

AGENDA
POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
JUNE 25th, 2018 - 7:00 p.m.

CALL TO ORDER (Followed by the Pledge of Allegiance)

PUBLIC COMMENT:

CORRESPONDENCE:

A time extension was received until 10/22/2018 for Running Lane Proposed Hotel and Minor Subdivision Plan

MINUTES: Minutes of the Pocono Township Planning Commission Meeting - 06/11/2018

DISCUSSION - Log Cabin Express

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW

- 1) Spirit of Swiftwater Minor Subdivision - Plan fees paid. Professional Services Agreement and escrow received.

A. 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 08/27/2018. **Deadline for P.C. consideration is 08/13/2018.** The Plan was tabled at the 06/11/2018 P.C. Mtg.

B. 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 06/11/2018 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 06/11/2018 P.C. Mtg. Time extension requested until 10/20/2018. **Deadline for P.C. consideration is 10/08/2018.**
3. Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan - The plans were administratively accepted at the 08/14/2017 P.C. Mtg. Plans were tabled at the 06/11/2018 P.C. Mtg. Time extension requested until 10/22/2018. **Deadline for P.C. consideration extended to 10/08/2018.**

4. Pocono Logistics LDP - Plan fees paid. Plans were administratively accepted at the 03/26/2018 P.C. Mtg. Plans were tabled at the 06/11/2018 P.C. Mtg. ***Deadline for P.C. consideration is 07/09/2018.*** Twp. Engineer's review letter dated 04/19/2018 was received.

SKETCH PLANS:

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

ORDINANCES:

UNFINISHED BUSINESS:

NEW BUSINESS:

For Discussion:

Yard Sales Ordinance

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
Opelson Lot 3 Land Development (8/13/13)	Commercial Land Dev	Prelim	12/31/2018	12/10/2018	12/17/2018	unknown date	6/11/2018		
Dea 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	6/11/2018		
unning Lane LDP (8/14/17) *Submitted one application	Land Dev	Prelim	10/22/2018	10/8/2018	10/15/2018	5/10/2018	6/11/2018		
unning Lane LDP (8/14/17)	Lot Combo	Prelim	10/22/2018	10/8/2018	10/15/2018	5/10/2018	6/11/2018		
rtle Enterprises Auto Sales (02/12/2018)	Land Dev	Prelim/Final	8/27/2018	7/23/2018	8/6/2018	3/8/2018	6/11/2018	Recommended for Denial 04/23/2018	LDP Denied at the 04/30/2018 BOC Mtg. Rescinded at 06/04/2018 BOC
ocono Logistics (03/26/2018)	Land Dev	Prelim/Final	7/31/2018	7/9/2018	7/16/2018	4/19/2018	6/11/2018		
pirit of Swiftwater Minor (For acceptance at the 06/25/2018)	Minor Sub	Final	9/23/2018	9/10/2018	9/17/2018	Acceptance Letter Received 06/20/2018			

June 12, 2018

Pocono Township Board of Commissioners
P.O. Box 197
Tannersville, PA 18372

REFERENCE: Running Lane Proposed Hotel Land Development and Minor Subdivision Plan

Gentlemen:

I am writing to you at this time to waive the specific requirement set forth in the Pocono Township Subdivision and Land Development Ordinance requiring a decision by you within ninety (90) days from the date of the plan submission receipt date.

Please do not take our plan off the Planning Commission agenda. We agree to waive the requirement that the Board of Supervisors render a decision on our plan within the time specified in the Ordinance.

REASON FOR EXTENSION:

We are responding to the Township Engineer's and PaDEP's comments and will resubmit the revised plans as soon as possible.

ADDITIONAL TIME REQUESTED:

The deadline date that the Commissioners have is presently 07/30/18 and we would like to extend that 84 days to October 22, 2018 so that the deadline date for the Planning Commission will change from 07/09/2018 to approximately October 8, 2018.

Thank you for your kind cooperation.

Very Truly Yours,



Sarah J. Bue-Morris, P.E.

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JUNE 11th, 2018 - 7:00 p.m.

The Pocono Township Planning Commission Regular meeting was held on June 11th, 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, absent; Dennis Purcell, present; Bob DeYoung, present; Marie Guidry, present; Jeremy Sawicki, present; and Chad Kilby, present.

Lisa Pereira, Twp. Solicitor; Jon Tresslar, Twp. Engineer; Pamela Tripus, Twp. Secretary/Recording Secretary were present.

