

AGENDA
POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
June 12, 2017 – 7:00 p.m.

- A. CALL TO ORDER** (followed by the Pledge of Allegiance)
- B. ROLL CALL**
- C. NOTIFICATIONS OF COMMENTS**
- D. CORRESPONDENCE**
- E. MANAGER'S REPORT – TBD**
- F. MINUTES:** Minutes of the Pocono Township Planning Commission Meeting-5/8/2017.
- G. NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW**
 - 1. Belanger Minor Subdivision
- H. FINAL PLANS UNDER CONSIDERATION:**
- I. PRELIMINARY PLANS UNDER CONSIDERATION:**
 - 1. Sheldon Kopelson, Commercial Development (Lot 3)- Plan was accepted at the 08/13/2013 P.C. Meeting. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 5/8/17 mtg. A resubmission has not occurred. Deadline for consideration extended to June 30, 2018.
 - 2. Spa Castle Land Development – Plan was accepted at the 12/14/2015 Meeting. The Planning Module for this project was rejected by the Commissioners. Deadline for consideration is October 17, 2017. Planning Review distributed 9/9/16. Technical Review distributed 11/9/16. Tabled at the 5/8/17 mtg.
 - 3. Camelback Lot 13 and Hotel – Plan was accepted at the 06/13/2016 PC Meeting. Review letter distributed 07/21/16. Tabled at the 5/8/17 mtg. Deadline for consideration extended to July 17, 2017.
 - 4. Summit Health Campus – Land Development- The plans were administratively accepted at the January 9, 2017 P.C. Meeting. Deadline for consideration is July 17, 2017. Request for Modifications recommended for approval to the BOC at the 2/13/17 and 3/13/17 P.C. Meeting. Recommended on 3/13/17 approval to BOC for installation of a gate at the emergency access. Tabled at the 5/8/17 meeting. Review No. 3 distributed 6/7/17.

5. Day Star Holiness Bible Church – Land Development on Learn Road. The plans were administratively accepted at the February 13, 2017 P.C. Meeting. Deadline for consideration extended to 6/23/17. Review No. 1 distributed 3/10/17. Tabled at the 5/8/17 meeting.
6. Poconos Hospitality- Land Development. The plans were administratively accepted at the May 8, 2017 P.C. Meeting. Deadline for consideration is August 6, 2017. Review No. 1 was distributed 6/7/17.

J. SKETCH PLANS

K. PERMITS

L. PLANNING MODULE

M. PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS

1. Conditional Use Application for Adams/Casciano – Application tabled at the 5/8/17 meeting.

N. UNFINISHED BUSINESS

O. NEW BUSINESS:

P. COMMENTS BY AUDIENCE

Q. 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 Devt (08/13/13)	Commercial Land Dev't	Prelim	6/30/2018	6/11/2018	6/18/2018	unknown date Planning Rev 9/9/16 Technical Rev 11/9/16	5/8/2017		
Spa Castle Land Development (Prel) (12/14/15)	Commercial Land Dev't	Prelim	10/17/2017	10/9/2017	10/16/2017		5/8/2017		
Camelback Lot 13 and Hotel (06/13/16)	Commercial Land Dev't	Prelim	7/17/2017	7/10/2017	7/17/2017	7/21/2016	5/8/2017		
Summit Health Center Land Development (1/9/17)								Prelim/Final Plan Waiver recommended to BOC at 2/13/17 meeting. Rec to BOC of Approval of modification of Sec 303A. BOC. Rec to BOC to approve the installation of an emerg access gate.	
Day Star Holiness Bible Church (2/13/17)	Land Dev't	Prelim	7/17/2017	7/10/2017	7/17/2017	6/7/2017	5/8/2017		
Adams Outdoor/Covello Property (7/22/16)	Land Dev't	Prelim	6/23/2017	6/12/2017	6/19/2017	3/10/2017	5/8/2017		
Poconos Hospitality (5/8/17)	Land Dev't	Prelim	No Expiration	8/6/2017	7/10/2017	6/7/2017	5/8/2017		

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES**

May 8, 2017

7:00 P.M.

The Pocono Township Planning Commission Regular Meeting was held on May 8, 2017, 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; Marie Guidry, present; Robert Demarest, present; Dennis Purcell, present; Jeremy Sawicki, present; Scott Gilliland, present; and Robert DeYoung, present.

Lisa Pereira, Solicitor, Jon Tresslar, Engineer, Charles Vogt, Township Manager, and Michael Tripus, Zoning Officer were present.

ACKNOWLEDGEMENT OF COMMENTS: Chairman R. Swink noted the Planning Commission meets the 2nd and 4th Monday of each month at 7:00 p.m. to 9:00 p.m. The board will address five (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: NONE

MINUTES: J. Sawicki made a motion, seconded by Scott Gilliland, to approve the minutes of 04/24/2017. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:
Pocono Hospitality Land Development Plan - R. Demarest made a motion, seconded by J. Sawicki, to accept the plan for review. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION: NONE

PRELIMINARY PLANS UNDER CONSIDERATION:
Sheldon Kopelson, Commercial Development (Lot 3) - Plan was accepted at the 8/13/2013 P.C. Meeting. Last P.C. meeting is 06/12/2017. D. Purcell made a motion, seconded by J. Sawicki, to table the Sheldon Kopelson, Commercial Development (Lot 3). All in favor. Motion carried.

Spa Castle Land Development Plan - Plan was accepted at the 12/14/2015 mtg. The Planning Module was rejected by the Commissioners. Last P.C. meeting is 10/09/2017. B. Demarest

POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING, 05/08/2017
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questioned what the developer was doing at this time with respect to the project. J. Tresslar explained what was being done. He had spoken with the Project Engineer a few weeks ago to discuss the on-lot sewage plant. He indicated that DEP has very stringent effluent criteria, and the permitting process is very prolonged. S. Gilliland indicated that the principals of the organization were indicted for tax violations. R. DeYoung made a motion, seconded by S. Gilliland, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

Camelback Lot 13 and Hotel Land Development Plan - Plan was accepted at the 06/13/2016 mtg. Last P.C. meeting is 06/12/2017. D. Purcell made a motion, seconded by J. Sawicki, to table the Camelback Lot 13 and Hotel Land Development Plan. All in favor. Motion carried.

Sanofi Pasteur Discovery Drive Widening Land Development Plan - Plan was accepted at the 12/12/2016 mtg. Last P.C. meeting is 05/22/2017. Aaron Sisler represented the plan. Mr. Sisler explained the proposal to widen Discovery Drive to prevent back-ups within the site during certain shifts. Mr. Sisler discussed certain items contained in the Township Engineer's review letter. Item #14 indicated that a title search is required. Mr. Sisler explained that he provided the latest copy of the deed but not a title search. The property was consolidated in 2010. He is very familiar with the site and specifically the area of the widening contains an existing water line, and the site electric lines. Mr. Sisler is requesting a RFM from having to provide title search. J. Tresslar indicated that a title search may be more important for a new project; however, in this case Sanofi has done their diligence and confirmed the existence of applicable easements in the development area. Mr. Sisler indicated that it was a matter of time before they receive their major modification of permit from DEP. Item #29 pertains to trees. The initial calculation had this project requiring 18 trees. Mr. Sisler indicated that the applicant is intending to use the riparian buffer which includes 45 trees and 95 shrubs south of Discovery Drive. J. Tresslar stated that the Township can determine that existing trees (or riparian buffer in this case) would be adequate to meet the tree requirement. Item #30 pertains to street trees. Mr. Sisler indicates that the applicant is not proposing any street trees where the work is being completed. The area is being taken up by a rain garden

and they are proposing and additional 45 trees in riparian buffer. Mr. Sisler feels they are meeting requirement with their proposal. In addition there are also easements located in the area where the street trees would have to be planted. Item #32 pertains to buffer requirements. Mr. Sisler stated that existing riparian buffers and healthy trees meet the required buffer. There exists at least a 100' buffer of trees on the east and south.

J. Sawicki made a motion, seconded by R. Demarest, to recommend approval of the request for modification of SALDO Section 406.6.F to not require a title search be produced. All in favor. Motion carried. S. Gilliland abstained.

R. Demarest made a motion, seconded by J. Sawicki, to recommend approval of the request for modification of SALDO Section 615.2 to allow the existing riparian buffer, including 45 trees and 95 shrubs satisfy the requirement to place 18 trees on the site. All in favor. Motion carried. S. Gilliland abstained.

M. Guidry made a motion, seconded by J. Sawicki, to recommend approval of the request for modification of SALDO Section 615.4.A to allow the existing riparian buffer, including 45 trees and 95 shrubs satisfy the requirement to place 18 trees on the site. All in favor. Motion carried. S. Gilliland abstained.

J. Sawicki made a motion, seconded by R. Demarest, to recommend that the existing riparian buffer and healthy trees be accepted as a substitute to the required buffer set forth in SALDO Section 615.5.C.7. All in favor. Motion carried. S. Gilliland abstained.

