

AGENDA
POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
March 13, 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-2/13/2017.

G. NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

- No new plans have been submitted.

H. FINAL PLANS UNDER CONSIDERATION:

1. Farda Minor Subdivision - Plan was accepted at the 2/13/17 P.C. Meeting. Proposal for the consolidation and subdivision of five (5) existing parcels for the Summit Health Campus and existing gas station. Review No. 1 was distributed on 3/2/17. Deadline for consideration is 5/14/17.

I. PRELIMINARY PLANS UNDER CONSIDERATION:

2. 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 2/13/17 mtg. A resubmission has not occurred. Deadline for consideration extended to June 30, 2017.
3. 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 April 17, 2017. Planning Review distributed 9/9/16. Technical Review distributed 11/9/16. Tabled at the 2/13/17 mtg.
4. Camelback Lot 13 and Hotel – Plan was accepted at the 06/13/2016 PC Meeting. Review letter distributed 07/21/16. Tabled at the 2/13/17 mtg. Deadline for consideration extended to April 17, 2017.
5. Sanofi Pasteur Tier One Parking Deck – Plan was accepted at the 07/11/2016 P.C. Meeting. Final Plan approval contingent on approval of waiver request. Deadline for consideration is May 7, 2017. Tabled at the 2/13/17 mtg. Review No. 3 distributed March 10, 2017.

6. Sanofi Pasteur Discovery Drive Turn Lane Land Development – Plan was accepted at the 10/24/16 P.C. meeting. Final Plan approval contingent on approval of waiver request. Deadline for consideration is April 22, 2017. Tabled at the 2/13/17 mtg. Review No. 3 distributed 3/10/17.
7. Discovery Drive Widening - The plans were administratively accepted at the December 12, 2016 P.C. Meeting. Final Plan approval contingent on approval of waiver request. Deadline for consideration is June 8, 2017. Review No. 2 distributed 1/9/17. Tabled at the 2/13/17 mtg.
8. Summit Health Campus – Land Development- The plans were administratively accepted at the January 9, 2017 P.C. Meeting. Deadline for consideration is April 9, 2017. Review No. 1 distributed 2/10/17. Request for Modifications recommended for approval to the BOC at the 2/13/17 P.C. Meeting.
9. 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 is 5/14/17. Review No. 1 distributed 3/10/17.

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
2. Brookdale on the Lake Zoning Amendment

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
Larson on Brookdale Rd (12/12/16)	Minor Subdivision	Final	4/19/2017	4/10/2017	4/17/2017	2/10/2017	1/9/2017	Recommended denial of RFM-steep slopes; Recommended approval of plan to BOC at 2/13/17 meeting	RFM-Steep Slopes was tabled at 2/21/17 BOC Mtg.
	Minor Subdivision	Final	5/14/2017	4/24/2017	5/1/2017	3/22/2017			
Kopelson Lot 3 Land Dev't (08/13/13)	Commercial Land Dev't	Prelim	6/30/2017	6/12/2017	6/19/2017	unknown date	2/13/2017		
Spa Castle Land Development (Prel) (12/14/15)	Commercial Land Dev't	Prelim	4/17/2017	4/3/2017	4/10/2017	Planning Rev 9/9/16 Technical Rev 11/9/16	2/13/2017		
	Commercial Land Dev't	Prelim	4/17/2017	4/10/2017	4/17/2017	7/21/2016	2/13/2017		
Sanofi Tier One Parking Deck (7/11/16)	Commercial Land Dev't	Prelim*	5/7/2017	4/24/2017	5/1/2017	3/10/2017	2/13/2017		
Sanofi Pasteur Discovery Drive Turn Lane (10/24/16)	Land Dev't	Prelim*	4/22/2017	4/10/2017	4/17/2017	3/10/2017	2/13/2017		
Weis Market Gas N Go (12/12/16)	Land Dev't	Prelim*	3/10/2017	2/27/2017	3/6/2017	2/10/2017	1/9/2017	Recommended approval of RFMs and Plan Approval to BOC at 2/13/17 mtg.	
	Land Dev't	Prelim*	6/8/2017	5/22/2017	6/5/2017	1/9/2017	2/13/2017		
Summit Health Center Land Development (1/9/17)	Land Dev't	Prelim	4/9/2017	3/27/2017	4/3/2017	2/10/2017	2/13/2017	Prelim/Final Plan Waiver recommended to BOC at 2/13/17 meeting	
Day Star Holiness Bible Church (2/13/17)	Land Dev't	Prelim	5/14/2017	4/24/2017	5/1/2017	3/10/2017			
*Final Plan contingent on approval of waiver request									

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 13th, 2017
7:00 P.M.

The Pocono Township Planning Commission Regular Meeting was held on February 13th, 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; Scott Gilliland, present; Marie Guidry, present; Robert Demarest, present; Robert DeYoung, present; Dennis Purcell, present; and Jeremy Sawicki, absent.

Lisa Pereira, Planning Commission Solicitor; and Melissa Pruger, Township Engineer; Charles Vogt, Township Manager; and Pamela Tripus, Township Secretary; 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 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:

- 1) A time extension letter was received for Sanofi Discovery Drive Widening for ninety (90) days.
- 2) A time extension letter was received for Larson Minor until 04/19/2017.

MINUTES: S. Gilliland noted a correction to the minutes.
D. Purcell made a motion, seconded by M. Guidry, to approve the 01/09/2017 as corrected. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS:

Farda Minor Subdivision - Nate Oiler, RKR Hess, represented the plan. Plan fees paid. Twp. Engineer's acceptance review letter of 02/10/2017 received. The plan proposes to consolidate and subdivide five existing parcels for the Summit Health Campus and existing gas station. S. Gilliland made a motion, seconded by B. DeYoung, to accept the Farda Minor Subdivision Plan. All in favor. Motion carried.

Day Star Holiness Bible Church - Plan fees paid. Twp. Engineer's acceptance review letter of 02/10/2017 received. Property is located on Learn Road. D. Purcell made a motion, seconded by S. Gilliland, to accept the Day Star Holiness Bible Church LDP. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION:

Larson Minor Subdivision on Brookdale Road - Plan fees paid. The plan was accepted at the 12/12/2016 P.C. mtg. Twp. Engineer review letter #2 was received 02/10/2017. Chuck Niclaus, Niclaus Engineering Corp., represented the plan. A Request for Modification (RFM) from SALDO 3.209.B.4 &

FINAL PLANS - LARSON CONT:

3.209.B.5 was requested. C. Niclaus suggested a note could be added to the plan reserving 65% of the lots from future development. Discussion followed. B. Demarest made a motion, seconded by M. Guidry, to deny the RFM for 3.209.B.4 & 3.209.B.5 - Steep slopes based on the Twp. Engineer's unfavorable recommendation. Roll call vote: D. Purcell, yes; B. DeYoung, no; S. Gilliland, no; R. Swink, yes; M. Guidry, yes; and B. Demarest, yes. Motion carried.

