plan meets the definition of a Flag lot.

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 07/09/2018 P.C. Mtg. A resubmission has not occurred. **Deadline for P.C. consideration extended to 12/10/2018.**
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 07/09/2018 P.C. Mtg. Time extension requested until 10/20/2018. **Deadline for P.C. consideration is 10/08/2018.**
3. Pocono Logistics LDP - Plan fees paid. Plans were administratively accepted at the 03/26/2018 P.C. Mtg. Plans were tabled at the 07/09/2018 P.C. Mtg. **Deadline for P.C. consideration is 08/13/2018.** Twp. Engineer's review letter dated 04/19/2018 was received. Revised plans submitted 06/28/2018.

SKETCH PLANS:

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

ORDINANCES:

UNFINISHED BUSINESS:

NEW BUSINESS:

A Zoning Hearing will be held on July 31st, 2018 at 5:00 p.m. to consider the appeal of Wesley & Stacey Wojtanowicz and Pocono Logistics.

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	12/31/2018	12/10/2018	12/17/2018	unknown date	7/9/2018		
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	7/9/2018		
Running Lane LDP (8/14/17) *Submitted one application	Land Dev	Prelim	10/22/2018	10/8/2018	10/15/2018	7/5/2018		Recommended for approved at the 07/09/2018 PC Meeting	
Running Lane LDP (8/14/17)	Lot Combo	Prelim	10/22/2018	10/8/2018	10/15/2018	7/5/2018			
Ertle Enterprises Auto Sales (02/12/2018)	Land Dev								LDP Denied at the 04/30/2018 BOC
Pocono Logistics (03/26/2018)	Land Dev	Prelim/Final	9/28/2018	9/10/2018	9/17/2018	3/8/2018	7/9/2018	Recommended for Denial 04/23/2018	Mtg. Rescinded at 06/04/2018 BOC
Spirit of Swiftwater Minor (For acceptance at the 06/25/2018)	Minor Sub	Prelim/Final Final	8/31/2018 9/23/2018	8/13/2018 9/10/2018	8/20/2018 9/17/2018	4/19/2018 7/3/2018	7/9/2018 7/9/2018		

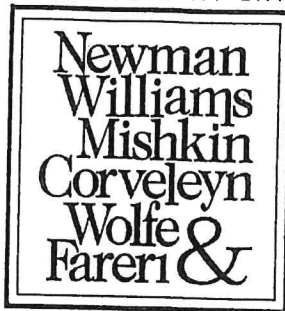
Daniel M. Corveleyn
Marc R. Wolfe
James V. Fareri
Gerard J. Geiger
Vincent Rubino
David L. Horvath

Aaron M. DeAngelo
J. Zac Christman*
Robert J. Kidwell

Of Counsel:
Samuel W. Newman
Todd R. Williams
Ronald J. Mishkin

**Member of NJ and PA Bar*

ATTORNEYS AT LAW



A PROFESSIONAL CORPORATION

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July 16, 2018

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Pocono Township Board of Commissioners

ATTN: Gerald Lastowski, President

P.O. Box 197

Tannersville, PA 18372

RE: Property: 3453 Route 611, Bartonsville, PA 18321
Tax Code No.: 12/9/1/73
PIN: 12638100153379
Our File No. 52816

Dear Commissioners:

Please be advised that Ertle Enterprises, Inc. after considering the Township's position as articulated during the settlement conference of June 13, 2018 has concluded that the Township's conditions are unacceptable. Accordingly, Ertle Enterprises, Inc. has determined to locate its used car sales business at a different location in a different municipality. Ertle Enterprises, Inc. therefore hereby withdraws its Land Development Plan Application with full reservation of rights and without prejudice to the right of Ertle Enterprises, Inc. to resubmit a Land Development Plan with regard to the above-referenced property at a future date.

I request that all remaining funds in the Escrow Account and any other unearned costs be refunded to Ertle Enterprises, Inc.

Thank you for your attention to this matter.

Very truly yours,

Marc R. Wolfe

MRW/aml

cc: Pocono Township Planning Commission
Leo DeVito, Jr., Esq.
Lisa A. Pereira, Esq.
Jon S. Tresslar, P.E.
James P. Ertle

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JULY 9th, 2018 - 7:00 p.m.**

The Pocono Township Planning Commission Regular meeting was held on June 25th, 2018 at the Pocono Township Municipal Building, Tannersville, PA and opened by Chairman Ron Swink at 7:00 p.m., followed by the Pledge of Allegiance.