R. Demarest made a motion, seconded by J. Sawicki, to recommend approval of the Sanofi Pasteur Discovery Drive Widening Land Development Plan, conditioned upon applicant satisfactorily addressing all of the comments contained in the Township Engineer's review letter. All in favor. Motion carried. S. Gilliland abstained.

Summit Health Campus Land Development Plan - Plan was accepted at the 01/09/2017 mtg. Last P.C. meeting is 06/12/2017. B. Demarest asked about PennDOT. J. Tresslar indicated that PennDOT had two minor comments to Summit's preliminary traffic impact study. Summit is in the process of submitting their formal TIS.

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B. Demarest questioned sign along Rt. 715 indicating additional development. The Township has not received any new submissions for other phases. S. Gilliland wanted to thank P. Tripus and the office staff for doing a great job with the meeting binders. S. Gilliland made a motion, seconded by M. Guidry, to table the Summit Health Campus Land Development Plan. All in favor. Motion carried.

Day Star Holiness Bible Church Land Development Plan - Plan was accepted at the 02/13/2017 mtg. Last P.C. meeting is 06/12/2017. Boucher & James review letter of 03/10/2017 received. M. Guidry made a motion, seconded by R. Demarest, to table the Day Star Holiness Bible Church Land Development Plan. All in favor. Motion carried.

SKETCH PLANS - NONE

PERMITS - NONE

PLANNING MODULE - NONE

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

ADAMS OUTDOOR ADVERTISING CONDITIONAL USE APPLICATION

The applicant has provided a time extension and has requested this application be tabled. J. Sawicki made a motion, seconded by R. Demarest, to table the Adams Outdoor Advertising Conditional Use Application. All in favor. Motion carried.

UNFINISHED BUSINESS:

M. Guidry asked for an update on the Pocono Logistics property. L. Pereira indicated that the BOC has authorized the Zoning Officer and Township Solicitor to commence legal action to have the property owner bring the property into compliance with the Township's ordinances.

NEW BUSINESS: NONE

COMMENTS BY AUDIENCE: NONE

POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING, 05/08/2017
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ADJOURNMENT:

D. Purcell made a motion, seconded by M. Guidry, to adjourn the meeting until 05/22/2017 at 7:00 p.m., at the Pocono Township Municipal Building. All in favor. Motion carried.



Boucher & James, Inc.
CONSULTING ENGINEERS

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June 8, 2017

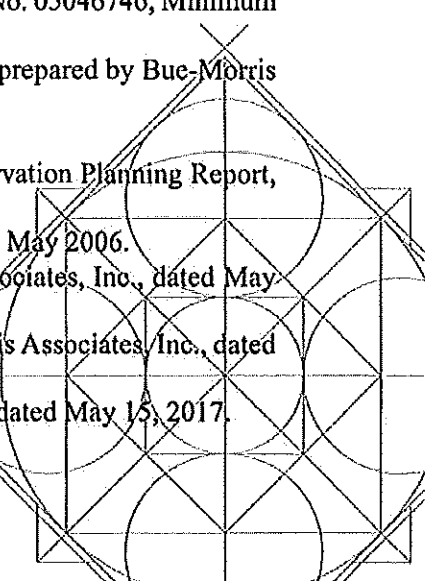
Pocono Township Planning Commission
112 Township Drive
P.O. Box 197
Tannersville, PA 18372

**SUBJECT: DOUGLAS & COLETTE BELANGER FINAL MINOR SUBDIVISION
ACCEPTANCE REVIEW
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1630014R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed an acceptance review of the Final Minor Subdivision Plan Application for Douglas and Colette Belanger. The submitted information consists of the following items.

- Transmittal letter prepared by D&D Engineering & General Construction, LLC, dated June 2, 2017.
- Pocono Township Land Development Application.
- Monroe County Planning Commission Receipt of Plan Submittal dated June 1, 2017.
- Appendix G, Request for Modification of the Subdivision and Land Development Ordinance - §606.3.A.
- Pennsylvania Department of Transportation Highway Occupancy Permit No. 05046744, Minimum Use Driveway Lot #1, Issued April 29, 2013.
- Pennsylvania Department of Transportation Highway Occupancy Permit No. 05046745, Minimum Use Driveway Lot #2, Issued April 29, 2013.
- Pennsylvania Department of Transportation Highway Occupancy Permit No. 05046746, Minimum Use Driveway Lot #3, Issued April 29, 2013.
- Closure Calculations for the Entire Property, Lot #1, Lot #2, and Lot #3, prepared by Bue-Morris Associates, Inc., dated May 15, 2017.
- Property Deed, Deed Book 2469, Page 8990.
- Pennsylvania Department of Conservation and Natural Resources Conservation Planning Report, dated May 15, 2017.
- Wetland Delineation prepared by Niclaus Engineering Corporation, dated May 2006.
- Erosion & Sediment Control Plan Narrative prepared by Bue-Morris Associates, Inc., dated May 15, 2017.
- Post Construction Stormwater Management Report prepared by Bue-Morris Associates, Inc., dated May 15, 2017.
- Drainage Area Plans (3 sheets) prepared by Bue-Morris Associates, Inc., dated May 15, 2017.



- Final Minor Subdivision Plans (18 sheets) prepared by Bue-Morris Associates, Inc., dated May 15, 2017.

BACKGROUND INFORMATION

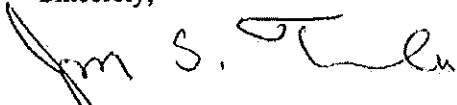
The Applicants, Douglas and Colette Belanger, are proposing to subdivide their existing property located on the southern side of Cherry Lane Church Road, approximately 500 feet east of its intersection with Fish Hill Road. The existing property also has frontage on the southern side of Cherry Lane Road (S.R. 1001) approximately 300 feet south of its intersection with Cherry Lane Church Road. The existing property (Parcel No. 12/92605) is located within the R-1, Residential Zoning District and consists of existing trails, and miscellaneous structures and basketball court, an unnamed watercourse, wetlands, steep slopes and woodlands.

The Applicants are proposing three (3) single family residential lots. Proposed Lot #1 will have a gross area of 10.22 acres (9.32 acres net) and will include one (1) single family residential dwelling and associated driveway taking access from Cherry Lane Road (S.R. 1001). Proposed Lot #2 will have a gross area of 11.34 acres (10.57 acres net) and will include a single family residential dwelling and associated driveway taking access from Cherry Lane Road (S.R. 1001). Proposed Lot #3 will have a gross area of 10.27 acres (7.92 acres net) and will include a single family residential dwelling and associated driveway taking access from Cherry Lane Church Road. The proposed lots will be served by on-lot water and sewer, and stormwater berms are proposed.

Based upon our review, we recommend the Planning Commission accept the Final Minor Subdivision 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 regarding the above comments, please call me.

Sincerely,



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

JST/mep/cg

cc: Pam Tripus – Township Secretary
Michael Tripus – Township Zoning Officer
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Broughal & DeVito, LLP
Sarah J. Bue-Morris, P.E., Bue-Morris Associates, Inc. – Applicant's Engineer
Deanna L. Schmoyer, P.E., D&D Engineering & General Construction, LLC
Douglas & Colette Belanger – Applicants/Owners
Melissa E. Prugar, P.E. – Boucher & James, Inc.



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June 7, 2017

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

**SUBJECT: SUMMIT HEALTH CENTER LAND DEVELOPMENT REVIEW NO. 3
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1630005R**

Dear Planning Commission Members:

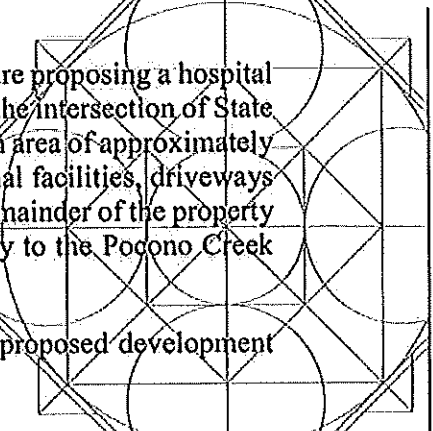
Pursuant to the Township's request, we have completed our third review of the Summit Health Center Land Development Application. The submitted information consists of the following items.

- Response letter prepared by RKR Hess, dated May 12, 2017.
- Minor Amendment of Permit No. E45-543 from the Pennsylvania Department of Environmental Protection, dated April 13, 2017.
- Runoff Curve Numbers.
- Erosion and Sediment Control Narrative prepared by RKR Hess, dated November 2016, revised May 9, 2017.
- Post Construction Stormwater Management Report prepared by RKR Hess, dated November 22, 2016, revised May 9 2017.
- Electric Plans (3 sheets) prepared by TLC Engineering for Architecture, dated November 28, 2016.
- Landscape Plans (8 sheets) prepared by Thomas J. McLane Associates, revised May 1, 2017.
- Land Development Plans (32 Sheets) prepared by RKR Hess, dated December 21, 2016, revised May 12, 2017.