S. Gilliland made a motion, seconded by B. Demarest, to recommend approval of the Larson Minor Subdivision Plan on Brookdale Road conditioned the requirement of the 02/10/2017 Twp. Engineer review #2 letter are met. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION:

Sheldon Kopelson - Commercial Development (Lot 3) - Plan accepted at the 08/13/2013 P.C. mtg. Tabled at the 01/09/2017 mtg. Deadline for consideration is 06/30/2017. B. Demarest made a motion, seconded by B. DeYoung, to table the Sheldon Kopelson - Commercial Development (Lot 3). All in favor. Motion carried.

Spa Castle Land Development - Plan accepted at the 12/14/2015 P.C. mtg. Plan fees paid. Planning modules rejected by the Commissioners. Tabled at the 01/09/2017 mtg. A time extension letter was received until 04/17/2017. Discussion followed on the status of the plan. B. Demarest made a motion, seconded by B. DeYoung, to table Spa Castle Land Development Plan. All in favor. Motion carried.

Camelback Lot 13 and Hotel - Plan fees paid. Plan was accepted at the 07/25/2016 mtg. The plan was tabled at the 01/09/2017 P.C. mtg. B. Demarest made a motion, seconded by B. DeYoung, to table the Camelback Lot 13 and Hotel. All in favor. Motion carried.

Sanofi Pasteur Tier One Parking Deck - Plan fees paid. The Plan was accepted at the 07/11/2016 P.C. mtg. The plan was tabled at the 01/09/2017 P.C. mtg. Deadline for consideration is 05/07/2017. **SEE MOTION BELOW FOR TABLING.**

Sanofi Pasteur Discovery Drive Turn Lane Land Development - Plan was accepted at the 10/24/2016 P.C. mtg. Deadline for consideration is 4/22/2017. The plan was tabled at the 01/09/2017 P.C. mtg. Revised Plans received. **SEE MOTION BELOW FOR TABLING.**

Sanofi Discovery Drive Widening - The plans were administratively accepted at the 12/12/2016 P.C. Mtg. The plan was tabled at the 01/09/2017 P.C. mtg. Final plan approval contingent on approval of waiver request. **SEE MOTION BELOW FOR TABLING.**

M. Guidry made a motion, seconded by D. Purcell, to table the Sanofi Pasteur Tier One Parking Deck LDP, Sanofi Pasteur Discovery Drive Turn LDP, and Sanofi Pasteur Discovery Drive Widening LDP. S. Gilliland abstained from voting. All in favor. Motion carried.

PRELIMINARY PLANS CONT:

Weis Market Gas 'N' Go - Gas 'N' Go facility at existing Weis Market. The plans were administratively accepted at the 12/12/2016 P.C. Meeting. Boucher & James review No. 2 was distributed 01/05/2017. Revised plans received on 02/03/2017. William Swanick, P.E. Herbert, Rowland, & Grubic, Inc., and Alexander G. Ororbia represented the plan. Discussion followed. RFMs requested:

SALDO 3.209.B.7 - New Deed - S. Gilliland made a motion, seconded by B. DeYoung, to recommend approval of SALDO 3.209.B.7 - New Deed for Weis Market Gas "N" Go. All in favor. Motion carried.

SALDO 2.106 - Preliminary/Final - D. Purcell made a motion, seconded by M. Guidry to recommend approval of SALDO 2.106 - Preliminary Final. All in favor. Motion carried.

SWM 301.L - Roof Drains - B. DeYoung made a motion, seconded by S. Gilliland, to recommend approval of SWM 301.L - Roof drains. All in favor. Motion carried.

SWM 307.C and 307.D - storm water conveyance facility - M. Guidry made a motion, seconded by D. Purcell, to recommend approval of SWM 307.C and 307.D - storm water conveyance facility. All in favor. Motion carried.

D. Purcell made a motion, seconded by B. DeYoung, to recommend approval of the Weis Market Gas 'N' Go LDP conditioned upon the requirements of the Twp. Engineer's 2/10/2017 letter are satisfied. All in favor. Motion carried.

Summit Health Campus Land Development Plan - Plan fees paid. Plan was accepted at the 01/09/2017 P.C. mtg. Twp. Engineer's review letter of 02/10/2017 was received. Nate Oiler, RKR Hess Associates, represented the plan. Discussion followed on traffic improvements to Rt. 715, runoff from neighboring property and BCRA waterline expansion. RFM's requested:

- 1) 2.106 - preliminary/final - B. Demarest made a motion, seconded by S. Gilliland, to recommend approval of SALDO 2.106 - Preliminary/Final. All in favor. Motion carried.
- 2) SALDO 2.302.A & SMO 403B (pg. 35) - Plan size - S. Gilliland made a motion, seconded by B. Demarest, to recommend approval of SALDO 2.302.A & SMO 403B (pg. 35) - Plan size to 30" x 42". All in favor. Motion carried.
- 3) SMO 306 D (pg. 31) 1986 rainfall intensity curves. - B. Demarest made a motion, seconded by M. Guidry, to recommend approval of SMO 306 D (pg. 31) 1986 rainfall intensity curves. All in favor. Motion carried.

B. Demarest made a motion, seconded by M. Guidry, to table the Summit Health Campus Land Development Plan. All in favor. Motion carried.

SKETCH PLANS: Tannersville Point Apartment Complex-Revised Sketch Plan - Application fee and Escrow replenished. Deanna Schmoyer, Borton-Lawson, Inc. represented the plan. The revised plan is for a 4 story, 80 unit apartment complex. Sewer and water will be permitted by DEP. Discussion followed on traffic, screening and buffers zones.

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

Conditional Use Application for Adams/Casciano - Discussion followed. No action taken.

UNFINISHED BUSINESS:

NEW BUSINESS:

Yard Sale Ordinance - Mike Tripus, Township Zoning Officer, noted the Zoning Ordinance does not define yard sales. He requested the Board consider drafting an ordinance to address the problems. Discussion followed. S. Gilliland requested M. Tripus to submit a summary for the Board to review. No action taken.

Short Term Rental Ordinance - No action taken.

PUBLIC COMMENT:

S. Gilliland questioned the Township Manager as to why the review letter from the Monroe County Planning Commission was withdrawn from the website Brookdale project overlay zone.

C. Vogt noted a public work session will be held 02/16/2017, 9:00 a.m., at the St. Luke's Ambulance building to discuss the Brookdale overlay zone. Discussion followed.

ADJOURNMENT: M. Guidry made a motion, seconded by B. Demarest, to adjourn the meeting at 9:20 p.m. All in favor. Motion carried.

*A recording of the entire meeting will be kept on file at the Township for perpetuity and will be made available to anyone who may wish to obtain the verbatim meeting.