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

IN ATTENDANCE:

Lisa Pereira, Twp. Solicitor, Broughal & DeVito; Kris Reiss, Twp. Engineer, Boucher & James, Inc.; Donna Asure, Township Manager; and Pamela Tripus, Township Secretary, were present.

PUBLIC COMMENT:

CORRESPONDENCE:

A time extension was received until 08/31/2018 for Pocono Logistics.

A time extension was received until 09/28/2018 for Ertle Enterprises, Inc.

MINUTES: J. Sawicki made a motion, seconded by S. Gilliland, to approve the 06/25/2018 minutes of the Pocono Township Planning Commission Meeting. All in favor. Motion carried.

DISCUSSION:

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

FINAL PLANS UNDER CONSIDERATION:

1. Ertle Enterprises Auto Sales LDP - Plan was accepted at the 02/12/2018 P.C. Mtg. Plan was recommended for denial at the 4/23/2018 P.C. Mtg. The Board of Commissioners denied the plan by Resolution 2018-38 on 04/30/2018. At the Board of Commissioners Meeting on 06/04/2018, Resolution 2018-41 was approved rescinding Resolution 2018-38 denying the plan. A time extension was received until 09/28/2018. **Deadline for P.C. consideration is 09/10/2018.** The Plan was tabled at the 07/09/2018 P.C. Mtg. J. Sawicki made a motion, seconded by C. Kilby, to table the Ertle Enterprises Auto Sales LDP. All in favor. Motion carried.
2. Spirit of Swiftwater Minor Subdivision - Plan was accepted at the 06/25/2018 P.C. Mtg. Plan fees paid. Professional Services Agreement and escrow received. **Deadline for P.C. consideration is 09/10/20.** Rudolf Wolff, P.L.S. Keystone Consulting Engineers, represented the plan and reviewed the Twp. Engineer's letter of 07/03/2018. R. Wolff presented revised plans, closure reports and waiver requests.

Discussion followed on the access agreement and flag lot determination. Request for Waiver from SALDO Section 390-27-B (23) - flood plain. R. Wolff will provide the current flood plain information. No action required.

Request for Waiver from SALDO Section 390-27.B (27) - scale of plan. R. Wolff explained the scale of 1" = 800' provides better clarity. C. Kilby made a motion, seconded by J. Sawicki, to recommend the Board of Commissioners approve the RFM from SALDO Sec. 390-27.B(27) - scale. All in favor. Motion carried.

Flag Lot - L. Pereira, Twp. Solicitor, noted the Flag lot requires Board of Commissioners approval. Discussion followed.

J. Sawicki made a motion, seconded by D. Purcell, to table the Spirit of Swiftwater Minor Subdivision until the Board of Commissioners determination if it is a flag lot. 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 06/25/2018 P.C. Mtg. A resubmission has not occurred. ***Deadline for P.C. consideration extended to 12/10/2018.*** C. Kilby made a motion, seconded by S. Gilliland, 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 06/25/2018 P.C. Mtg. Time extension requested until 10/20/2018. ***Deadline for P.C. consideration is 10/08/2018.*** D. Purcell made a motion, seconded by J. Sawicki, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

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 06/25/2018 P.C. Mtg. Time extension requested until 10/22/2018. Revised plans were received 07/02/2018. ***Deadline for P.C. consideration extended to 10/08/2018.*** Sarah Bue-Morris, P.E., Bue-Morris Associates, Inc., represented the plan and reviewed the comments of the Twp. Engineer's letter of 07/05/2018. S. Bue-Morris explained they will comply with PennDOT requirements for Note 15. L. Pereira, Twp. Solicitor, explained RFM from SALDO 615.6 - North/South buffers required a recommendation.

C. Kilby made a motion, seconded by S. Gilliland, to recommend the Board of Commissioners approve the RFM from SALDO Sec. 615.6 - North/South Buffers. All in favor. Motion carried.

J. Sawicki made a motion, seconded by D. Purcell, to recommend the Board of Commissioners approve the deferral from SALDO 607.23 - sidewalks; Crosswalks. All in favor. Motion carried.

J. Sawicki made a motion, seconded by S. Gilliland, to recommend approval of the Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan conditioned upon the conditions of the Twp. Engineer's letter of 07/05/2018 being addressed. All in favor. Motion carried.