BACKGROUND INFORMATION

The Applicants, Pocono Medical Center and DF Pocono Associates, L.P., are proposing a hospital and medical office land development located at the southwestern corner of the intersection of State Route 715 and Exit 299 of Interstate Route 80. The existing property has an area of approximately 88 acres and consists of an existing resort with associated hotel, recreational facilities, driveways and access from State Route 715. A dwelling also exists on the site. The remainder of the property consists of a pond, steep slopes and woodlands, and an unnamed tributary to the Pocono Creek that traverses the site along the southern property line.

The property is located within the C, Commercial Zoning District. The proposed development



includes approximately 93,000 square feet of gross building area including a hospital and medical office building, and more than 500 trips per day is anticipated. In accordance with Article II, Definitions, a development of this type and size is defined as a Regional Impact Development.

The Applicants propose to subdivide the existing property into three (3) parcels of land. The two (2) parcels of remaining lands will have areas of 41.7 acres and 3 acres, and no development is proposed.

The third parcel will have an area of 43 acres and will consist of the Regional Impact Development. The development will include a proposed 43,000 square foot, 48 bed, acute care hospital with a 25,000 square foot medical office building. A 12,000 square foot area is also proposed as potential future expansion to a 72 bed, acute care hospital. In addition, a separate 18,000 square foot, two (2) story, medical office building is also proposed. Associated parking facilities, stormwater management, and public water and sewer services are proposed. Access to the site will be via a main driveway from State Route 715. A second, emergency access only driveway is also proposed to take access from State Route 715.

A Conditional Use Application to permit a Regional Impact Development within the C, Commercial Zoning District was approved with conditions by the Pocono Township Board of Commissioners on December 12, 2016.

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

ZONING ORDINANCE COMMENTS

1. In accordance with Section 542.B, "the applicant shall furnish evidence that an approved means of sewage disposal and water supply shall be utilized." *A water capacity letter dated September 23, 2014, from the Brodhead Creek Regional Authority was provided during the Conditional Use review. A response to Boucher & James, Inc.'s review of the Sewage Facilities Planning Module Exemption dated September 15, 2016 was provided with this submission and, upon review, all items have been addressed. A letter regarding the Sewage Facilities Planning Module Exemption will be provided separately. Further review of the submitted Sewage Pump Station Design will be provided under separate cover. (Previous Comment 6) A letter dated February 10, 2017 and revised March 16, 2017, was provided to the Township recommending they sign and submit the Sewage Facilities Planning Module Exemption to the Pennsylvania Department of Environmental Protection. A review of the Sewage Pump Station Design will be provided under separate cover.*
2. In accordance with Section 554.C, "the applicant shall provide a traffic evaluation study, prepared in accordance with any requirements of the Pocono Township Subdivision and Land Development Ordinance, indicating that adverse traffic conditions are minimized." *The Transportation Impacts narrative in the Land Development Application Supplemental Information packet indicates an additional scoping analysis has been submitted per a meeting with PennDOT and Pocono Township on November 23, 2016. (Previous Comment 8) All reviews from and changes per the Township and PennDOT must be submitted upon receipt/completion. In addition, the approved Highway Occupancy Permit and associated Plans must be submitted.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

3. In accordance with Section 2.106, "preliminary approval shall not be considered complete and shall not be effective until the Board of Commissioners has approved the Preliminary Plan." In addition, and in accordance with Section 2.107, after approval of the Preliminary Plan, the Final Plan for the entire Land Development, which has been prepared in accordance with the approved Preliminary Plan, shall be submitted by the Applicant to the Planning Commission. *The Applicant is requesting a waiver from Section 2.106 to permit the submission and review of a Preliminary/Final Land Development Plan. The Applicant is requesting this waiver as there will be no sale of subdivided lots. (Previous Comment 10) The Board of Commissioners granted this request at its meeting held on March 20, 2017.*
4. In accordance with Sections 2.302.A and 2.303.A, Plans for Major Subdivisions and Land Developments shall be drawn at a scale not to exceed one inch equals 100 feet provided all bearings, distances and other information can be legibly and accurately presented on the plan. Plans shall be prepared on a standard sheet of 12 inch by 18 inch, 18 inch by 24 inch, or 24 inch by 36 inch. *The Applicant is requesting a waiver from Sections 2.302.A and 2.303.A to permit a sheet size of 30-inch by 42-inch in order to present the area of proposed development on one (1) sheet. We have no objection to this request. (Previous Comment 11) The Board of Commissioners granted this request at its meeting held on March 20, 2017.*
5. In accordance with Section 2.302.D.12, "verification of approval or consent by the Pennsylvania Department of Transportation for all proposed improvements (excluding residential driveway access) within a right-of-way under that agency's jurisdiction" shall be provided. *(Previous Comment 19) The approved Highway Occupancy Permit and associated Plans must be submitted.*
6. In accordance with Section 2.302.D.15.C, a Phase I Environmental Site Assessment is required. *The Phase I Environmental Assessment narrative in the Land Development Application Supplemental Information packet indicates a Phase I Environmental Site Assessment Report was prepared by TCI Environmental Services, Inc. A copy of the report shall be submitted. (Previous Comment 20) An Executive Summary of the Phase I Environmental Assessment has been provided. The Planning Commission shall determine if it will require submission of the full Assessment.*
7. In accordance with Sections 3.204, and 3.614, all land developments shall be served with an adequate water supply and sewage system. *Public water and sewer are proposed. A water capacity letter dated September 23, 2014 from the Brodhead Creek Regional Authority was provided during the Conditional Use review. A response to Boucher & James, Inc. review of the Sewage Facilities Planning Module Exemption dated September 15, 2016 was provided with this submission and upon review all items have been addressed. A letter regarding the Sewage Facilities Planning Module Exemption will be provided separately. Further review of the submitted Sewage Pump Station Design will be provided under separate cover. (Previous Comment 22) A letter dated February 10, 2017 and revised March 16, 2017, was provided to the Township recommending they sign and submit the Sewage Facilities Planning Module Exemption to the*

Pennsylvania Department of Environmental Protection. A review of the Sewage Pump Station Design will be provided under separate cover.

8. In accordance with Section 3.209.B.7, "all deeds for lots created by subdivision and all land developments to which the provisions of this Section 3.209 are applicable shall contain language detailing the easements' location and the restrictions imposed". *The property deed must be recorded with the required language in support of the steep slope easements. (Previous Comment 24) A previous response letter indicated the required language will be provided in the deed when the Farda property is conveyed to the Applicant.*
9. In accordance with Section 3.307.C.2, "the emergency access shall be acceptable to the providers of emergency services within the Township. Applicants proposing to provide emergency access shall submit evidence of such approval". *Approval of the emergency access shall be submitted. (Previous Comment 26) The response indicates verbal approval was received from the Township Fire Company and the Applicant has contacted the Fire Company for confirmation. No written correspondence has been received to date. (Previous Comment 25) Plans were provided to the Fire Chief via email on May 19, 2017. No response has been received to date.*
10. In accordance with Section 3.503.A, "traffic movements in and out of commercial and industrial areas shall not interfere with external traffic, nor shall it create hazards for adjacent residential areas. The plan shall indicate ingress and egress points to existing public roads in conformance with Pennsylvania Department of Transportation regulations and standards." *The Transportation Impacts narrative in the Land Development Application Supplemental Information packet indicates an additional scoping analysis has been submitted per a meeting with PennDOT and Pocono Township on November 23, 2016. (Previous Comment 27) All reviews from and changes per the Township and PennDOT must be submitted upon receipt/completion. In addition, the approved Highway Occupancy Permit and associated Plans must be submitted.*

STORMWATER MANAGEMENT ORDINANCE COMMENTS

11. In accordance with Section 303.A, "for water quality and stream bank erosion, the objective is to design a water quality BMP to detain the proposed conditions 2-year, 24-hour design storm flow to the existing conditions 1-year, 24-hour design storm flow using the SCS 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' 1-year, 24-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 1-year, 24-hour design storm is captured (i.e., the maximum water surface elevation is achieved in the facility)." In addition, "the design of the facility shall consider and minimize the chances of clogging and sedimentation. Orifices smaller than 4 inches in diameter shall not be used unless the Design Professional can provide proof that the smaller orifices are protected from clogging by the use of trash racks, etc. *A waiver is requested from Section 303.A to permit a 3-inch orifice and a dewatering time less than 24 hours. It does not appear calculations showing the dewatering time of the proposed basins have been provided. Calculations showing the 1-year, 24-hour post development storm takes*

a minimum of 24 hours to discharge from the proposed basins must be submitted. In addition, an orifice smaller than 4 inches may be utilized provided the Design Engineer can show the orifices are protected from clogging. Trash racks are shown in the Permanent Outlet Structure details on Sheet PCSM 9 and details for the trash racks must be provided on the plan for review. (Previous Comment 30) At its meeting held on March 20, 2017, the Board of Commissioners granted a waiver to permit a dewatering time less than 24 hours.