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

March 1, 2017

RECEIVED
MAR 08 2017

POCONO TOWNSHIP

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

**SUBJECT: LANDS OF FARDA REALTY ASSOC., L.P. & ANTHONY M. FARDA, TRUSTEE
MINOR SUBDIVISION PLAN – REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1730031R**

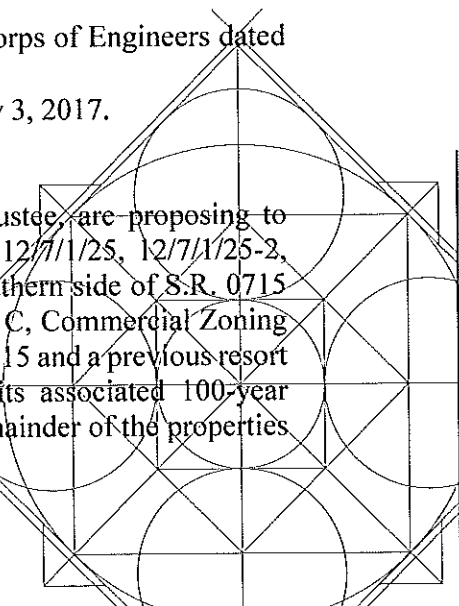
Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our first review of the Minor Subdivision Plan Application for the Lands of Farda Realty Associates, L.P. and Anthony M. Farda, Trustee. The submitted information consists of the following items.

- Pocono Township Land Development Application.
- Appendix G, Request for Modification of the Subdivision and Land Development Ordinance - §615.4.
- Appendix G, Request for Modification of the Subdivision and Land Development Ordinance - §615.6.
- Pennsylvania Department of Transportation Highway Occupancy Permit No. 05005278, dated March 12, 1991 for low volume driveway.
- Closure Report for Proposed Lot 1 prepared by RKR Hess.
- Closure Report for Proposed Lot 2 prepared by RKR Hess.
- Monroe County Planning Commission Receipt of Plan Submittal dated February 3, 2017.
- Property deed, Deed Book 1974, Page 0513.
- Property deed, Deed Book 2252, Page 7008.
- Property deed, Deed Book 2091, Page 2089.
- Property deed, Deed Book 2193, Page 7121.
- Preliminary Jurisdictional Determination from the United States Army Corps of Engineers dated January 10, 2017.
- Minor Subdivision Plan (5 Sheets) prepared by RKR Hess, dated February 3, 2017.

BACKGROUND INFORMATION

The Applicants, Farda Realty Associates, L.P. and Anthony M. Farda, Trustee, are proposing to consolidate and subdivide five (5) existing parcels (Parcel Nos. 12/7/1/23, 12/7/1/25, 12/7/1/25-2, 12/7/1/25-3, and 12/7/1/25-5). The existing properties are located on the southern side of S.R. 0715 and are bordered to the east by Interstate 80 access ramps, and are within the C, Commercial Zoning District. The existing properties consist of an existing gas station along S.R. 0715 and a previous resort that has been abandoned. An unnamed tributary to Pocono Creek and its associated 100-year floodplain traverse the southern portion of the existing properties, and the remainder of the properties



consist of wetlands, and woodland and steep slope areas. No development is proposed with the minor subdivision application.

The Applicants are proposing three (3) lots. Proposed Lot 1 will have an area of 43 acres and consists of portions of the existing abandoned resort. Proposed Lot 1 will be subject to the development of the Summit Health Center. The development of the Summit Health Center is being reviewed under a separate land development plan application.

Proposed Lot 2 will have an area of 3.07 acres and will consist of the existing gas station that will remain. Proposed Lot 3 will have an area of 42.25 acres and will consist of portions of the existing abandoned resort. No development on Proposed Lot 3 is proposed at this time.

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 405.C.1.a, the minimum required lot area is 1 acre. Article II defines Lot Area as "the computed area contained within the lot lines, excluding space within all road rights-of-way and within all permanent drainage easements, but including the areas of all other easements, as required by the Pocono Township Subdivision and Land Development Ordinance." *The gross and net lot areas for the proposed lots must be provided on the plan. In addition, lot closure reports for the net lot areas must also be submitted.*
2. In accordance with Section 405.C.1.c, the maximum permitted impervious coverage is 35% for residential uses, and 80% for other uses. *This requirement must be listed for all proposed lots in the Current Zoning Requirements table on Sheet 3.*
3. In accordance with Section 405.C.2.a, the minimum required front yard depth is 75 feet. *The existing structures on Proposed Lot 2 are located within the front yard and are existing non-conformities. The proposed subdivision does not affect the existing non-conformity.*
4. In accordance with Section 405.C.2.b, the minimum required side yard width is 20 feet. *As a result of the proposed subdivision, eight (8) existing resort units will be located within the required side yard along the new property line on Proposed Lot 1. Sheet 2 indicates these units will be removed with future land development. The Summit Health Campus Land Development Plans proposes to remove the eight (8) existing resort units.*
5. In accordance with Section 405.C.3.a, the maximum permitted principal building height is 50 feet. Per Section 504.C, for non-residential structures, this height may be increased to 96 feet provided the side and rear setbacks for the structure are not less than 50% of the height of the structure or the setback required for the District, whichever is greater. *These requirements, as they relate to the proposed subdivision, must be listed for all proposed lots in the Current Zoning Requirements table on Sheet 3.*
6. In accordance with Section 562.B, Vehicle Fueling Stations, "the subject property shall have a minimum lot width of one hundred and twenty-five (125) feet." *This requirement must be listed for Proposed Lot 2 in the Current Zoning Requirements table on Sheet 3.*

7. In accordance with Section 562.E, Vehicle Fueling Stations, "gasoline pump islands shall be at least thirty (30) feet from the street right-of-way line." *This requirement must be listed for Proposed Lot 2 in the Current Zoning Requirements table on Sheet 3.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS.