4. Pocono Logistics LDP - Plan fees paid. Plans were administratively accepted at the 03/26/2018 P.C. Mtg. Plans were tabled at the 06/25/2018 P.C. Mtg. A Time extension was received until 08/31/2018. ***Deadline for P.C. consideration is 08/13/2018.*** Twp. Engineer's review letter dated 04/19/2018 was received. Revised Plans were submitted 06/28/2018. J. Sawicki made a motion, seconded by C. Kilby, to table the Pocono Logistics LDP. All in favor. Motion carried.

SKETCH PLANS:

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

ORDINANCES:

UNFINISHED BUSINESS:

D. Asure, Twp. Manager, noted she has reached out to Hamilton Twp., Stroud Twp., and Stroudsburg Borough concerning updating the Regional Comprehensive Plan. She also spoke to Monroe County Planning Commission and they have offered their assistance. She expects to meet with the Townships, Borough and County, next week to discuss the next steps. S. Gilliland questioned if the other Townships/Borough will split the cost. D. Asure, Twp. Manager, explained MCPC will assist with grants and the other Township should share cost.

NEW BUSINESS:

A Zoning Hearing will be held on July 31st, 2018 at 5:00 p.m. to consider the appeal of Wesley & Stacey Wojtanowicz and Pocono Logistics.

COMMENTS BY AUDIENCE:

ADJOURNMENT: D. Purcell made a motion, seconded by J. Sawicki, to adjourn the meeting at 7:50 p.m., until 07/23/2018. All in favor. Motion carried.



Civil Engineers & Surveyors

863 Interchange Road, R.R. 209 Kresgeville, PA 18333

(610) 681-5233 | Fax: (610) 681-5248

Pocono Township Planning Commission
112 Township Drive
Tannersville, Pa. 18372

July 9, 2018

RESPONSES TO TOWNSHIP ENGINEER'S REVIEW

DATED JULY 3, 2018

RE: Spirit of Swiftwater Minor Subdivision

ZONING ORDINANCE COMMENTS:

1. Zoning data for each lot is now shown on the revised plan.
2. Gross and Net lot areas are now provided as requested.
3. We would like to request the Pocono Township Board of Commissioners to consider Lot 2 a Flag Lot / Panhandle Lot.

SALDO COMMENTS:

4. Closure reports have been prepared for the Engineer's review.
 - a. Distances have been added to the plan along the referenced boundary.
 - b. Lot 1 Access Easement has corrected, and re-tabulated in the line and curve tables.
5. Line weights and types have been modified to provide greater clarity.
6. Marker placement has been added to the plan.
7. Right-of-Way and pavement information has been added to the plan.
8. Waiver being requested.
9. Waiver being requested.
10. Signature blocks have been added to the plan.
11. We did not find the referenced notes in our copy of Pocono Township Ordinances, and could not obtain an updated copy in time for the review meeting. Notes will be added when we have this information.

Rudolf M. Wolff, Jr., P.L.S.



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July 3, 2018
Revised July 10, 2018

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

**SUBJECT: SPIRIT OF SWIFTWATER FINAL MINOR SUBDIVISION PLAN REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1830070R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our first review of the Minor Subdivision Plan Application for the Spirit of Swiftwater. The submitted information consists of the following items.

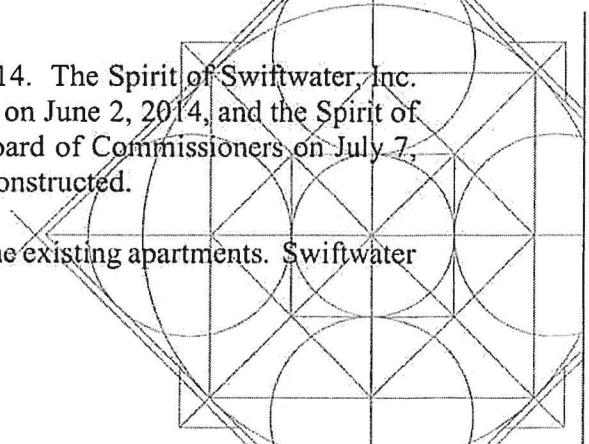
- Pocono Township Land Development Application.
- Pocono Township Plan Receipt Checklist.
- Highway Occupancy Permit No. 05049834, issued April 20, 2015, expired April 20, 2016.
- Property Deed, Deed Book 2049, Page 2420.
- Final Minor Subdivision Plan (1 sheet) prepared by Keystone Consulting Engineers, dated May 9, 2018.