12. In accordance with Section 306.D, "all calculations using the Rational Method shall use rainfall intensities consistent with appropriate times-of-concentration for overland flow and return periods from the Design Storm Curves from PA Department of Transportation Design Rainfall Curves (1986) (Figures B-2 to B-4). Times-of-concentration for overland flow shall be calculated using the methodology presented in Chapter 3 of Urban Hydrology for Small Watersheds, NRCS, TR-55 (as amended or replaced from time to time by NRCS). Times-of-concentration for channel and pipe flow shall be computed using Manning's equation." *A waiver is requested from Section 306.D to utilize rainfall intensities from the NOAA rather than the Pennsylvania Department of Transportation. We have no objection to the request to utilize the rainfall intensities from the NOAA. If granted, it should be noted that this is a partial waiver from the rainfall intensity portion of Section 306.D. (Previous Comment 35) The Board of Commissioners granted this request at its meeting held on March 20, 2017.*
13. In accordance with Section 403.B, "map(s) of the project area shall be submitted on 24-inch x 36-inch sheets and/or shall be prepared in a form that meets the requirements for recording at the offices of the Recorder of Deeds of Monroe County". *The Applicant is requesting a waiver from Section 403.B to permit a sheet size of 30-inch by 42-inch in order to present the area of proposed development on one (1) sheet. This request must be listed in the chart on Sheet LD 1. We have no objection to this request. (Previous Comment 41) The Board of Commissioners granted this request at its meeting held on March 20, 2017.*
14. In accordance with Sections 701 and 703, a performance guarantee and maintenance agreement are required for the proposed stormwater management facilities. *The performance guarantee and maintenance agreement are required prior to plan recordation. A construction cost estimate shall be submitted for review. (Previous Comment 44) This comment has been acknowledged.*

MISCELLANEOUS COMMENTS

15. The proposed Land Development requires the following agency approvals.
 - a. Pocono Township – Subdivision Plan and Land Development Plan approvals
 - b. Pocono Township – Connection of proposed sanitary sewer
 - c. Pocono Township – Fire Department
 - d. Pennsylvania Department of Environmental Protection & Monroe County Conservation District – Letter of Adequacy and NPDES Permit for Stormwater

Discharges from Construction Activities (modification from existing approved Permit), *received NPDES Permit dated May 18, 2017.*

- e. Pennsylvania Department of Environmental Protection & Army Corps of Engineers – Renewal/reissuance of existing Stream Encroachment Permit, *received Minor Amendment to Permit E45-543 dated April 13, 2017.*
- f. Army Corps of Engineers – Jurisdictional Determination, *received Preliminary Jurisdiction Determination dated January 10, 2017.*
- g. Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module Exemption
- h. Brodhead Creek Regional Authority – Water service connection
- i. Pennsylvania Department of Transportation – Highway Occupancy Permit

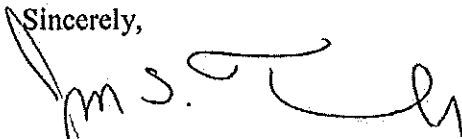
(Previous Comment 122)

We have no further engineering related comments.

We recommend the remaining comments be addressed to the satisfaction of Pocono Township prior to approval of the land development.

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: Pam Tripus, Township Secretary
Michael Tripus, Township Zoning Officer
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Broughal & DeVito, LLP
Nate Oiler, P.E., RKR Hess – Applicant's Engineer
Marc R. Wolfe, Esquire – Applicant's Attorney
James J. DePetrus, DF Pocono Associates, L.P. – Applicant
Stephen J. Cunningham, Pocono Medical Center – Applicant
Farda Realty Associates, L.P. – Owner
Anthony M. Farda, Trustee – Owner
Melissa E. Prugar, P.E. – Boucher & James, Inc.



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

INNOVATIVE ENGINEERING

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June 7, 2017

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

**SUBJECT: POCONOS HOSPITALITY LAND DEVELOPMENT PLAN REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1730043R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our first review of the Land Development Plan Application for Poconos Hospitality. The submitted information consists of the following items.

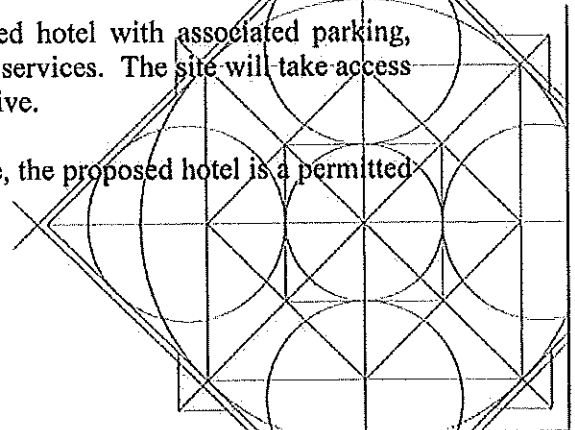
- Pocono Township Land Development Application.
- Erosion and Sediment Control Report prepared by R.J. Fisher & Associates, Inc., dated April 27, 2017.
- Post Construction Stormwater Management Report prepared by R.J. Fisher & Associates, Inc., dated April 27, 2017.
- Land Development Plan (10 Sheets) prepared by R.J. Fisher & Associates, Inc., dated April 27, 2017.

BACKGROUND INFORMATION

The Applicant, Poconos Hospitality, LLC, is proposing a land development located on the eastern side of State Route 0611, approximately 1,500 feet north of the intersection with Brookdale Road (Parcel No. 12/113048). The existing property is located within the C, Commercial Zoning District and consists of an existing police station and associated parking taking access from MCTA Drive via a driveway across the neighboring property.

The proposed land development consists of a 3-story, 96 bed hotel with associated parking, stormwater management facilities, and public water and sewer services. The site will take access from an improved Flute Road which intersects with MCTA Drive.

In accordance with Section 405.B.1.ii of the Zoning Ordinance, the proposed hotel is a permitted use within the C, Commercial Zoning District.



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

ZONING ORDINANCE

1. In accordance with Section 405.C.3, the principal permitted building height is 50-feet. *The proposed building height must be provided under the Zoning Requirements on Sheet 1.*
2. In accordance with Section 405.E, "all proposed signs shall conform to the requirements of Article VII of this Ordinance". *Any proposed signs must be approved per Article VII.*
3. In accordance with Section 512.A, one (1) parking space for each rental unit plus one (1) parking space for each employee on the peak shift must be provided. *The number of employees on the peak shift shall be listed under the Zoning Requirements on Sheet 1 to confirm the number of required parking spaces.*
4. In accordance with Section 512.B, "handicapped accessible parking shall be provided in accordance with the Americans with Disabilities Act, as it may be amended from time to time". *In accordance with the 2010 ADA Standards for Accessible Design, 5 handicap parking spaces are required for the proposed 105 parking spaces. Four (4) handicap parking spaces are shown on the Grading Plan and PCSM Plan (Sheet 4), therefore 1 is still required. In addition, and in accordance with Section 208.2.4 of the abovementioned Standards, one (1) 11-foot wide parking space (or 8-foot wide parking space with an 8-foot wide access aisle) shall be shown and labeled on the plan. The proposed handicap parking spaces shall also be clearly shown on the Land Development Plan (Sheet 3) with the handicap symbol and required signage. Associated details must also be provided on the plan.*
5. In accordance with Sections 512.D.1 and 512.D.2, "every building or structure, lot or land hereafter put to a commercial or industrial use or an existing building or structure enlarged shall provide one off-street truck loading and unloading space for the first 5,000 square feet or less of gross floor area, plus a minimum of one additional off-street truck loading area for each additional 10,000 square feet of gross floor area". "An off-street truck loading space shall be a minimum of 12-feet in width and a minimum of 35 feet in length." *The gross floor area shall be noted on the plan, and the required 12-foot by 35-foot loading space(s) must be shown and labeled on the plan.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

6. In accordance with Sections 306.2.6.C and 406.6.J, the Applicant shall be responsible for submission of the Plan and all required supporting documentation to the Monroe County Planning Commission, the Monroe County Conservation District, PennDOT, and all other governing agencies. *Submission must be made to the Monroe County Planning Commission and Monroe County Conservation District. All submission, and reviews and approvals must be provided to the Township. In addition, the emergency*

access is proposed along S.R. 0611. Due to the change in use, the Pennsylvania Department of Transportation should be contacted to determine if a submission is required.