8. In accordance with Section 404.2.G, a north arrow must be provided on the plan. *A north arrow must be provided on Sheet 5.*
9. In accordance with Section 404.2.M, "reference monuments and/or lot markers shall be shown on the plan and shall be placed as required by Section 608 of this Ordinance." In accordance with Section 608.A.4, monuments must be set at all outbound locations where permanent monuments did not exist at the time of the perimeter survey, unless site conditions preclude the installation and the missing monument shall be noted on the final plan. *The required monumentation must be provided.*
10. In accordance with Section 404.2.P, "the name and number and pavement width and right-of-way lines of all existing public roads and the name, location and pavement width and right-of-way lines of all other roads within or abutting the property" must be provided on the plan. *The source of the existing right-of-way along S.R. 0715 must be noted on the plan.*
11. In accordance with Section 404.2.U, "site data including, total acreage, number of lots, existing zoning district (if zoning is in effect) and tax map number" must be provided on the plan. *The tax map number and ID for the two (2) larger Farda Realty Associates, L.P. properties are switched and must be revised.*
12. In accordance with Section 601.1.F.5.b.6, "the Final Plan shall note that no structures shall be located within the easement; and that no excavation, grading, filling or other disturbance of the existing ground cover is permitted within the easement." *A note to this effect in support of the proposed steep slope easement must be provided on a plan to be recorded.*
13. In accordance with Section 615.4.1, street trees are required "along all existing streets abutting or within the proposed subdivision or land development." *A waiver request has been submitted for Section 615.4. The request indicates trees exist along S.R. 0715 and that the appropriate streets trees will be provided at the time of development. We have no objection to this request.*
14. In accordance with Section 615.6.A, property line buffers and site element screens are required for all subdivisions and land developments. *A waiver request has been submitted for Section 615.6. The request indicates the existing site is wooded along the property lines, and that appropriate buffers and screens will be provided at the time of development. We have no objection to this request.*

MISCELLANEOUS COMMENTS

15. All references to the Board of Supervisors must be revised to reference the Board of Commissioners.
16. The Current Zoning Requirements table on Sheet 3 must be revised to also include Proposed

Lots 1 and 3.

17. The Existing Features Plan, Sheet 2, shall not delineate nor reference the proposed lots.

18. All required signature blocks must be placed on a plan to be recorded (i.e., Sheet 3).

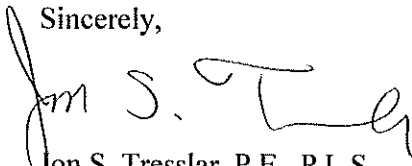
The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to nature of the comments, the receipt of a revised plan submission may generate new comments.

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

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

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

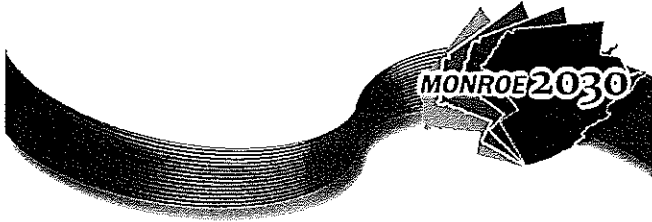
Sincerely,



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

JST/mep/cg

cc: Charles J. Vogt, Township Manager
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
Farda Realty Associates, L.P. – Applicant/Owner
Anthony M. Farda, Trustee – Applicant/Owner
Melissa E. Prugar, P.E. – Boucher & James, Inc.



MONROE COUNTY PLANNING COMMISSION

February 22, 2017

Pam Finkbeiner, Secretary
Pocono Township
112 Township Drive
PO Box 197
Tannersville, PA 18372

RECEIVED
FEB 27 2017
POCONO TOWNSHIP

ADMINISTRATIVE CENTER
1 Quaker Plaza, Room 106
Stroudsburg, PA 18360-2169
Phone: 570-517-3100
Fax: 570-517-3858
mcpc@monroecountypa.gov
www.monroecountypa.gov

Re: Lands of Farda Realty Associates, L.P.
& Anthony M. Farda, Trustee
Minor Subdivision: Lot Combination
Pocono Township
MCPC Review #22-17

Dear Miss Finkbeiner:

Our office has received a copy of the above noted minor subdivision concerning an 88.30 acre site located on the southerly side of Route 715, approximately 1725 feet north of its intersection with Warner Drive. The plan is proposing to combine five (5) parcels owned by Anthony M. Farda Trustee and Farda Realty Associates, LP into three (3) lots. The proposed new "Lot 1" will consist of 43.00 acres, the new "Lot 2" will consist of 3.07 acres and new "Lot 3" will consist of 42.25 acres. Lot 1 is currently developed with an existing hotel that is to be demolished for future development of the Summit Health Campus. A sewage planning module exemption has been submitted for this proposed use. Water service to the site is proposed from an extension from the Brodhead Creek Regional Authority. Lot 2 will continue to function as an existing gas station and convenience store which is served by Pocono Jackson Joint Water Authority (PJJWA) and is currently being connected to the Pocono Sewer System. Lot 3 is developed with vacant structures from the Summit Resort that are to be removed for future development. The plan delineates the locations of existing wells and septic beds; however, the site is located in the PJJWA and the Pocono Township Sewer Service area. The site is located within the Commercial (C) Zoning District.

I have reviewed the proposed minor subdivision on the basis of generally accepted planning principles and environmental concern. The following comments are offered:

1. It should be noted that a Land Development Plan for this site has been reviewed by the MCPC (Review# 202-16) on January 25, 2017.
2. A Highway Occupancy Permit will be needed for the proposed Summit Health Campus. The status of the Permit for this project is unknown at this time. The included Highway Occupancy Permit serves the existing business on proposed Lot 2.

Page Two

Lands of Farda Realty Associates, L.P.
& Anthony M. Farda, Trustee
Minor Subdivision: Lot Combination
Pocono Township
MCPC Review #22-17

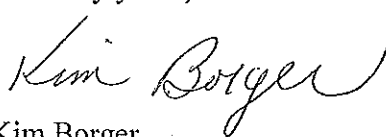
3. It is recommended that access between Lot 3 and Lot 1 be considered in order to mitigate traffic impacts along Route 715. If access between Lot 1 and Lot 3 is feasible, agreements of ownership, use, and maintenance should be established.
4. According to the plan there are areas of wetlands existing at this site. The MCPC recommends that, where possible, the owner/developer attempt to maintain an undisturbed buffer around any delineated wetland area. If this is not possible, the MCPC recommends that development be kept as far as possible from the delineated wetland.
5. It should be noted that the total acreage listed on the plan does not correspond with the acreage (81.08 acres) listed in the Assessment records. This discrepancy should be clarified.
6. Upon review of Note #1 and Note #2 on the submitted materials it appears they are contradicting. Note #1 infers that Lot 1 will be developed as the Summit Health Campus; however, Note #2 suggests no development is proposed as part of this plan.

It is recommended that approval of this plan be conditioned upon the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on March 14, 2017 at 5:00 p.m. at the Monroe County Administrative Center. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

If these comments are not amended and are found to be acceptable by the Board at the next meeting, they should be considered to be approved.

Sincerely yours,



Kim Borger
Planner/Addressing Coordinator

cc: Samuel M. D'Alessandro, P.L.S.



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March 10, 2017

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

**SUBJECT: SANOFI PASTEUR, INC. – TIER ONE PARKING DECK
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN REVIEW NO. 3
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1630014R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our third review of the Sanofi Pasteur, Inc. Tier One Parking Deck Preliminary/Final Land Development. The submitted information consists of the following items.