BACKGROUND INFORMATION

The Applicant, Spirit of Swiftwater, Inc., is proposing a two (2) lot minor subdivision of its property located on the western side of State Route 0611, across from State Route 0314. (Parcel No. 12/12/2/8). The existing property has a net area of 24.97 acres and is located within the C, Commercial Zoning District. The property consists of 66 apartment units with associated parking, public water and sewer services, and access from State Route 0611. Swiftwater Creek and an unnamed tributary traverse the site and run parallel to State Route 0611. The remainder of the property consists of woodlands.

This property was the subject of land development plans in 2014. The Spirit of Swiftwater, Inc. Phase II – Hotel was approved by the Board of Commissioners on June 2, 2014, and the Spirit of Swiftwater, Inc. Phase I - Apartments was approved by the Board of Commissioners on July 7, 2014. Phase I has been constructed while Phase II remains unconstructed.

Proposed Lot 1 will have an area of 17.792 acres and consist of the existing apartments. Swiftwater



Creek and an unnamed tributary will traverse Proposed Lot 1. The remainder of Proposed Lot 1 will be woodlands. Access from State Route 0611 and to Proposed Lot 1 will be through Proposed Lot 2.

Proposed Lot 2 will have an area of 9.066 acres and consist of woodlands. Proposed Lot 2 will consist of existing woodlands. The proposed hotel in the Spirit of Swiftwater Phase II development will be located on Proposed Lot 2 once it is constructed.

In accordance with Article II, Definitions, of the Subdivision and Land Development Ordinance, the proposed two (2) lot subdivision is considered a Minor Subdivision.

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

ZONING ORDINANCE COMMENTS

1. The zoning data for each proposed lot must be listed in the Zoning Data chart to confirm compliance with the requirements listed in Section 405.C.
2. In accordance with Section 405.C.(1)(a), the required minimum lot area is 1 acre. *The plan shall clarify the gross and net lot areas of Proposed Lots 1 and 2. In addition, if Proposed Lot 2 continues as a flag/panhandle lot, the access corridor (staff) shall be removed when computing the net lot area per Section 606.5.J. of the Subdivision and Land Development Ordinance.*
3. In accordance with Section 405.C.(1)(b), the required minimum lot width is 100-feet. *As proposed Lot 2 does not meet the minimum lot width at the building setback line per the definition of Lot Width in Section 202 of the Zoning Ordinance. The Subdivision and Land Development Ordinance does permit flag/panhandle lots per Sections 204 and 606.5. Flag/panhandle lots are permitted at the sole discretion of the Board of Commissioners. It appears Proposed Lot 2 may qualify as a flag/panhandle lot should it be permitted by the Board of Commissioners.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS

4. In accordance with Section 404.1(C), "the survey shall not have an error of closure greater than one in 10,000 feet and shall include boundary closure report." *Boundary closure reports must be provided for Proposed Lots 1 and 2 and the Lot 1 Access Easement. The following are comments based upon our review of the proposed lots and access easement as shown on the plan.*
 - a. *Distances along the property line with bearing N 53°43'53"W must be provided on Proposed Lots 1 and 2.*
 - b. *The proposed Lot 1 Access Easement does not appear to close and should be revised accordingly.*

5. In accordance with Section 404.1(E), “plans shall be legible in every detail.” *What appears to be a stream buffer and associated dimensions, and the soil boundary lines are difficult to read. The plans must be revised for clarity.*
6. In accordance with Section 404.2(M), “reference monuments and/or lot markers shall be shown on the plan and shall be placed as required by §608 of this Ordinance.” *Existing pins along the existing property boundary are shown as found on the plans. Monuments and markers must be placed along the existing and proposed property boundaries in accordance with Sections 608.A.(4) and 608.B.(4).*
7. In accordance with Section 404.2 (P), “the name and number and pavement width and right-of-way lines of all existing public roads and the name, location and pavement width and right-of-way lines of all other roads within or abutting the property” must be shown on the plan. *The pavement and right-of-way widths must be dimensioned on the plan.*
8. In accordance with Section 404.2(W), the “location of all flood hazard areas as shown on the most recent FIA/FEMA mapping” must be shown on the plan. *The FEMA maps have been updated since 1986, and the plan view and Site Data note 10 must be revised accordingly.*
9. In accordance with Section 404.2(AA), “a location map at a scale of one inch equals 800 feet for the purpose of locating the property being subdivided” must be provided on the plan. *State Route 0611 must be labeled on the Location Map to aid in locating the project site.*
10. In accordance with Section 404.2(CC), “signature blocks for the Township Engineer and Monroe County Planning Commission” must be provided on the plan. *Signatures blocks for the Township Engineer and Monroe County Planning Commission must be provided on the plan. The Township Engineer signature block shall read as follows:*

Township Engineer

Date

11. In accordance with Section 404.2(GG), “the following items and notes shall be on all final plans when applicable, in the form of protective and/or restrictive covenants.” *The notes in Sections 404.2(GG)(8) and 404.2(GG)(9) must be placed on the plan.*

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.