7. In accordance with Sections 306.6 and 406.6.H.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 conditional upon Department of Environmental Protection sewage planning approval. *The hotel is proposed to connect to public sewer, and is located within the Act 537 Service Boundary. A completed Sewage Facilities Planning Module Exemption must be submitted for review.*
8. In accordance with Section 306.13, "upon completion of all improvements, the Applicant shall provide to the Township two (2) paper sets of plans and one (1) 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 Ordinance, and shall be subject to all the enforcement proceedings contained in this Ordinance and may result in rescission of approval." (See Section 408 for As-Built requirements.) An As-Built Plan deviating in any material respect from the Record Plan will require a revised Land Development Plan to be submitted for approval. *Upon completion of the proposed improvements, the required as-built plan must be prepared and submitted for review.*
9. In accordance with Sections 406.2, 406.3, and 406.4, a Site Context Map, Existing Resources and Site Analysis, and Resource Impact and Conservation Analysis are required. *The required mapping and analyses must be submitted for review.*
10. In accordance with Sections 406.5.C, 406.6.A.1, and 406.6.A.2, the plan shall include the typical cross sections, location, alignment, width, profile and proposed names of all proposed roads and road rights-of-way, including all road extensions or spurs that are reasonably necessary to provide adequate road connections and facilities to adjoining development or undeveloped areas; preliminarily-engineered profiles for proposed roads." *Cross sections and a centerline profile in accordance with Section 406.6.A.2 must be provided for proposed Flute Road. The Flute Road Right-of-Way extends between M.C.T.A. Drive and Melrose Drive, and a 20-foot wide cartway exists from Melrose Drive to just east of the hotel property's eastern property line. The Township shall determine if Flute Road should connect M.C.T.A. Drive to the existing 20-foot wide cartway and if improvements per Table VI-1 will be required along the existing cartway.*
11. In accordance with Sections 406.5.D and 607.12, the plan shall include information indicating available and safe stopping sight distances for all driveways, access drives, roads, etc., which must be in compliance with the most current version of the Pennsylvania Department of Transportation specifications. *The required and available sight distances must be provided at the intersections of M.C.T.A. Drive and the proposed access driveway with Flute Road.*

12. In accordance with Section 406.5.E, the plan shall include the "location of proposed swales, drainage easements, stormwater and other management facilities". *A drainage easement that permits, but does not obligate the Township to enter the property to inspect and maintain the proposed stormwater management facilities must be provided. Refer to Note 14 referenced in Comment 18 below.*
13. In accordance with Section 406.5.M.1, the plan shall include the "locations of existing and proposed utility easements". *Proposed sanitary sewer extends along Flute Road. An easement shall be provided for the proposed sanitary sewer along Flute Road and to manhole B2-2-4.*
14. In accordance with Sections 406.5.N and 406.6.M, a landscaping plan documenting compliance with Section 615 and the locations of existing vegetation to be retained must be provided. *Proposed landscaping must be provided in accordance with Section 615 and a plan submitted for review.*
15. In accordance with Section 406.5.Q.3, the plan shall include "zoning district boundary lines within one thousand (1,000) feet of the proposed land development, shown on a location map". *The existing zoning district boundaries shall be shown on the Location Map provided on Sheet 1.*
16. In accordance with Section 406.5.Z, the plan shall include a "graphic scale and written scale". *Graphic and written scales are provided on the plans, however they do not appear correct and the plans should be revised.*
17. In accordance with Section 406.5.AA, the plan shall 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 property owner(s) across S.R. 0611 must be provided on the plan.*
18. In accordance with Section 406.5.FF, "the following items shall be on all Land Development Plans in the form of protective covenants and/or notes:" Notes 8, 9, 10, 12 and 14 must be provided on the plan. *In addition, per Section 406.5.FF.13, a list of waivers requested/granted must be provided on a plan to be recorded.*
19. In accordance with Sections 406.6.A.3 and 408.3.B, turning movement diagrams shall be provided to demonstrate that the largest truck or emergency vehicle servicing the development can safely and conveniently navigate the proposed roads, drives and parking and loading areas, but in any event for not less than a WB-50 truck. *Turning movement diagrams for the required WB-50 truck, and a fire truck must be provided. The fire truck turning movement diagram must also be provided to the Fire Chief for review.*
20. In accordance with Section 406.6.B, "exterior elevations of any proposed buildings including at least the front and side elevations" must be provided. *Elevations of the*

proposed hotel must be submitted.

21. In accordance with Section 406.6.F, "proof of legal interest in the property, a copy of the latest deed of record and a current title search report" must be provided. *The current property deed and title report must be submitted.*
22. In accordance with Section 406.6.I, "a list of any public utility, environmental or other permits required and if none are required a statement to that effect. The Township may require a Professional Engineer's certification of such list". *The required list must be provided on the plan.*
23. In accordance with Section 406.6.T, "design plans and calculations, signed and sealed by a professional engineer for any retaining walls over four feet (4') in height" must be provided. *Retaining walls greater than 4-feet in height are proposed, therefore design calculations must be provided prior to construction. A retaining wall detail and a note to this effect must be provided on the plan.*
24. In accordance with Section 406.7, "a community impact analysis including the following information shall be required for land developments containing fifteen (15) or more dwelling units or residential lots in the aggregate; all non-residential developments (with the exception of agricultural development) with buildings containing in excess of twenty (20,000) thousand square feet of floor space in the aggregate; or development of any kind impacting thirty (30) acres of land or more in the aggregate" must be provided. *The community impact analysis must be submitted.*
25. In accordance with Section 406.10, "prior to approval of the Land Development Plan, the applicant shall submit to the Township a Land Development Engineering Certification stating that the proposed layout of proposed roads, lots, and open lands complies with the Township's ordinances, particularly those sections governing the design of subdivision roads and stormwater management facilities, and that all improvements will be installed in accord with the specific requirements of this Ordinance or any waivers or modifications granted by the Township. This certification requirement is meant to provide the Township with assurance that the proposed plan is able to be accomplished within the Township's current regulations." *A note to this effect must be placed on a plan to be recorded.*
26. In accordance with Section 408.1.A, the "location, widths, and names of all existing or prior platted streets and utility rights-of-way, parks, and other public open spaces, permanent buildings and structures, houses or permanent easements, and zoning and municipal boundary lines within five hundred (500) feet of the tract" shall be provided. *The required information within 500-feet of the project site must be provided on the plan.*
27. In accordance with Section 408.1.E, the "location, arrangement, and dimensions of truck loading and unloading spaces and docks" must be provided on the plan. *The required loading space(s) must be shown on the plan. Refer to Comment 5.*

28. In accordance with Section 408.1.I, the "location, size, height, and orientation of all signs other than signs flat on a building" must be provided on the plan. *All proposed signage must be shown and labeled, and all associated details must be provided on the plan.*
29. In accordance with Section 500, "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 Ordinance 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 Section 503 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 503, must be provided prior to plan recordation.
A construction cost estimate shall be submitted for review.*
30. In accordance with Section 505, in the event the Developer offers, and the Board of Commissioners agree to accept, the dedication of any improvements following their completion, the Developer shall provide to the Board of Commissioners an improvement construction maintenance guarantee in an amount determined by the Board of Commissioners but not less than fifteen (15%) percent of the cost of all required improvements as estimated by the applicant's engineer and approved by the Township Engineer". *The designation of Flute Road as a public or private street must be discussed. If offered to the Township and accepted the required improvement construction maintenance guarantee will be required.*
31. In accordance with Section 506.1, "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.*
32. In accordance with Section 506.2.1, 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.*
33. In accordance with Section 506.2.3, "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 Section 503.1 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 fifteen (15) percent 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 stormwater management facilities, and Flute Road if required.*

34. In accordance with Section 509, "all applicants proposing any subdivision and/or land development requiring the installation of improvements as required by this Ordinance 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.*
35. In accordance with Section 601.1.F.5.a.1, "steep slope area is defined as those areas having an original unaltered slope of twenty (20) percent or greater. The establishment of slopes shall be made by a topographic survey performed by a registered surveyor, or other means acceptable to the Township." *It appears steep slopes exist on the property. These areas shall be delineated on the plan, and the restrictions and requirements in Section 601.1.F.5.b must be provided.*
36. In accordance with Section 601.1.F.6, "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." *The required PNDI must be completed and all measures taken for any listed endangered plants and animals.*
37. In accordance with Section 601.1.N, "lots and/or parcels shall be laid out and graded to provide positive drainage away from buildings and to prevent damage to neighboring lots, tracts, or parcels. Stormwater management shall be provided in accord with Township stormwater regulations." *The proposed grading at the northeastern corner of the hotel is such that the slope is approximately 0.5% and shall be revised. In addition, proposed spot elevations along the sidewalk located adjacent to the eastern side of the hotel are higher than the first floor elevation. One of which is at elevation 1200.40 and*

appears to be located adjacent to two (2) doors with proposed elevations of 1199. The spot elevations must be revised to provide positive drainage away from the hotel.