- Response Letter prepared by Borton-Lawson, dated February 24, 2017.
- Special Warranty Deed for Tax ID Nos. 12/12/2/10-2, 12/12/2/10, 12/11/1/3, 12/11A/1/89, 12/11A/1/90, and 12/11A/1/92-1.
- Preliminary/Final Land Development Plans (15 sheets) prepared by Borton-Lawson, dated July 1, 2016, last revised February 2, 2017.

BACKGROUND INFORMATION

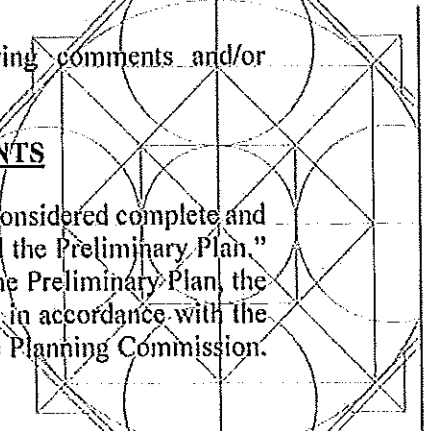
The Applicant, Sanofi Pasteur, Inc., is proposing a parking deck on its existing property located on the eastern side of S.R. 0611 at the intersection with Discovery Drive.

The existing property is located within the I, Industrial Zoning District, has an area of approximately 189 acres and consists of medical laboratories, and medical manufacturing and office buildings with associated parking. The proposed development includes the construction of an elevated parking deck with 564 proposed parking spaces and two (2) 36-foot wide access ramps. The construction of the parking deck occurs over existing parking areas. Associated relocation of existing underground utilities will be required.

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

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. 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 Plan without the submission and approval of separate Preliminary Plan and Final Plan. (Previous Comment) A waiver has been requested from Section 2.106.

2. In accordance with Sections 2.302.A and 2.303.A, "Preliminary Plans for Major Subdivisions and Land Developments shall be drawn at a scale not to exceed 1 inch equals 100 feet provided all bearings, distances and other information can be legibly and accurately presented on the plan." *The Applicant is requesting waivers from Sections 2.302.A and 2.303.A to permit a scale of 1 inch equals 200 feet on the Overall Existing Conditions Plan in order to those the existing property in its entirety. The remainder of the Plans have a scale of 1 inch equals 40 feet. We support this request for waivers. (Previous Comment) Waivers have been requested from Sections 2.302.A and 2.303.A.*
3. Comment satisfied.
4. Comment satisfied.
5. Comment satisfied.
6. Comment satisfied.
7. In accordance with Sections 2.402.A and B, a performance guarantee and development agreement shall be provided. *A cost estimate must be submitted for review and the performance guarantee and development agreement provided to the Township. (Previous Comment) The previous response indicated the guarantee and development agreement will be discussed with the Township.*
8. Comment satisfied.
9. Comment satisfied.

BRODHEAD AND MCMICHAELS CREEK ORDINANCE COMMENTS

The proposed development is located within District B-2 of the Brodhead Creek watershed and is tributary to Swiftwater Creek which is a High Quality/Cold Water Fishery (HQ/CWF). The proposed development increases the impervious area by approximately 1,307 square feet.

10. Comment satisfied.
11. Comment satisfied.
12. Comment satisfied.
13. Comment satisfied.
14. Comment satisfied.
15. Comment satisfied.
16. Comment satisfied.
17. Comment satisfied.

MISCELLANEOUS COMMENTS

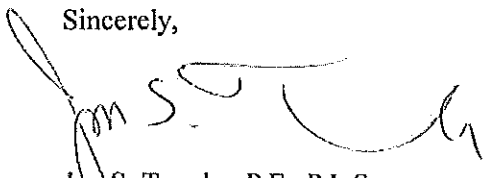
- 18. Comment satisfied.
- 19. Comment satisfied.
- 20. Comment satisfied.
- 21. Comment satisfied.
- 22. Comment satisfied.
- 23. Comment satisfied.
- 24. Comment satisfied.
- 25. Comment satisfied.
- 26. Comment satisfied.
- 27. Comment satisfied.
- 28. Comment satisfied.

All engineering related comments have been satisfied.

We recommend any remaining comments be addressed to the satisfaction of Pocono Township prior to the approval of the Land Development Plan.

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: Charles J. Vogt, Township Manager
Pam Tripus, Township Secretary
Michael Tripus, Township Zoning Officer
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Broughal & DeVito, LLP
Aaron Sisler, P.E., Borton-Lawson – Applicant's Engineer
Sanofi Pasteur, Inc. – Applicant/Owner
Melissa E. Prugar, P.E. – Boucher & James, Inc.



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March 10, 2017

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

**SUBJECT: SANOFI PASTEUR, INC. – DISCOVERY DRIVE TURN LANE
PRELIM/FINAL LAND DEV'T ACCEPTANCE REVIEW, REVIEW NO. 3
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1630027R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our third review of the Sanofi Pasteur, Inc., Discovery Drive Turn Lane Preliminary/Final Land Development. The submitted information was prepared by Borton-Lawson and consists of the following items.

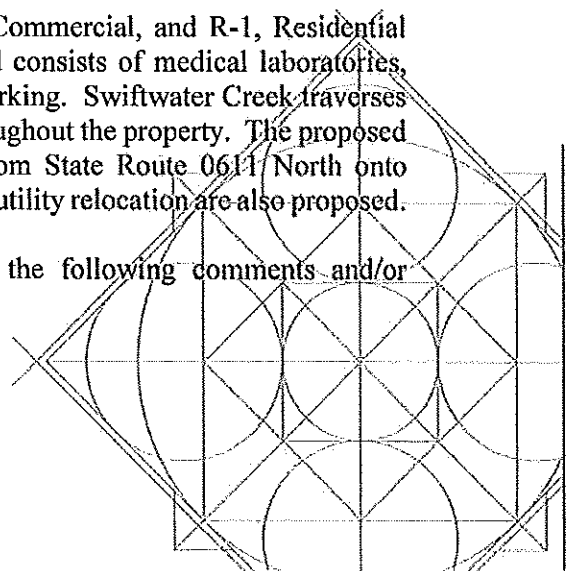
- Response letter dated February 24, 2017.
- Sanofi Pasteur Dedicated Truck Lane Transportation Impact Assessment dated May 2016, last revised December 2016.
- Preliminary/Final Land Development Plans (15 sheets) dated September 30, 2016, last revised February 2, 2017.

BACKGROUND INFORMATION

The Applicant, Sanofi Pasteur, Inc., is proposing a truck turning lane from State Route 0611 North onto Discovery Drive. This is a PennDOT highway and will require a PennDOT Highway Occupancy Permit.

The existing property is located within the I, Industrial, C, Commercial, and R-1, Residential Zoning Districts, has an area of approximately 189 acres and consists of medical laboratories, medical manufacturing and office buildings with associated parking. Swiftwater Creek traverses the northern portion of the site, and areas of wetlands exist throughout the property. The proposed development is the construction of a second turning lane from State Route 0611 North onto Discovery Drive for use by trucks. Associated storm sewer and utility relocation are also proposed.