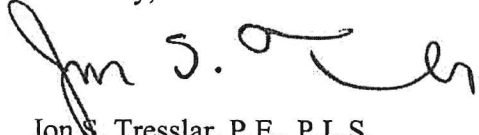
In order to facilitate an efficient re-review of revised plans, the Surveyor should provide a letter, addressing item by item, their action in response to each of our comments.

We recommend the above comments be addressed to the satisfaction of Pocono Township prior to approval of the proposed subdivision.

Pocono Township Planning Commission
July 3, 2018, *Revised July 10, 2018*
Page 4 of 4

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

Sincerely,

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

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
Anthony P. Maula, Spirit of Swiftwater, Inc. – Property Owner/Applicant
Gary Fitch, Empire Professional Management
Rudolf M. Wolff, Jr., P.L.S., Keystone Consulting Engineers – Applicant's Surveyor
Melissa E. Prugar, P.E. – Boucher & James, Inc.



JUN 28 '18 PM 2:16

June 26, 2018
G&A #13-04013A

Donna Asure, Township Manager
Pocono Township
112 Township Drive
P.O. Box 197
Tannersville, PA 18372

RE: Pocono Logistics
Preliminary/Final Land Development Plan Review
Pocono Township, Monroe County, Pennsylvania
Project No. 1830066R

Dear Donna,

On behalf of our client, Wesley Wojtanowicz, owner of the above referenced property, we are submitting revised plans and information for the project referenced above. Below are responses to the items listed in Boucher & James, Inc.'s review letter dated April 19, 2018.

1. The Zoning Hearing Board decision dated April 28, 2016 states that the Board found that the current use of the subject property is consistent with the definition of truck storage and garage and that no conditional use approval is required.
2. A note has been added to the land development plan on Sheet 1 stating that the steps taken to abandon the well should conform to PADEP criteria.
3. As there are no parking requirements listed in the ordinance for Truck Storage and Garage, the quantity provided is based on operational needs. There are 6 employees that park onsite daily and a maximum of 10 spaces needed for drivers for a total of 16 spaces being required on their busiest day. The existing areas used for parking will be striped to more clearly define the spaces and 5 additional spaces will be added to the parking area south of the building resulting in a total of 21 total striped spaces. In the event that operational needs change in the future there is ample room onsite (gravel/paved area) which can be repurposed to accommodate passenger vehicle parking.
4. The handicapped accessible parking space has been widened to 11 feet to comply with the van parking space requirements.
5. The existing drive aisles on the property are paved and the parking areas are gravel. These cover conditions have been appropriate for the current use, which will remain the same. A modification is requested from Section 620.C.1, which requires all parking areas to be paved. Note that the small area of impervious being expanded as part of this development, which will be used for the passenger vehicle parking, is proposed to be paved.