38. In accordance with Section 607.5, "roads that are extensions of, or obviously in alignment with, existing roads shall bear the names of the existing roads. Subdivision and road names shall not be repeated or be similar to those existing within the Township or adjacent areas; and, all road names shall be subject to the approval of the Township for conformance with the enhanced 911 emergency call system. Road name signs of a design approved by the Township shall be installed by the developer at his expense at each road intersection." *The name Flute Road shall be addressed with regard to it being an existing and approved name, or a proposed name. If proposed, it must be approved by the Township. In addition, a street name sign must be shown and labeled, and associated details must be provided on the plan.*
39. In accordance with Section 607.8.D, "the cartway edge at intersections shall be rounded by a tangential arc with a minimum radius of forty (40) feet for local roads and roads of lesser classification and fifty (50) feet for collector roads and roads of high classification. The right-of-way arc shall be congruent with the cartway arc." *The cartway radii at the intersection of Flute Road and M.C.T.A. Drive must be 40-feet, and the cartway and right-of-way radii must be labeled on the plan.*
40. In accordance with Sections 607.8.E, 607.28, and 607.29, pavement signs, traffic signals, and pavement markings shall be required when considered necessary by the Board of Commissioners to ensure safe traffic or pedestrian circulation. All traffic signs, traffic signals, and pavement markings shall meet the most current requirements of PennDOT including the Manual for Uniform Traffic Control Devices. In the case of traffic signals, the Developer, any subsequent owner, or any subsequent Property Owners Association or similar entity shall be responsible for the long-term operation, maintenance, and replacement of the traffic signal and all associated facilities, signs, and pavement markings. *A double yellow line and speed limit signs shall be provided along Flute Road, and stop signs shall be provided at the intersections of M.C.T.A. Drive and the proposed access driveway with Flute Road. Associated details shall be provided on the plan.*
41. In accordance with Section 607.9 and Table VI-1, a 26-foot wide cartway, including 4-foot wide shoulders on both sides is required for a Local Road, and a 22-foot wide cartway, including 2-foot wide shoulders on both sides is required for a Marginal Access Street. *The paving detail on Sheet 7 suggests Flute Road is considered a Private Access Road. Per Section 607.7, Private Access Roads may be used to provide access to residential lots. Flute Road should be classified as a Local Road or Marginal Access Street. In addition, the Flute Road Right-of-Way extends between M.C.T.A. Drive and Melrose Drive, and a 20-foot wide cartway exists from Melrose Drive to just east of the hotel property's eastern property line. The Township shall determine if Flute Road should connect M.C.T.A. Drive to the existing 20-foot wide cartway and if improvements per Table VI-1 will be required along the existing cartway.*

The proposed pavement width appears to be 24-feet and shall be dimensioned on the

plan. Per Table VI-1, this width exceeds the requirements for a Marginal Access Street, but does not meet those of a Local Road. The proposed classification shall be listed on the plan, and the pavement width revised accordingly.

Per footnote 'd', "the travelway width shall be delineated with solid white lines conforming to PennDOT standards". The pavement striping shall be shown on the plan and details shall be provided.

42. In accordance with Section 607.9 and Table VI-2, the Local Road or Marginal Access Street must be constructed with 6-inches compacted base material, 4-inches binder course, and 1.5-inches wearing course. *A pavement section for Flute Road must be provided on the plan.*
43. In accordance with Sections 607.11.A.1 and 607.11.A.2, "access easements shall be shown and labeled on the plan to indicate the purpose, easement users, and the rights of said users", and the "ownership and maintenance responsibility shall be noted on the plan for each easement". *An existing access easement is shown from the proposed development through the northern property and to S.R. 0611. Knock down emergency access gates (one on each property) are proposed to limit the easement to emergency vehicles. A portion of this proposed emergency access consists of lawn and should be revised to utilize a more stable surface.*
44. In accordance with Section 607.11.B.2, "all existing and proposed utility easement shall be shown and labeled on the plan and included in the restrictive covenants as appropriate". *Proposed sanitary sewer extends along Flute Road. An easement shall be provided for the proposed sanitary sewer along Flute Road and to manhole B2-2-4.*
45. In accordance with Section 607.13.E, "a leveling area for all road intersections shall be provided in accord with "PennDOT Publication 13M, Design Manual Part 2, Highway Design, latest edition" requirements based on average daily traffic for the intersecting roads." *The required leveling area for Flute Road must be shown on the plan and profile.*
46. In accordance with Section 607.15, "at all road intersections and all land development driveways/accesses a triangular area shall be graded and/or other sight obstructions removed in such a manner as not to obscure vision between a height of two (2) to ten (10) feet above the center-line grades of the intersecting roads". *Clear sight triangles shall be shown at the intersections of M.C.T.A. Drive and the proposed access driveway with Flute Road. Applicable notes shall be provided on the plan.*
47. In accordance with Section 607.16.M.1, "the access drive within the legal right-of-way of the public road, or for a distance of at least twenty (20') feet from the edge of the cartway, whichever is greater, shall not have a grade in excess of four (4%) percent. The grade of any access drive shall not exceed ten (10%) percent." *The proposed grading along the proposed access drive has a 5% slope within 20-feet of the Flute Road cartway and shall be revised.*

48. In accordance with Section 607.16.M.2, "access drive entrances into all non-residential and non-agricultural use properties shall be no less than twenty-four (24') feet in width, shall not exceed thirty-six (36') feet in width at the road line, unless provided with a median divider, and shall be clearly defined by curbing. The curbs of these driveway entrances shall be rounded with a minimum radius of twenty (20') feet from where they intersect a road." *Curbing must be provided along the access drive, and the radii at the intersection of the access drive and Flute Road must be 20-feet and labeled on the plans.*
49. In accordance with Section 607.19.A, "the maximum slope of any earth embankment or excavation shall not exceed one (1) foot vertical to three (3) feet horizontal unless stabilized by a retaining wall or cribbing, except as approved by the Board of Commissioners for special conditions". *The proposed grading below Riprap Apron B is approximately two (2) to one (1) and must be revised.*
50. In accordance with Section 607.20.A.2, "no forest mat, roots or stones larger than six (6) inches shall be incorporated into the subgrade." *A note to this effect must be placed on the plan.*
51. In accordance with Section 607.20.A.3, "the subgrade shall be compacted to not less than ninety-seven (97) percent of the determined dry weight (dry mass) density of the material on the site as determined in accord with PTM No. 106, Method B". *A note to this effect must be placed on the plan.*
52. In accordance with Section 607.22.E, "curbs shall be constructed in accord with the most current PennDOT RC64M standard for plain concrete curbs and Americans with Disabilities Act standards". *The required top of curb width of 8-inches must be indicated on the Monolithic Concrete Curb/Sidewalk Detail at Parking Areas on Sheet 7.*
53. In accordance with Section 607.23, "sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans with Disabilities Act standards." *The depth of the concrete must be indicated in the Monolithic Concrete Curb/Sidewalk Detail at Parking Areas on Sheet 7. In addition, per Section 676 of PennDOT Publication 408 and the RC-67M, gravel shall be placed at a depth of 6-inches and the detail must be revised.*
54. In accordance with Section 608.A.4, "monuments shall be set at all outbound locations where permanent monuments did not exist at the tie of the perimeter survey unless site conditions preclude the installation and the missing monument shall be noted on the final plan. Existing monuments shall not be removed." *Monuments shall be placed as required.*

55. In accordance with Section 609.3, "stormwater drainage and management shall comply with all Pennsylvania Department of Environmental Protection, PennDOT, and other agency rules and regulations". *An NPDES Permit from the Pennsylvania Department of Environmental Protection is required and must be provided upon receipt.*
56. In accordance with Section 609.4.G, "the minimum top width of the detention basin berm shall be ten (10) feet". *A top of berm at elevation 1175.00 having a width of 10-feet is proposed in the Stormwater Basin Detail on Sheet 7. It does not appear the proposed grading provides the required width of 10-feet. The grading should be revised and the berm elevation at 1175.00 shall be delineated on the plan.*
57. In accordance with Section 609.4.K.3, "emergency spillways shall be constructed of reinforced concrete or other material approved by the Township Engineer". *The material of the proposed emergency spillway must be indicated on the Permanent Emergency Spillway Detail on Sheet 7, and shall consist of material that can withstand the 100-year basin inflow, as required in Section 609.4.K.5.*
58. In accordance with Section 609.4.K.5, "the minimum capacity of all emergency spillways shall be the peak flow rate from the one-hundred-year design storm after development". *Emergency spillway calculations showing the spillway of the existing basin can handle the 100-year basin inflow with 1-foot of freeboard must be submitted for review.*
59. In accordance with Section 609.4.L.1, "anti-seep collars shall be installed around the pipe barrel within the normal saturation zone of the detention basin berms". *Anti-seep collars shall be provided in accordance with Section 609.4.L. Associated details and calculations must be submitted for review.*
60. In accordance with Section 609.4.M.1, "all outlet pipes through the basin berm shall be reinforced concrete pipe with watertight joints". *The proposed discharge pipe from the existing basin will be HDPE and must be revised to be RCP.*
61. In accordance with Section 610.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". *Submission to and approval from the Monroe County Conservation District, and NPDES approval shall be provided upon receipt. The following comments are based upon our review of the Erosion and Sediment Plan and Report, and associated notes and details.*
 - a. *Per the Pennsylvania Department of Environmental Protection Erosion and Sediment Pollution Control Manual, the rock construction entrance must have a minimum length of 50-feet, and the plan must be revised. The Standard Construction Detail for the proposed construction entrance must be provided on the plan.*