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 705.A, "after the effective date of this Ordinance, no signs shall be erected unless a sign permit is issued by the Zoning Officer except for real estate signs pursuant to Section 701.H and 'No Trespassing', 'No Fishing', 'No Hunting', 'No Dumping', 'No Parking', towing and other similar signs (as set forth in Title 75 of the Pennsylvania Vehicle Code and its regulations and as set forth in Title 18 of the Pennsylvania Crimes Code and its regulations, not exceeding two square feet in gross surface area for each exposed face, nor exceeding an aggregate gross surface area of four square feet." *The existing business sign is noted on the Plan as being relocated. The Applicant must confirm if the existing sign will be relocated, or replaced with a new sign at a different location. Approval from the Zoning Officer may be necessary. (Previous Comment) The response indicates that the existing sign will be relocated and that the Applicant will coordinate its relocation with the Zoning Officer. No action required.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

2. 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 Plan without the submission and approval of separate Preliminary and Final Plans. (Previous Comment)*
3. In accordance with Sections 2.302.A and 2.303.A, "Preliminary Plans for Major Subdivisions and Land Developments shall be drawn at a scale not to exceed 1 inch equals 100 feet provided all bearings, distances and other information can be legibly and accurately presented on the plan." *The Applicant is requesting waivers from Sections 2.302.A and 2.303.A to permit a scale of 1 inch equals 200 feet on the Overall Existing Conditions Plan in order to show the existing property in its entirety. The remainder of the Plans have a scale of 1 inch equals 20 feet. We support this request for waivers. (Previous Comment)*
4. Comment Satisfied.
5. In accordance with Section 2.302.C.10, "in the event the Plan will require access to a highway under the jurisdiction of the Pennsylvania Department of Transportation," the note provided in this Section must be placed on the Plans. In addition, and in accordance with Sections 2.302.D.12 and 2.303.E.8, "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" must be submitted. *Note 9 on Sheet CSI indicates the Applicant has a Highway Occupancy Permit from PennDOT for the existing high volume driveway. The proposed development of the turn lane encroaches into the PennDOT Right-of-Way and PennDOT must be*

notified of this work. Proof of notification and correspondence from PennDOT must be submitted to the Township.

Only a portion of the proposed truck turn lane is located within the PennDOT Right-of-Way. The Applicant must address any additional Right-of-Way required by PennDOT, as well as maintenance responsibilities for the proposed truck turn lane. (Previous Comment) A Highway Occupancy Permit Application review prepared by the Pennsylvania Department of Transportation (PennDOT) in support of the project's Traffic Impact Assessment was provided with this submission. The previous response indicated a Highway Occupancy Plan will be submitted to PennDOT once the Traffic Impact Assessment is approved. All subsequent reviews and approvals from PennDOT must be provided to the Township.

6. Comment Satisfied.

7. In accordance with Sections 2.402.A and B, a performance guarantee and development agreement shall be provided. *A cost estimate must be submitted for review and the performance guarantee and development agreement provided to the Township. (Previous Comment) The previous response indicated that the cost estimate and development agreement will be discussed with the Township.*

8. Comment Satisfied.

9. Comment Satisfied.

BRODHEAD AND MCMICHAELS CREEK ORDINANCE COMMENTS

The proposed development is located within District B-2 of the Brodhead Creek watershed and is tributary to Swiftwater Creek which is a High Quality/Cold Water Fishery (HQ/CWF). The proposed development decreases the impervious area by approximately 2,291 square feet.

10. Comment Satisfied.

11. Comment Satisfied.

12. Comment Satisfied.

13. Comment Satisfied.

14. Comment Satisfied.

ADDITIONAL STORMWATER AND STORM SEWER COMMENTS

15. Comment Satisfied.

16. Comment Satisfied.

17. Comment Satisfied.

18. Comment Satisfied.

MISCELLANEOUS COMMENTS

19. Comment Satisfied.

20. Comment Satisfied.

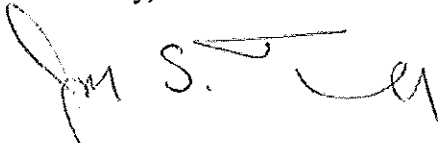
21. Comment Satisfied.

All engineering related comments have been satisfied.

We recommend any remaining comments be addressed to the satisfaction of Pocono Township prior to Plan Approval.

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: Charles J. Vogt, Township Manager
Pam Tripus, Township Secretary
Michael Tripus, Township Zoning Officer
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Broughal & DeVito, LLP
Aaron M. Sisler, P.E., Borton-Lawson – Applicant's Engineer
Sanofi Pasteur, Inc. – Applicant/Owner
Melissa E. Prugar, P.E. – Boucher & James, Inc.



Boucher & James, Inc.
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March 3, 2017

Nate Oiler, P.E.
RKR Hess
112 North Courtland Street
East Stroudsburg, PA 18301

**SUBJECT: SUMMIT HEALTH CAMPUS – TRAFFIC IMPACT STUDY COMMENTS
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1630005R**

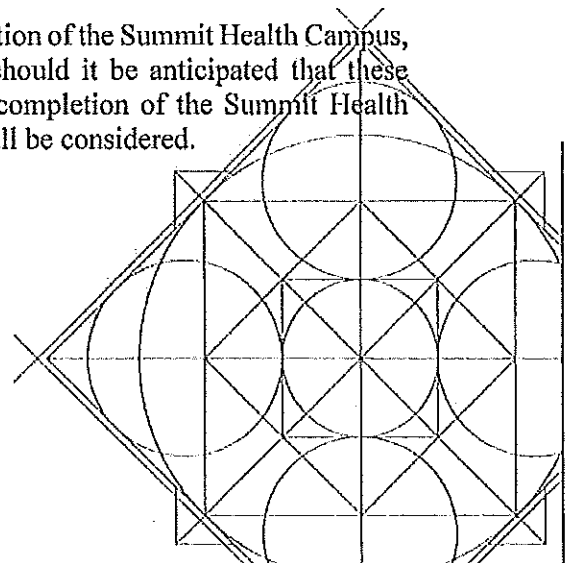
Dear Mr. Oiler:

As discussed at our meeting on February 22, 2017, and in response to the Pennsylvania Department of Transportation's (PennDOT) comments regarding its review of the scoping documents, we have the following comments regarding the development of the Summit Health Campus as it relates to the Interstate Route 80 and State Route 0715 corridors. Please forward this correspondence to PennDOT with your submission.

The Township is concerned with traffic congestion along State Route 0715 from the area of the Summit Health Campus project easterly to State Route 0611, and at the intersections with the east bound and west bound ramps to and/or from Interstate Route 80. This area currently experiences high volumes of traffic and the construction of the Summit Health Campus will worsen the existing situation.