5100 Tilghman Street | Suite 150 | Allentown, PA 18104 | Phone: 610-366-8064 | Fax: 610-366-0433

6. Approximately 13,000 square feet of additional gravel area was added at the north portion of the property and approximately 12,000 square feet of existing gravel area is proposed to be removed at the front of the property to be restored to lawn condition; therefore, the extension of the development would only be 1,000 square feet, which is less than the 10% of the existing use or 10,000 square feet requirements for a regional impact development.
7. Informational comment: A waiver is not required for Section 303 since no new lots or transfer of real estate is proposed.
8. Noted.
9. A modification is requested from Section 406.2 for the Site Context Map. A USGS map, Zoning map, and an aerial map showing the surrounding area exceeding 1,000 feet of the site are provided on the Site Plan.
10. The existing topography and areas of existing steep slopes are shown on the existing conditions plan as slopes that exceed 25% via the dark gray hatch and notation. Two-foot contours are not shown because surveyors are unable to access this portion of the site. Contours from LiDAR were reviewed and confirm the steep slopes at the rear of the property. A modification is requested from Section 406.3.B. Additionally, no development is proposed in or near this section of the property.
11. The manmade pond is not considered a wetland. To provide additional clarification: wetlands are defined by having three diagnostic environmental characteristics: 1) predominance of hydrophytic vegetation, 2) hydric soils, and 3) wetland hydrology. All three diagnostic environmental characteristics must be present for an area to qualify as a wetland. The manmade pond lacks the necessary environmental characteristics to be considered a wetland; which has been confirmed with Liberty Environmental. Additionally, the swales have been labeled on the plans.
12. There is a well-established row of arborvitae at the front of the property that screens the view of the building on the property. The views into the property from Railroad Drive have not been affected with the changes to the development. No changes are proposed to the building. Improvements consist of landscaping and at or below grade improvements. A modification is requested from Section 406.3.G, which requires a viewshed analysis.
13. The northern portion of the site is a steep wooded hillside (+25% slopes). This area is now proposed to be preserved in a steep slope easement and is identified on the plans.
14. As stated in comment 10, existing topography is shown to the extent the surveyors were able to access the property. The remaining northern portion of the property was confirmed via LiDAR to exceed 25% slopes so it is shown in a dark gray hatch and labeled accordingly. Both the US Army Corps of Engineers and DEP define wetlands as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a

prevalence of vegetation typically adapted for life in saturated soil conditions. The manmade pond does not support vegetation and is void of soil and therefore is not a wetland. (see response No. 11 above for additional clarification).

15. The speed limit along Railroad Drive has been provided on the plan. Existing vegetation will not need to be removed to achieve the required sight distance. The required sight distance measured 10 feet back from edge of the travelway to the west and east along Railroad Drive is 149 feet and 146 feet respectively according to PennDOT's form M-950S for driveway sight distance measurements. The existing sight distance exceeds these requirements in both directions. As shown on the site plan, the approximate sight distance to the west and east along Railroad Drive is 204 feet and 472 feet respectively.
16. The Board of Commissioners signature block on Sheet 1 has been revised to state "Approved" and not "Recommended".
17. A signature block has been provided for the Township Engineer.
18. The property owner(s) to the north of the site have been provided on the plan.
19. The Certificate of Ownership and Acknowledgement was previously provided on Sheet 1 with the language provided.
20. The note in Subsection 14 of 406.5.FF was previously provided on Sheet 1. All requested and approved modifications are listed on Sheet 1 of the plan.
21. The existing and proposed right-of-way and cartway is dimensioned on Sheet 1.
22. The property deed and a title search will be submitted.
23. A will serve letter from the Brodhead Creek Regional Authority will be provided.
24. Notes pertaining to the ownership and maintenance of the proposed improvements are provided on Sheet 6. A schedule of BMP maintenance is also included on Sheet 6.
25. Noted. A construction cost estimate will be submitted for review.
26. Noted.
27. Noted.
28. Noted.
29. An easement protecting 65% of the existing steep slopes has been provided on the Site Plan and will be recorded along with the plan. The steep slopes and easement area calculations are provided on Sheet 2.

30. A note stating "no structures, excavations, grading, filling, or other disturbances of the existing ground cover shall be located within the steep slope easement" has been added to sheet 2 below the slope table.
31. A PNDI search has been completed and submitted. A potential impact to bog turtles was identified by U.S. Fish and Wildlife Service. On February 16, 2018, U.S. Fish and Wildlife Service concluded that the implementation of the proposed project will have no effect on bog turtles.
32. The speed limit along Railroad Drive has been provided on the plan. Existing vegetation will not need to be removed to achieve the required sight distance. The required sight distance, measured 10 feet back from edge of the travelway, to the west and east along Railroad Drive is 149 feet and 146 feet respectively according to PennDOT's form M-950S for driveway sight distance measurements. The existing sight distance exceeds these requirements in both directions. As shown on the site plan, the approximate sight distance to the west and east along Railroad Drive is 204 feet and 472 feet respectively.
33. The speed limit along Railroad Drive has been provided on the plan. Existing vegetation will not need to be removed to achieve the required sight distance. The required sight distance measured 10 feet back from edge of the travelway to the west and east along Railroad Drive is 149 feet and 146 feet respectively according to PennDOT's form M-950S for driveway sight distance measurements. The existing sight distance exceeds these requirements in both directions. As shown on the site plan, the approximate sight distance to the west and east along Railroad Drive is 204 feet and 472 feet respectively.
34. Concrete monuments are proposed along the proposed right-of-way at the intersections with the eastern and western property lines. A concrete monument is not proposed at the northeastern property corners because site conditions preclude access to this location. A note has been added to Sheet 2 that a monument is not set at this location at this time.
35. The proposed top of berm width for the detention basin has been revised to be 10 feet in width.
36. Spot elevations have been provided in the detention basin bottom to provide a 1% slope. Swale #1 has a slope of 0.7% and is fixed by existing stormwater conveyance piping at both the upslope and downslope ends.
37. A detail for the emergency spillway is provided on Sheet 8.
38. Emergency spillway calculations are included in the PCSM Narrative demonstrating at least 1 foot of freeboard is provided.
39. Anti-seep collars are provided and supporting calculations and details are in the PCSM Report and on Sheet 8.