- b. *Stage 2 in the Specific Staging of Earthmoving Activities on Sheet 9 references Lumber Street and should be revised.*
 - c. *Stage 4 in the Specific Staging of Earthmoving Activities on Sheet 9 references silt barriers 1 to 11 while the plan view and Compost Filter Sock detail on Sheet 10 indicate 23 silt barriers. The Staging must be revised.*
 - d. *Stage 5 in the Specific Staging of Earthmoving Activities on Sheet 9 references Diversion Berm B, however it appears only Diversion Berm A is shown on the plan and the Staging should be revised. In addition, a detail for the proposed diversion berm(s) must be provided on the plan.*
 - e. *Standard E&S Worksheet #19 in the Erosion and Sediment Control Report lists a Top of Embankment Elevation at 1173.90 while the water surface elevation listed in Standard Construction Detail #7-2 on Sheet 10 is 1174.00. The top of embankment shall be set above the high water surface elevation per the Pennsylvania Department of Environmental Protection Erosion and Sediment Pollution Control Manual.*
62. In accordance with Section 611.A, "all subdivisions and land developments shall be served by an adequate water supply and sewage disposal system; and the developer shall provide evidence documenting said adequacy". *The hotel is proposed to connect to public water and sewer, and is located within the Act 537 Service Boundary. A completed Sewage Facilities Planning Module Exemption must be submitted for review, and evidence of adequate water supply must be submitted.*
63. In accordance with Section 616.1.D, "lighting plans shall be submitted for review and approval of any installation of lighting in connection with a land development application for any use identified in Subsection (b) of this Section." *A lighting plan must be submitted for review.*
64. In accordance with Section 619.B, 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 619". In addition, and in accordance with Section 619.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". *The amount of Prime Open Space shall be determined and indicated on the plan, and the required amount of Common Open Space shall be dedicated to the Township. Alternatively, and in accordance with Section 619.F, and if agreed upon by the Board of Commissioners and Applicant, a fee in-lieu-of dedicating open space as determined by the Township Fee Schedule may be provided.*
65. In accordance with Section 620.B, a parking space shall be 10-feet wide by 18-feet long. *The width of the proposed parking spaces must be revised to provide the required 10-feet.*
66. In accordance with Section 620.D, "off-street parking areas and perimeter travel lanes shall

be designed with pavement sections as specified below, as a function of anticipated traffic loads" as defined in this Section. *The anticipated traffic load must be determined and the Private Access Drive/Parking Paving Detail on Sheet 7 shall be revised accordingly to indicate the required thickness of the stone base, and binder and wearing courses.*

67. In accordance with Section 620.F "parking lot landscaping shall conform to the provisions of Section 615". *A landscape plan must be submitted for review.*
68. In accordance with Section 620.G, "parking and loading areas shall conform to the outdoor lighting provisions of Section 616". *A lighting plan must be submitted for review.*
69. In accordance with Section 622, a "Traffic Impact Study shall be submitted to the Township, as part of a Preliminary Plan and Final Plan for any subdivision or land development application expected to generate more than 250 new trips per day; for residential subdivisions or land developments containing fifteen (15) or more dwelling units or residential lots in aggregate; or all non-residential developments (with the exception of agricultural development) with buildings containing in excess of twenty (20,000) thousand square feet of floor space in the aggregate; development of any kind impacting thirty (30) acres of land or more in the aggregate". *A Traffic Impact Study must be submitted for review.*

STORMWATER MANAGEMENT ORDINANCE

The proposed development is located within the McMichaels Creek Watershed and the B-2 Management District of the Brodhead and McMichaels Creek Watershed. The project site discharges to an unnamed tributary of Scot Run which has a Chapter 93 Classification of High Quality Cold Water Fishery (HQ-CWF).

70. In accordance with Section 301.L, "roof drains should not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment." *The proposed roof drains must be shown on the plan.*
71. In accordance with Sections 301.M, 303.E, and 304.A.2.d, all stormwater runoff, other than rooftop runoff, shall be treated for water quality prior to discharge to surface or groundwater. *Water quality devices must be provided prior to stormwater entering the underground basin.*
72. In accordance with Section 302.B.1, an Existing Resource and Site Analysis Map (ERSAM) must be provided and must show "environmentally sensitive areas including, but not limited to, steep slopes, ponds, lakes, streams, wetlands, hydric soils, floodplains, buffer areas, hydrologic soil groups A and B (areas conducive to infiltration), any existing recharge areas, existing structures, property boundary line, areas of impervious surface, soils lines and descriptions from the most recent Monroe County Soil Survey, existing well locations, existing septic systems, existing contours, soil testing locations keyed to testing results, existing drainage structures, photograph location (if available), and the ratio of disturbed area to the entire site area and measures taken to minimize earth

disturbance". *An Existing Resource and Site Analysis Map must be submitted for review.*

73. In accordance with Section 304.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 Sections 304.A.3.a or 304.A.3.b, depending upon demonstrated site conditions." *Calculations must be provided demonstrating the volume infiltrated meets the required recharge volume.*
74. In accordance with Section 304.A.2.a, "a minimum depth of 24 inches between the bottom of the BMP and the limiting zone" is required. *The testing at the proposed underground basin was completed at elevations 1185.65± and 1186.60±. The basin bottom is proposed at elevation 1186.00. Additional testing must be provided at a depth 2-feet below the basin bottom.*
75. In accordance with Section 304.A.2.c, "the recharge facility shall be capable of infiltrating the recharge volume within 4 days." *Calculations must be provided showing any stormwater stored within the existing basin can be infiltrated within 4 days. A safety factor per Section 304.B.3 must be applied to the tested infiltration rates.*
76. In accordance with Section 304.B.2, "provide site-specific infiltration test results (at the level of the proposed infiltration surface) in accordance with the BMP Manual and/or ASTM Guide No. D5126 to determine the appropriate hydraulic conductivity rate". *The infiltration testing was completed only 12-inches below existing grade. Additional testing must be completed at the bottom elevation of the underground basin.*
77. In accordance with Section 305.E, "off-site areas that drain through a proposed development site are not subject to release rate criteria when determining allowable peak runoff rates. However, on-site drainage facilities shall be designed to safely convey off-site flows through the development site". *It appears the total areas of Existing Drainage Areas 1 and 2 include both on-site and off-site areas when compared to the Predevelopment Drainage Area Map. These total areas are then utilized in combination with on-site drainage areas (already included within the Existing Drainage Areas 1 and 2) to determine the predevelopment peak flows for each storm event. The on-site and off-site drainage areas shall only be counted once in the predevelopment peak flow calculations, and the calculations shall be revised to reduce the on-site peak flow as required in Table 305.1. For example, the 2-year post development peak flow shall be less than or equal to the 1-year on-site predevelopment peak flow plus the 2-year off-site predevelopment peak flow.*
78. In accordance with Section 307.A, "any stormwater management facility (i.e., BMP, detention basin) designed to store runoff and requiring a berm or earthen embankment required or regulated by this Ordinance shall be designed to provide an emergency spillway to handle flow up to and including the 100-year proposed conditions. The height of embankment must provide a minimum 1.0 foot of freeboard above the maximum pool elevation computed when the facility functions for the 100-year proposed conditions

inflow. Should any stormwater management facility require a dam safety permit under PADEP Chapter 105, the facility shall be designed in accordance with Chapter 105 and meet the regulations of Chapter 105 concerning dam safety which may be required to pass storms larger than the 100-year event.” *Emergency spillway calculations showing that the spillway of the existing basin can handle the 100-year basin inflow with 1-foot of freeboard must be submitted for review.*