Upon review of the previously submitted Traffic Impact Study, the improvements proposed as part of the Summit Health Campus development will not alleviate the existing traffic concerns.

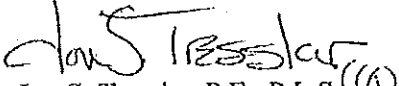
Completion of the PennDOT improvements during the construction of the Summit Health Campus, and prior to its completion would be favorable. However, should it be anticipated that these improvements will not be constructed and installed prior to completion of the Summit Health Campus, interim improvements to provide temporary relief shall be considered.



Nate Oiler, P.E., RKR Hess
March 3, 2017
Page 2 of 2

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

Sincerely,


Jon S. Tresslar, P.E., P.L.S. (6)
Township Engineer

JST/mep/cg

cc: Charles J. Vogt, Township Manager
Pam Tripus, Township Secretary
Robert L. Hoffman, P.E., PTOE – Traffic Planning and Design, Inc.
Stephen J. Cunningham, Pocono Medical Center – Applicant
Melissa E. Prugar, P.E. – Boucher & James, Inc.

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March 10, 2017

Pocono Township Planning Commission
112 Township Drive
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Tannersville, PA 18372

**SUBJECT: DAYSTAR BIBLE HOLINESS CHURCH, INC.
LAND DEVELOPMENT PLAN REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1730032R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our first review of the Land Development Plan Application for Daystar Bible Holiness Church, Inc. The submitted information consists of the following items.

- Transmittal letter prepared by Gilmore & Associates, Inc., dated February 3, 2017.
- Pocono Township Land Development Application.
- Appendix G, Request for Modification of the Subdivision & Land Development Ordinance - §2.106.
- Erosion and Sediment Pollution Control Plan Manual prepared by Gilmore & Associates, Inc., dated December 5, 2016.
- Stormwater Management Report prepared by Gilmore & Associates, Inc., dated December 1, 2016.
- Land Development Plan (3 Sheets) prepared by Gilmore & Associates, Inc., dated December 1, 2016.

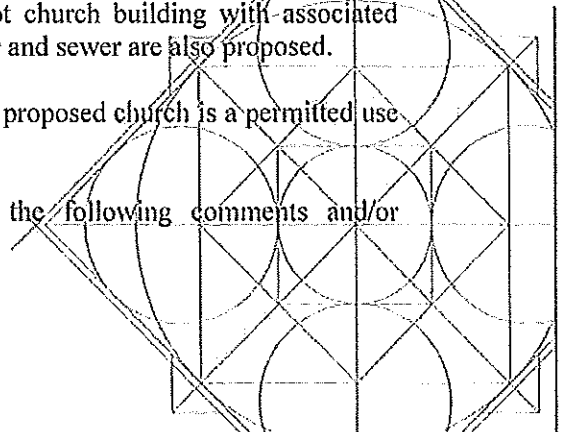
BACKGROUND INFORMATION

The Applicant, Daystar Bible Holiness Church, Inc., is proposing a land development on its property (PIN No. 12637200633003) located at 134 Learn Road, approximately 1,500 feet south of the intersection with Cherry Lane Road. The existing property is located within the R-1, Residential Zoning District and consists of an existing gravel drive taking access from Learn Road and woodlands.

The proposed land development consists of a 1,000-square foot church building with associated parking and stormwater management system. Private on-lot water and sewer are also proposed.

In accordance with Section 402.B.1 of the Zoning Ordinance, the proposed church is a permitted use within the R-1, Residential Zoning District.

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 402.C.1, the minimum required lot area is 2 acres. Article II defines Lot Area as "the computed area contained within the lot lines, excluding space within all road rights-of-way and within all permanent drainage easements, but including the areas of all other easements, as required by the Pocono Township Subdivision and Land Development Ordinance." *The gross lot area is listed as 2.15 acres. The net lot area must also be listed on the plan.*
2. In accordance with Section 402.C.1, the required well setback is 15-feet. *The Site and Zoning Data on Sheet 1 lists the proposed well setback as 23.9 feet while the plan view shows a dimension of 91.6 feet. The Site and Zoning Data must be revised to be consistent with the plan view.*
3. In accordance with Section 512.A, a church requires 1 parking space for every 4 seats, plus 1 parking space for each 100 square feet of gross floor area, plus 1 parking space for each employee. *The required parking stall calculation on Sheet 1 indicates there will be 48 seats and 2 employees, therefore 24 parking spaces are required. The plan view on Sheet 1 notes 24 proposed parking spaces, however only 22 are shown in plan view. The required number of parking spaces must be shown in plan view.*
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 Section 208.2 of the 2010 ADA Standards for Accessible Design, 1 handicap parking space is required. Also, in accordance with Section 208.2.4, for every six or fraction of six parking spaces required by 208.2, at least 1 shall be a van parking space. Therefore, the required handicap parking space must be van accessible.*

The proposed handicap parking spaces must be provided with the appropriate signage, paved area, and accessible path to the proposed building. All associated details must be provided on the plan.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

5. In accordance Section 306.B, preliminary and final plan approval stages may be combined into one step for land developments which do not involve the transfer of any interest in real estate other than rental or short term lease. *A waiver request for Section 2.106 has been submitted. This request references a section located within the previous Subdivision and Land Development Ordinance. Section 306.B permits a preliminary/final land development plan without the need for a waiver. Given the scope of work we have reviewed the proposed land development as a preliminary/final. A waiver to permit this review is not required.*
6. In accordance with Section 306.2.6.C, "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. All submissions, and review and approval letters must be provided to the Township upon receipt.*

7. 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 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.*
8. In accordance with Sections 406.2, 3, and 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.*
9. In accordance with Sections 406.5.D and 607.16.B, sight distance requirements for all driveways and access drives intersecting a state, Township or private road shall be in accordance with the Pennsylvania Code, Title 57, Transportation, Chapter 441 "Access to and Occupancy of Highway by Driveways and Local Roads", last edition. All sight distance obstructions, including, but not limited to, embankments and vegetation, shall be removed by the Applicant to provide the required sight distance." *The required and existing safe sight stopping distances must be provided.*
10. In accordance with Section 406.5.O, "a signature block in the lower right hand eighth of the Plan immediately above the title block for recommendation by the Planning Commission and for the approval of the Board of Commissioners shall be provided including a space for the date of recommendation/approval. Include provision for plan revisions including space for a brief description of the revision directly to the left of the title block." *The required signature blocks must be provided on the plan.*
11. In accordance with Section 406.5.P, the plan must include "signature blocks for the Township Engineer and Monroe County Planning Commission." *The required signature blocks must be provided on the plan.*
12. In accordance with Section 406.5.Q.3, the plan must include "zoning district boundary lines within one thousand (1,000) feet of the proposed land development, shown on location map." *Existing zoning district boundary lines must be shown on the Location Map provided on Sheets 1 and 2.*
13. In accordance with Section 406.5.T, the plan must include the "name and address of the owner of record (if a corporation give name of each officer) and current deed book and page where the deed of record is recorded." In addition, and in accordance with Section 406.6.F, "proof of legal interest in the property, a copy of the latest deed of record and current title search report" must be submitted with the Land Development Plan. *The current deed book and page for the existing property must be listed on the plan, and a copy of the current deed shall be provided with the next submission.*
14. In accordance with Section 406.5.X, the plan must include "a key map for the purpose of

locating the property being subdivided and showing the relation of the property, differentiated by tone or pattern, to adjoining property and to all roads, municipal boundaries, zoning districts (if zoning is in effect), water courses and any area subject to flooding. *The Location Map on Sheets 1 and 2 must include street names to better locate the existing property. The Location Map must also have a north arrow.*