CORRESPONDENCE:

A time extension was received from Ertle Enterprises, Inc. until 08/27/2018.

P. Tripus, Twp. Secretary, explained the Planning Commission had recommended the Ertle LDP be denied at the 04/23/2018 P.C. Mtg., the BOC approved Resolution 2018-38 denying the Plan at the 04/30/2018 BOC Mtg. The Applicant had since requested and was granted Resolution 2018-41 - rescinding the denial. Discussion followed. L. Pereira, Twp. Solicitor, explained the applicant is going back to the original plan, until waivers are addressed.

Ertle Enterprises Auto Sales LDP - Plan fees paid. Plans were accepted at the 02/12/2018 P.C. Mtg. Plans were tabled at the 03/26/2018 P.C. Mtg. Plan was denied by Resolution 2018-38 and rescinded by applicant request. A time extension was received until 08/27/2018. J. Sawicki made a motion, seconded by D. Purcell, to table the Ertle Enterprises Auto Sales LDP. All in favor. Motion carried.

MINUTES: D. Purcell made a motion, seconded by C. Kilby, to approve the minutes of the 05/29/2018 PC meeting. D. Purcell, yes; B. DeYoung, abstained; R. Swink, yes; M. Guidry, yes; C. Kilby, yes; and J. Sawicki, abstained. Motion carried.

PUBLIC COMMENT:

Kevin Russo, Log Cabin Express, addressed the Board and explained they would like to place temporary, seasonal tables and chairs for alcoholic beverages sales on the sidewalk surrounding the area near the elevator at the Crossings Outlet Mall. Discussion followed concerning foot traffic and handicap parking near the area. K. Russo explained the seating area is required to be roped off as part of LCB requirements. M. Guidry questioned the liability of blocking foot traffic. C. Kilby questioned if the handicap parking and entrance to the elevator would be impeded. J. Sawicki questioned if the Crossings Management was contacted and if the seating would push foot traffic into the parking lot. R. Swink questioned how the serving area would be monitored. Discussion followed. L. Pereira suggested he meet with Michael Tripus, Zoning Officer and discuss the P.C.'s concerns on the temporary accessory use of the area. No action taken.

FINAL PLANS UNDER CONSIDERATION: None

PRELIMINARY PLANS UNDER CONSIDERATION:

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 05/29/2018 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 J. Sawicki, to table the Sheldon Kopelson, Commercial Development (Lot 3). All in favor. Motion carried.

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 05/29/2018 P.C. Mtg. Time extension requested until 10/20/2018. Deadline for P.C. consideration is 10/08/2018. C. Kilby made a motion, seconded by B. DeYoung, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

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 05/29/2018 P.C. Mtg. Time extension requested until 07/30/2018. Deadline for P.C. consideration is extended to 07/09/2018.

Sarah Bue-Morris, Bue-Morris Associates, Inc. represented the waiver request from SALDO Sec.607.16.M.2 - Curbing along access driveways. S. Bue-Morris explained the curbing along the northern driveway will prevent stormwater from entering the inlet at the start of a PennDOT pipe. C. Kilby noted without curbing, people may drive over the lawn area. J. Tresslar, Twp. Engineer, questioned if the curbing was part of the PennDOT HOP application. S. Bue-Morris explained the curbing was removed on the application of HOP submittal. Discussion followed on the need for curbing. J. Tresslar noted curbing is PennDOT's decision and recommended waiting until the PennDOT permit was received. No action was taken.

J. Sawicki made a motion, seconded by D. Purcell, to table the Running Lane Land Development Plan and Minor Subdivision/Lot Combination. All in favor. Motion carried.

Pocono Logistics LDP - Plan fees paid. Plans were accepted at the 03/26/2018 P.C. Mtg. Plan was tabled at the 05/29/2018 P.C. Mtg. Deadline for P.C. consideration is 07/09/2018. Twp. Engineer's review letter dated 04/19/2018 was received. B. DeYoung questioned the status of the plan. J. Tresslar, Twp. Engineer, noted they are in the process of addressing his review letter. C. Kilby made a motion, seconded by M. Guidry, to table the Pocono Logistics LDP. All in favor. Motion carried.