40. The proposed discharge pipe from the basin was be revised to reinforced concrete pipe with watertight joints.
41. The following E&S comments are provided:
 - a. Compost Filter Sock 5 was added to extend from Compost Filter Sock 3 to proposed Rock Filter No. 1. An additional note was added that Compost Filter Sock 5 may be removed and replaced as needed to access the stone parking area since Filter Socks 3 and 5 now line the entirety of this parking area.
 - b. A pumped water filter bag is now shown at this dewatering facility location.
 - c. Swale 2 is now labeled in the plans and is located just to the east of the subsurface detention area.
 - d. The language "If this work is completed in a single, dry day, it is not necessary to install Compost Filter Socks 3 and 4" has been removed from Step 8 of the construction sequence.
 - e. Per a previous conversation with the conservation district, it was determined that a rock construction entrance would not be required for this project. However, the detail is being provided so that if sediment were to be tracked onto adjacent roadways, the contractor could reference the detail to install the rock construction entrance.
42. The 60 trees that are referenced in the comment letter calculate 12 trees per acre for the entire property (5 acres) and not the portion of the property being developed (<1 acre). I believe this to be an overstatement of the ordinance. Approximately 3 acres of the site is developable and has previously been developed, while the remaining 2 acres (northern portion) will remain wooded. In addition to the ten (10) trees currently proposed to be planted approximately 50 to 75 evergreens have been planted onsite to provide screening. These evergreens are mature (15+ ft high). The approximately two acres of wooded hillside is now proposed to be protected via a steep slope easement and will therefore remain wooded. Most of the onsite evergreens present on the developed area of the site are shown in the attached photo log. Therefore, no additional plantings are proposed except for the ten trees mentioned above.
43. The four (4) parking stalls to the north of the building are existing; only striping has been added as part of this plan to demonstrate that adequate parking is available. The area to the south of the building where the eight (8) parking spaces are located is an existing unstriped parking area. This area is being slightly expanded and striped so as to better define the parking stalls. A planting area exceeding 9-ft x 18-ft, containing a tree and ground cover is located to the south of this parking area. A label has been added to this parking area to clarify its existing use.
44. The arbor vitae row is sufficient to screen the property from the roadway. Additional trees would not be required for screening, would not fit between the ROW and the existing arbor vitae row and would reduce sight distance along Railroad Drive.

45. Property line buffer requirements:
 - a. As shown in the attached photo log, the existing arborvitae row and woodlands along the western property line completely screens the property from the adjacent residential dwellings in the R-1 district. No additional buffer plantings are proposed.
 - b. As shown in the attached photo log, the existing woodlands along the eastern property line completely screens the property from the adjacent residential dwelling. No additional buffer plantings are proposed.
 - c. As shown in the attached photo log, the existing woodlands along the northern edge of the parking lot and extending to the northern property line completely screen the property from the commercially zoned land to the north of the property. No additional buffer plantings are proposed.
46. As shown in the attached photo log, the existing arborvitae row along Railroad Drive completely screens the parking area from the roadway with the exception of the access drive. No additional buffer plantings are proposed.
47. Two ornamental trees are provided to complete the screen on the eastern side of the detention basin.
48. A planting schedule is provided on Sheet 4 of the plan.
49. A landscaping requirements schedule is provided on Sheet 4 of the plan.
50. A cost estimate will be submitted showing the value of all proposed landscaping.
51. A note was added to Sheet 4 stating that any planting that dies within 18 months of planting or replanting must be replaced.
52. A performance guarantee will be provided for 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.
53. Both the US Army Corps of Engineers and DEP define wetlands as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The manmade pond does not meet these criteria and therefore is not a wetland. (see response No. 11 above for additional clarification) Therefore, a fence is not required.
54. Noted.
55. The existing drive aisles on the property are paved and the parking areas are gravel. These cover conditions have been appropriate for the current use, which will remain the

same. A modification is requested from Section 620.C.1, which requires all parking areas to be paved.