79. In accordance with Section 307.D, “storm sewers must be able to convey proposed conditions runoff from a 50-year design storm without surcharging inlets, where appropriate”. *Calculations for existing and proposed on-site storm sewer must be submitted for review.*
80. In accordance with Sections 308.A and 403.A.4, any earth disturbance must be conducted in conformance with PA Title 25, Chapter 102, “Erosion and Sediment Control”, and all reviews and letters of adequacy from the County Conservation District must be submitted. *Submission to and approval from the Monroe County Conservation District, and NPDES approval shall be provided upon receipt. The following comments are based upon our review of the Erosion and Sediment Plan and Report, and associated notes and details.*
 - a. *Per the Pennsylvania Department of Environmental Protection Erosion and Sediment Pollution Control Manual, the rock construction entrance must have a minimum length of 50-feet, and the plan must be revised. The Standard Construction Detail for the proposed construction entrance must be provided on the plan.*
 - b. *Stage 2 in the Specific Staging of Earthmoving Activities on Sheet 9 references Lumber Street and should be revised.*
 - c. *Stage 4 in the Specific Staging of Earthmoving Activities on Sheet 9 references silt barriers 1 to 11 while the plan view and Compost Filter Sock detail on Sheet 10 indicate 23 silt barriers. The Staging must be revised.*
 - d. *Stage 5 in the Specific Staging of Earthmoving Activities on Sheet 9 references Diversion Berm B, however it appears only Diversion Berm A is shown on the plan and the Staging should be revised. In addition, a detail for the proposed diversion berm(s) must be provided on the plan.*
 - e. *Standard E&S Worksheet #19 in the Erosion and Sediment Control Report lists a Top of Embankment Elevation at 1173.90 while the water surface elevation listed in Standard Construction Detail #7-2 on Sheet 10 is 1174.00. The top of embankment shall be set above the high water surface elevation per the Pennsylvania Department of Environmental Protection Erosion and Sediment Pollution Control Manual.*
81. In accordance with Section 308.B.1, “areas proposed for infiltration BMPs shall be

protected from sedimentation and compaction during the construction phase to maintain maximum infiltration capacity". *The Specific Staging of Earthmoving Activities on Sheet 9 must include a step early in the Staging to protect the proposed infiltration areas.*

82. In accordance with Section 403, "a note on the maps shall refer to the associated computations and Erosion and Sediment Control Plan by title and date. The cover sheet of the computations and Erosion and Sediment Control Plan shall refer to the associated maps by title and date." *Notes shall be placed on the plans and reports referencing the other documents with title and date, and any subsequent revision dates.*
83. In accordance with Section 403.B.10, the map shall include "the name of the development, the name and address of the Applicant of the property, and the name and individual or firm preparing the plan". *The Grading Plan and PCSM Plan (Sheet 4) must include the name and address of the Applicant.*
84. In accordance with Section 403.B.12, the map shall include "a graphic and written scale of one (1) inch equals no more than fifty (50) feet; for tracts of two hundred (200) acres or more, the scale shall be one (1) inch equals no more than one hundred (100) feet". *A graphic and written scale is provided on the Grading Plan and PCSM Plan (Sheet 4), however they do not appear correct and the plan should be revised.*
85. In accordance with Section 403.B.14, the map shall include "the total tract boundary and size with accurate distances to hundreds of a foot and bearings to the nearest second". *The Grading Plan and PCSM Plan (Sheet 4) shall include dimensions along the property boundary.*
86. In accordance with Section 403.B.19, the map shall include "a fifteen foot wide access easement to and around all stormwater management facilities that would provide ingress to and egress from a public right-of-way". *A drainage easement that permits, but does not obligate the Township to enter the property to inspect and maintain the proposed stormwater management facilities must be provided. Refer to Note 14 referenced in Comment 18.*
87. In accordance with Section 403.B.22, the map shall include "a statement, signed by the Applicant, acknowledging that any revision to the approved Stormwater Management Site Plan must be approved by the Municipality and that a revised E&S Plan must be submitted to the Conservation District for a determination of adequacy". *The required statement must be provided on the Grading Plan and PCSM Plan (Sheet 4).*
88. In accordance with Section 403.B.23, the plan shall include "the following signature block for the Design Engineer (Pennsylvania licensed professional engineer):

I, (Design Engineer), on this date (date of signature), hereby certify that the Stormwater Management Site Plan meets all design standards and criteria of the Pocono Township Stormwater Management Ordinance. The word "certify" is an expression of

professional opinion by the undersigned and does not constitute a guarantee or warranty."

The required signature block must be provided on the Grading Plan and PCSM Plan (Sheet 4).

89. In accordance with Section 701.A, "for subdivisions and land developments the Applicant shall provide a performance guarantee to the Municipality for the timely installation and proper construction of all stormwater management controls as required by the approved Stormwater Management Site Plan in the amount and method of payment provided for in the Subdivision and Land Development Ordinance." *The required performance guarantee must be provided prior to plan recording.*
90. In accordance with Section 702.A, "the Stormwater Management Site Plan for the development shall contain an operation and maintenance plan prepared by the Applicant and approved by the Municipal Engineer. The operation and maintenance plan shall outline required routine maintenance actions and schedules necessary to insure proper operation of the stormwater management facilities." *The required operation and maintenance plan must be provided.*
91. In accordance with Section 703.A, "prior to approval of the site's Stormwater Management Site Plan, the Applicant shall sign and record a Maintenance Agreement in the form and substance satisfactory to the Board of Commissioners, covering all stormwater control facilities that are to be privately owned." *The required maintenance agreement must be provided prior to plan recording.*

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

92. The invert out elevation of 1162.40 listed in the Summary for Pond EX BASIN: EX BASIN is inconsistent with that listed in the Stormwater Basin Detail on Sheet 7. The Summary or Detail must be revised.
93. The emergency spillway at the existing basin must be shown and labeled on the plan.
94. The infiltration tests shown on the plan shall be labeled per those provided in the Post Construction Stormwater Management Report.

MISCELLANEOUS COMMENTS

95. Signature blocks and certifications, Site Data, and Zoning Requirements shall be placed on a plan showing the proposed development (i.e., Land Development Plan, Sheet 3).
96. Grading and a swale are proposed within the existing 42-foot wide PP&L Right-of-Way. Evidence permitting the proposed construction must be provided to the Township.
97. The executed agreement to access M.C.T.A. Drive referenced in General Note 6 on Sheet 1 must be provided upon receipt.

98. On Sheet 1, Sheets 7 and 10 listed in the Sheet List Table should be switched to match the plan set.
99. On Sheets 3 and 4, relocation of the proposed sanitary sewer should be considered to place it outside of the edge of pavement of Flute Road. This will eliminate traffic disruption and pavement removal and replacement should repair or replacement of the sanitary sewer ever be necessary.
100. On Sheet 4, the top of wall elevation of 1199.50 along the southeastern retaining wall appears low when compared to the proposed grades, and the top of wall elevation along the retaining wall adjacent to the emergency access drive appears high when compared to the proposed grades. The proposed elevations and/or grading should be revised.
101. On Sheet 4, the top of curb elevations along the southeastern retaining wall and nearest top of wall elevation of 1202.00 appear to be higher than the bottom of wall elevation, and should be revised.
102. On Sheet 4, a proposed 1198 contour is shown through the proposed building which has a first floor elevation of 1199. The proposed grading should be revised.
103. On Sheet 6, the proposed grading between A2 and A in Profile View of A to A3 Sta: 0+00 – 1+55.32, between B2 and B in Profile View B to B3 Sta: 0+00 – 1+61.71, and at B5 in Profile View of B3 to B5 Sta: 0+00 – 1+65.89 is inconsistent with that shown in the plan view and must be revised.
104. On Sheet 6, the invert out elevation at C1 and C1A in Profile View of Ex Inlet to C1 Sta: 0+00 – 1+21.83 is not consistent with that shown in the Stormwater Basin Detail on Sheet 7, and must be revised.
105. On Sheet 7, a Monolithic Concrete Curb/Sidewalk Detail at Parking Areas is provided. The construction of the curb and sidewalk should not be poured monolithically.
106. Spot elevations are provided along the proposed handicap spaces and accessible route, however the spots and scaled distances show slopes exceeding what is permitted by the 2010 ADA Standards for Accessible Design. Larger scale plans shall be provided showing the design of the proposed handicap parking spaces, ramps, and accessible routes with distances, slopes, and spot elevations.
107. The proposed Land Development requires the following agency approvals.
 - a. Pocono Township – Subdivision Plan and Land Development Plan approvals
 - b. Pocono Township – Connection of proposed sanitary sewer
 - c. Pocono Township – Fire Department
 - d. Pennsylvania Department of Environmental Protection & Monroe County

Conservation District – Letter of Adequacy and NPDES Permit for Stormwater Discharges from Construction Activities

- e. Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module Exemption
- f. Brodhead Creek Regional Authority – Water service connection

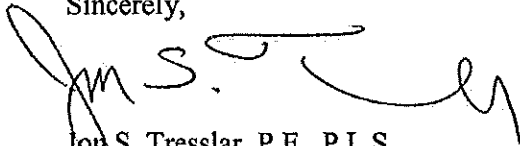
The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number of the comments, the receipt of a revised plan submission may generate new comments.

In order to facilitate an efficient re-review of revised plans, the Design Engineer 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 land development.

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: Pam Tripus, Township Secretary
Michael Tripus, Township Zoning Officer
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Broughal & DeVito, LLP
Robert J. Fisher, R.J. Fisher & Associates, Inc. – Applicant's Engineer
Niraj R. Parekh, Poconos Hospitality, LLC – Applicant/Equitable Owner
James L. Miller and William J. Miller – Owners
Melissa E. Prugar, P.E. – Boucher & James, Inc.