SKETCH PLANS: None

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

ORDINANCES:

Medical Marijuana, SALDO amendment, and Amendment to Ordinance 110 (Signs)
- L. Pereira, Twp. Solicitor, explained the Board of Commissioners advertised for hearings on July 16th, 2018 and requested a formal recommendation for the Ordinances from the Planning Commission.
J. Sawicki made a motion, seconded by M. Guidry, to recommend the adoption of the Medical Marijuana, SALDO amendment, and Amendment to Ordinance 110 (Signs) to the Board of Commissioners. All in favor. Motion carried.

UNFINISHED BUSINESS:

NEW BUSINESS:

For Discussion:

Yard Sales Ordinance - M. Tripus, Twp. Zoning Officer, was absent. A revised draft was distributed to the P.C. for discussion at the next meeting.

COMMENTS BY AUDIENCE:

ADJOURNMENT: J. Sawicki made a motion, seconded by C. Kilby, to adjourn the meeting at 08:25 p.m., until June 25th, 2018, at the Pocono Township Municipal Building, Tannersville, PA. All in favor. Motion carried.



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

INNOVATIVE ENGINEERING

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

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

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

www.bjengineers.com

June 20, 2018

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

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

Dear Planning Commission Members:

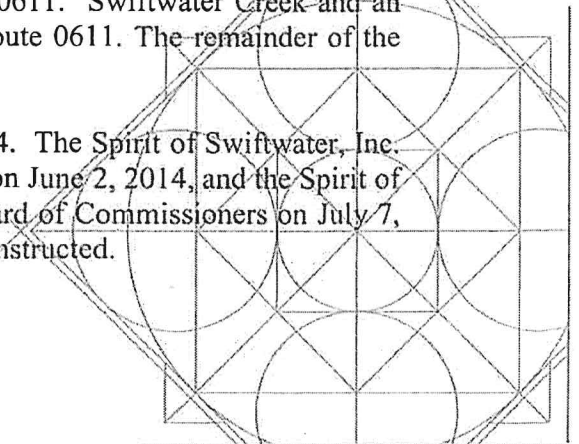
Pursuant to the Township's request, we have completed an acceptance review of the Minor Subdivision Plan Application for the Spirit of Swiftwater. The submitted information consists of the following items.

- 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.

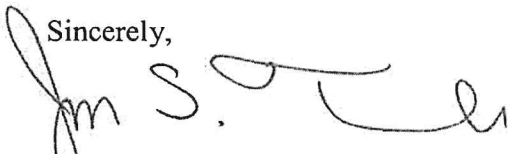
Proposed Lot 2 will have an area of 9.066 acres and consist of woodlands. Proposed Lot 2 will consist of existing woodlands. The proposed hotel in the Spirit of Swiftwater Phase II development will be located on Proposed Lot 2 once it is constructed.

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 upon our review, we recommend the Planning Commission accept the 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: DonnaASURE – 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.

POCONO TOWNSHIP LAND DEVELOPMENT APPLICATION

Pocono Township
P.O. Box 197
Tannersville, PA 18372

JUN 15 '18 PM 12:42

The undersigned hereby applies for review by the Pocono Township Planning Commission and review and approval of the Board of Commissioners of Pocono Township for the plans submitted herewith and described below:

1. _____ Preliminary Plan Submission _____ Lot Line Adjustment
_____ Final Plan Submission _____ Lot Combination
✓ _____ Final Plan-Minor Subdivision _____ Sketch Plan

2. Name of Land Development: SPIRIT OF SWIFTWATER

Plan Dated: 5/9/2018 County Deed Book No.: _____

Volume No.: _____ Page No.: _____

Property located in the Township's Designated C-COMMERCIAL ZONE.

3. Name of Property Owner(s): SPIRIT OF SWIFTWATER, INC.
(If corporation, provide corporations' name and address and two officers of corporation)

Address: 117 PIPHER LANE, SUITE 100, EMPIRE PLAZA
STROUDSBURG, PA. 18360 Phone No.: 570-807-9371

4. Name of Applicant: _____
(If other than owner)

Address: _____
_____ Phone No.: _____

5. Applicant's interest if other than owner: _____

6. Engineer, Architect, Land Surveyor, or Landscape Architect responsible for plan:

KEYSTONE CONSULTING ENGINEERS, INC.