56. All areas draining to the existing 18-inch CMP crossing the eastern property line and discharging onto the adjacent property, including the area of development are provided.
57. The Existing Conditions Plan has been revised to show steep slopes. Existing contours are shown up to the edge of the woodlands at the northern edge of the property. Given the steepness of the slopes and wooded cover conditions, surveying this portion of the property is not practical and slopes exceeding 25% were assumed at this portion of the property and confirmed based on review of LiDAR. The existing unnamed tributary to Pocono Creek is now shown on the plan.
58. Both the US Army Corps of Engineers and DEP define wetlands as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The manmade pond does not meet these criteria and therefore is not a wetland. (see response No. 11 above for additional clarification) Therefore a buffer is not required.
59. As noted in previous comments the manmade pond is not a wetland and therefore a buffer is not applicable.
60. As noted in previous comments the manmade pond is not a wetland and therefore a buffer is not applicable.
61. A modification is requested from sections 303.I.8.a, 303.I.8.b and 303.I.8.c. The stream is conveyed across the site via enclosed piping with the exception of a short reach occupied by the manmade lined pond. The proposed disturbance within this area consists primarily of stormwater improvements and stream restoration which have been approved by the County Conservation District and DEP.
62. The time of concentration calculations for these hydrographs are provided in the PCSM Report.
63. Curve numbers have been revised to match Table B-2 in Appendix B of the Stormwater Ordinance.
64. Emergency spillway calculations have been provided showing at least 1 foot of freeboard is provided.
65. Noted.
66. A note on Sheet 6 has been added that refers to the E&S Plan by title and date and the latest revision dates.

67. As stated in comment 10, existing topography is shown to the extent the surveyors were able to access the property. The remaining northern portion of the property was confirmed via LiDAR to exceed 25% slopes so it is shown in a dark gray hatch.
68. Revised drainage maps show the different soil types and list the area of each area within each hydrologic soil group to assist in the confirmation of CN values used to calculate peak flows.
69. The amount of impervious area to be removed is shown on Sheet 2. The proposed impervious area is shown on Sheet 6. The previously added impervious area was incorporated into the stormwater design.
70. Noted.
71. Operation and maintenance of the proposed BMPs are provided on Sheet 3 of the plan.
72. Noted.
73. A predevelopment drainage area plan for the project site has been provided in the PCSM Report.
74. Bypass areas are now included in the peak flow calculations.
75. Dep 1 is shown on the pre- and post-development drainage area plans in the PCSM Report.
76. The post-development drainage plan has been revised to include this area.
77. The calculations for both the aboveground and subsurface detention basins have been provided in the PCSM Report.
78. An estimated invert of 998.65 has been listed on Sheet 3 for the culvert collecting water from Swale #1. The pipe is an existing subsurface pipe that will be cut at the end of Swale #1 and therefore the invert is only an estimated elevation.
79. The revised subsurface detention basin configuration does not require the transitioning of pipe sizes.
80. The box invert proposed at the inlet w/ snout has been revised to provide a sump elevation that meets the requirements of the proposed snout.
81. The diameter of the 4-inch orifice specified in the detention basin outlet structure pond report has been revised for consistency.

82. The invert and height of the rectangular weir shown in the detention basin outlet structure detail on Sheet 7 has been revised to provide more than 12 inches of separation from the proposed top of grate elevation.
83. Details for the proposed subsurface detention area are now provided on Sheet 8.
84. Details for the proposed storm manhole, storm sewer and water lateral trenches are now provided on Sheet 8. A detail for the boulder retaining wall is provided on Sheet 7.
85. The bottom and top widths for Swale 2 have been revised to be consistent with the channel design data.
86. No new gravel parking areas are proposed. A detail has been provided on Sheet 8 for the small section of new asphalt proposed for the parking area expansion to the south of the building

We are submitting these revised plans to you for your review and approval. If you have any questions or comments, please do not hesitate to contact our office.

Sincerely,



Sean F. Policelli, P.E.
Project Manager

cc: file,
Brian Telesh, Pocono Logistics, Inc. (via email)
Joseph McDonald, Esq. (via email)