Address: 863 INTERCHANGE RD., SUITE 101
KRESSVILLE PA. 18333-0639 Phone No.: 610-661-5233

7. Total Acreage: 26.858 Total Number of Lots: 2

8. Acreage of adjoining land in same ownership (if any): 0.99

9. Type of Development Planned: Single Family: _____
Two-Family: _____
Multi-Family: EXISTING APARTMENTS
Commercial: HOTEL PROPOSED
Industrial: _____
Other: _____

ANTHONY MAULA, PRESIDENT
MARLENE MAULA, SECY/TREAS.

POCONO TOWNSHIP LAND DEVELOPMENT APPLICATION

10. Will construction of building be undertaken immediately ☒ Yes ☐ No

By Whom: ☒ Person Subdividing
☐ Other Developer
☐ Purchasers of individual lots

11. Type of water supply proposed: ☒ Public (Municipal) system
☐ Private (Centralized)
☐ Individual (On Site)

12. Type of sanitary sewage Disposal proposed: ☒ Public (Municipal) system
☐ Private (Centralized)
☐ Individual (On Site)

13. Are all streets proposed for dedication: ☐ Yes ☒ No

14. Acreage proposed for park or other public or semi-public use as per Ordinance 121, Article IX, Section 3.212:

OPEN SPACE : 3.6 AC. (SHARED)

15. Present zoning classification and zoning changes, if any, to be requested:

PRESENT : C - COMMERCIAL
(NO CHANGE ANTICIPATED)

16. Have appropriate public utilities been consulted: ☒ Yes ☐ No

17. Material accompanying this Land Development Application:

Number	Item
a) <u> </u>	Preliminary Plan
b) <u>+2</u>	Final Plan
c) <u>12</u>	Final Plan-Minor Subdivision
d) <u> </u>	Development Agreement
e) <u> </u>	Street Profiles and Cross-sections
f) <u> </u>	Other

18. List all subdivision standards and requirements which have not been met and for which a waiver or change is to be required:

NONE KNOWN AT THIS TIME

The undersigned represents that to the best of his knowledge and belief, all the above statements are true and correct, and complete.

Date: 6/12/18

Signature of Owner or Applicant:  Pres.

(By) Anthony P. Maula, Pres.

POCONO TOWNSHIP PLAN RECEIPT CHECK LIST

Name of Subdivision or Land Development Plan: SPIRIT OF SWIFTWATER MINOR SUBD.

Property Identification # 12/12/2/8

Date: 6/13/18

Name of Developer: ANTHONY MAULA

Name of Engineer or Surveyor: KCE

Address: 117 PIPHER LANE, SUITE 100
STROUDSBURG, FL 10360

Address: 863 INTERCHANGE ROAD
KRESGEVILLE, PA. 18333-0639

Phone: 570-807-9371

Phone: 610-681-5233

Email: anthonymaula@gmail.com

Email: rwoiff@kceinc.com

Preliminary Major Subdivision and/or Land Development

JUN 15 '18 PM 12:43

Yes No

- ☐ ☐ Signed dated Application - 14 copies
- ☐ ☐ Professional Services Agreement and Escrow payment
- ☐ ☐ Required Application Fees
- ☐ ☐ Plan - 14 copies - (5 full sets, 9 - 11"x17", and 1 electronic -CD)
- ☐ ☐ Storm Water Management (SWM) Report - 3 copies
- ☐ ☐ Wetland Study or abbreviated Study (if warranted) - 14 copies
- ☐ ☐ Planning Modules Information as per DEP requirement - 4 copies
- ☐ ☐ Copy of Erosion and Sedimentation Narrative (may be submitted with final unless applicant opts to build under Preliminary plan approval) - 3 copies
- ☐ ☐ Modification Request Application for all requested Modifications - 14 copies
- ☐ ☐ PennDot Highway Occupation Permit (HOP) or acknowledgement of project if fronting state road and non-residential - 4 copies
- ☐ ☐ Professional Services Agreement - 1 copy with W-9 form

Plan is either Preliminary or Final. There are no provisions in the ordinance for a Preliminary/Final Submission. Such Submission would require a Modification Request with the plan application.

Final Major Subdivision and/or Land Development

Yes No

- ☐ ☐ Signed dated Application - 19 copies
- ☐ ☐ Professional Services Agreement and Escrow payment
- ☐ ☐ Required Application Fees
- ☐ ☐ Plan -19 copies - (5 full sets, 14 - 11"x17", and 1 electronic- CD)
- ☐ ☐ Storm Water Management (SWM) Report - 3 copies
- ☐ ☐ Wetland Study or abbreviated Study (if warranted) (if preliminary plan submittal was waived) -19 copies
- ☐ ☐ Planning Modules Information (if preliminary plan submittal was waived) as per DEP requirement- 4 copies
- ☐ ☐ Copy of Erosion and Sedimentation Narrative - 3 copies
- ☐ ☐ Modification Request Application for all requested Modifications (if Modifications approved with Preliminary Plan, then provide listing on Final Plan) - 19 copies
- ☐ ☐ PennDot Highway Occupation Permit (HOP) or acknowledgement of project if fronting state road and non-residential - 4 copies

Plan is either Preliminary or Final. There are no provisions in the ordinance for a Preliminary/Final Submission. Such Submission would require a Modification Request with the plan application.

Minor Subdivision Plan Check List

Yes No

- ☒ ☐ Signed dated Application - 17 copies
- ☒ ☐ Professional Services Agreement and Escrow payment
- ☒ ☐ Required Application Fees
- ☒ ☐ Plan -17 copies - (3 full sets, 14 - 11"x17", and 1 electronic- CD)
- ☐ ☒ Wetland Study or abbreviated Study (if warranted) - 17 copies
- ☐ ☒ Modification Request for all requested Modifications - 17 copies
- ☒ ☒ Tract History for verification of minor plan consideration - 17 copies
- ☒ ☒ Minor Planning Modules as per DEP Requirement - 4 copies
- ☒ ☐ PennDot Highway Occupation Permit (HOP) or acknowledgement of project if fronting state road and non-residential - 4 copies if Applicable.

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

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

RECEIVED

JUN 15 2018

MONROE 2030

ADMINISTRATIVE CENTER

1 Quaker Plaza, Room 106

Stroudsburg, PA 18360-2169

Phone: 570-517-3100

Fax: 570-517-3858

Email: mcpc@monroecountypa.gov

MONROE COUNTY PLANNING COMMISSION
RECEIPT OF PLAN SUBMITTAL

Date Received 6/15/18
Owner/Applicant Anthony Maula
Engineer KCE
Project Name Maula Subdivision

Fee \$ 35 Check Number 433
Type of Plan Minor
Acreage ~ 26ac. Lots 1
Received by Nathan J. Shurt



pennsylvania
DEPARTMENT OF TRANSPORTATION

Date: 06/08/2018
Subject: Highway Occupancy Permit Application No. 152813 - Returned For Revisions
To: Running Lane, LLC
1034 Interchange Road
Gilbert, PA 18331
From: PennDOT Engineering District 5-0
1002 Hamilton Street
Allentown, PA 18101

Dear Applicant,

PennDOT has reviewed your application for completeness, consistency and compliance with applicable Department Regulations. This review has identified issues that must be addressed in order for our review to continue.

The Department's review comments are attached.

Once the comments have been addressed, please resubmit the application and associated material for further review.

Upon resubmission, the applicant's engineer should put together a letter that describes how each comment has been addressed and where each can be found. This will help expedite the review. For guidance on HOP applications refer to 67 PA Code, Chapter 441, Chapter 459 and PennDOT Publication 282, "Highway Occupancy Permit Guidelines". Additional comments may follow upon review of the resubmitted application.

If you have any questions regarding this matter, you may contact Melissa Maupin, District Permit Manager, at (610)871-4167 or via email at mmaupin@pa.gov.



Response Comments

Date: 06/08/2018

Application Number: 152813

Form Letter Notes

- (1) * Upon resubmission, the applicant's engineer should put together a letter that describes how each comment has been addressed and where each can be found in the plan set. A copy of these comments and any previously submitted plans should also be provided.

* Additional comments may follow upon review of the resubmitted application. If you have any questions pertaining to the technical aspects of this review, please contact the Department.

* For guidance on Highway Occupancy Permit applications refer to PA Code Title 67, Chapter 441, Chapter 459 and PennDOT Publication 282. This will help expedite the review.

General

- (1) You are reminded that prior to the issuance of a Highway Occupancy Permit (HOP), the Department will require the Applicant to provide a Certificate of Insurance and a Letter of Credit (Form M-950L) for the proposed work associated with the HOP. Other forms of security may be acceptable if they meet the requirements of Strike-Off Letters 470-09-01 and 494-13-04. These forms can be found in the ePermitting System via the following link:
<https://www.dot14.state.pa.us/EPS/common/COMreferenceMaterialForms.jsp>. The security must be in an amount equal to the estimate construction costs plus a 15% contingency.
- (2) Please continue to provide the latest Township review comments and/or approvals with your resubmission.

Application

- (1) When another application is associated with the proposed development (municipal application for stormwater, application in the name of a utility company, etc.), select the application in the Link TSP/HOP List section of EPS under Application Setup. Also provide each application number in the work summary for the other submission and reference it on the other plan set. Do not create a separate Work ID to reference other application numbers. Instead, include the application numbers for reference in the Work Summary for the main work item. For example, Work Summary associated with Work ID 1: Install high volume driveway (1700 vehicles, 3400 trips). Stormsewer to be installed with application #### and sidewalk will be installed with application ####.

- (2) Provide an updated Applicants Authorization for Agent to Apply for Highway Occupancy Permit form (M-950AA) utilizing the most recent (5/17) version.

Plan Presentation

- (1) Label the proposed Department improvements as "By Others" on the plan.
- (2) As noted on the previous plan markups, revise the Location Map to comply with the requirements of Design Manual Part 3.
- (3) Identify the existing stormwater facilities that are to be removed as part of the proposed improvements as "TBR" on the plans.
- (4) The revised plan depicts a Township Ultimate Right-of-Way line, but the text and line style indicate that it is existing right-of-way. Please confirm and revise the plan accordingly.
- (5) See plan markups for additional comments. The marked-up plans can be found on the Department's e-Permitting system.

Access Configuration/Profile- Driveways/Local Roads

- (1) The modified truck turning templates continue to show two-way travel being maintained within the site access. This creates unnecessarily large radii. Since it is anticipated that truck traffic will be very low, modify the turning templates to utilize the full driveway width. Reduce the driveway radii accordingly.

Typical Sections

- (1) Show the side slope treatment on the proposed driveway typical section. The slope should tie to the edge of proposed driveway pavement. If the slope varies, the range of slope should be labeled.
- (2) Revise the existing SR 0611 pavement detail to reflect the Department improvements.
- (3) Revise the SR 0611 typical section to show the proposed shoulder cross slope at 6%.
- (4) As previously noted, the cross slope of the proposed right turn lane should transition from existing SR 0611 cross slope to 2% at the proposed driveway. Revise the cross slope range shown on the typical section as necessary.

Cross Sections

- (1) Address all relevant Typical Section comments noted above.
- (2) Identify the existing SR 0611 shoulder cross slopes on the cross sections.
- (3) Show the proposed pavement widening on cross section 591+00 and 591+50.
- (4) As previously noted, the proposed widening cross slope shown on cross section 591+50 does not match the proposed driveway profile grades. Please revise.

- (5) As previously requested, revise the proposed right turn lane cross slopes to transition from the existing SR 0611 cross slope to 2% at the proposed driveway.

Signs

- (1) Revise the Sign Data Spreadsheet to show the driveway sign locations to be "Intersection" "Left". Also, eliminate the sign symbol column on the excel file.

Pavement Markings

- (1) Revise the Pavement Marking & Signing Plan to only show final conditions.

Maintenance And Protection Of Traffic

- (1) As previously requested, select the appropriate PATA figures in the PATA Documents portion of the Attachments section of EPS.

Drainage

- (1) Provide a predevelopment versus post development summary for the two SR 0611 culverts, identified as P19 and P20 in the Post Construction Stormwater Management Report.
- (2) In accordance with Strike-Off Letter 470-10-03, since this project proposes subsurface storm water facilities draining more than a proposed driveway or local road and physically or hydraulically connected to an existing or new highway drainage facility, the permittee for the stormwater must be the local government. Please provide an application for the stormwater in the name of the Township.
- (3) Show flow arrows for all existing and proposed storm pipes on the plan.

Utilities

- (1)

As previously noted, in accordance with 67 Pa Code, Chapter 459.7(8) Highways under construction. No permit application will be approved for occupancy of a section of right-of-way within which a highway construction or reconstruction project is underway, or if a contract for such a project has been let, until the project is completed and accepted by the Department, unless the application is accompanied by an attested certificate signed by the contractor or other authority constructing the project, consenting to the proposed work of the applicant within the right-of-way, together with a waiver, release and quitclaim to the Department of damages and defenses for delays by reason of that work and occupation of the right-of-way by the permittee, or from a cause resulting

by reason of that
work and occupation.

The aforementioned information must be submitted in order to issue a permit.