15. In accordance with Section 406.5.AA, the plan must include the "names of present adjoining property owners and the names of all adjoining subdivisions, if any, including property owners and/or subdivisions across adjacent roads, along with the current tax map number for each property shown." *The existing property owners and tax map number must be provided for each adjoining property and for those across Learn Road.*
16. 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." *The required easements listed in Section 406.5.FF.3, and all applicable notes in Sections 406.5.FF.4 through 406.5.FF.14 must be provided on the plan.*
17. In accordance with Section 406.6.B, "exterior elevations of any proposed buildings including at least the front and side elevations" must be submitted with the Land Development Plan. *The required elevations must be submitted.*
18. In accordance with Sections 406.6.G, 406.6.H.1, and 611, all on-lot water systems shall comply with the requirement of the Pennsylvania Department of Environmental Protection and/or applicable Township Ordinances. The requirement for the installation of on-lot wells shall be noted on the development plan and shall be required by restrictive covenant to be approved by the Township prior to plan approval. In addition, completed sewage facilities planning module(s) for land development and other required sewage planning documents as required by the PA Sewage Facilities Act and PADEP must be submitted with the Land Development Plan. *The required documentation and plan notes must be provided for the proposed well and septic system.*
19. 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" must be provided on the plan. *All required outside agency permits must be listed on the plan.*
20. In accordance with Section 406.6.N, "where the land included in the subject application has an electric transmission line, a gas pipeline, or a petroleum or petroleum products transmission line located within the tract, the Land Development Plan shall be accompanied by a letter from the owner or lessee of such right-of-way stating any conditions on the use of the land and the minimum building setback and/or right-of-way lines. This requirement may also be satisfied by submitting a copy of the recorded agreement." *Four (4) proposed parking spaces and associated grading are located within an existing 100-foot PP&L Easement that traverses the northern portion of the existing property. The required letter or agreement must be submitted.*
21. In accordance with Section 406.10, "prior to approval of the Land Development Plan, the applicant shall submit to the Township a *Land Development Plan 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 provided on the plan.*

22. 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.

23. 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.*

24. 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 rain garden.*

25. 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.*

26. In accordance with Section 601.1.F.3.a, "healthy woodlands exceeding one acre shall be preserved and designated as conservation open space areas, to the maximum extent possible. Proposed site improvements shall be located, designed, and constructed to minimize the loss or degradation of woodland areas." *It appears the existing woodlands that are to remain are over 1 acre and shall be preserved as conservation open space.*
27. 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.*
28. 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." *Additional grading must be provided to the east of the proposed building to show that drainage from points east are directed around the proposed building.*
29. In accordance with Sections 607.15.B and 615.2.F, a clear sight triangle seventy-five (75) feet from the intersection of such road centerlines if both roads are local roads or private access roads must be provided. *The required clear sight triangle is shown, however the proposed tree line along the southern boundary runs through the clear sight triangle and the existing trees must be removed.*
30. In accordance with Sections 607.16.K and 607.16.M.3, all access driveways shall be paved in their entirety in accordance with design specifications of Section 620.D. In addition, all portions of required parking and loading facilities, except for areas that are landscaped, shall be graded, surfaced with asphalt and drained to the extent necessary to prevent dust, erosion, or excessive water flow across streets or adjoining properties. *The proposed gravel driveway and parking area must be paved.*
31. 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 grade within 20 feet from the edge of cartway ranges between 2% and over 10%. The grading must be revised within this area. In addition, the proposed driveway has a grade of approximately 12.5% and must be revised to be 10% or less.*
32. 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." *The proposed driveway taking access from Learn Road has a width of 20-feet, a width of 50-feet at the edge of cartway, and is not curbed. The proposed radii at the intersection with Learn Road is 15-feet. The proposed driveway must be revised to meet the requirements of this Section.*

33. In accordance with Section 607.28, "traffic 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 stop sign shall be placed at the intersection of the proposed driveway and Learn Road. Associated details must be provided on the plan.*
34. In accordance with Section 608.A.4, "monuments shall be set at all outbound locations where permanent monuments did not exist at the time 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." *It appears monumentation exists at the property corners and the monumentation should be labeled. If no monumentation exists, monuments must be placed.*
35. 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 the Commonwealth of Pennsylvania, Title 25, Chapter 102 Department of Environmental Protection regulations for soil erosion and sedimentation control". *The proposed limit of disturbance is less than 1 acre, therefore a submission to the Monroe County Conservation District is not required. The following comments are based upon our review of the submitted E&S Plan, and Erosion and Sediment Pollution Control Narrative.*
- a. *The size of the silt socks provided in the Narrative must also be provided on the plan.*
 - b. *Silt sock 2 crosses proposed contours and must be revised. In addition, silt sock must also be provided below the proposed realignment to the existing gravel road.*
36. In accordance with Section 615.2, "unless other provisions of this Ordinance require more trees or vegetation, each development site shall include a minimum of twelve (12) deciduous or evergreen trees for each one (1) acre. Each deciduous tree shall be two and one-half (2.5) inch caliper or greater and each evergreen tree shall be six to seven (6 to 7) feet in height or greater. As an alternate, ten (10) trees for each one (1) acre shall be required if deciduous trees are four (4) inches in caliper or greater and evergreen trees are eight to ten (8 to 10) feet in height or greater. Five (5) shrubs two and one-half (2.5) feet in height or greater may be substituted for one tree of two and one-half (2.5) inch caliper for a maximum of twenty (20) percent of the tree requirement." *Twenty-four (24) deciduous or evergreen trees shall be provided. No trees are proposed. Existing woodland outside the proposed area of construction will remain. In accordance with Section 615.2.C, "if healthy, existing trees will be preserved which will generally meet the requirements of this section, the Township may, in its discretion, permit the existing tree(s) to serve as a credit toward the number of shade trees required to be planted."*
37. In accordance with Section 615.2.B, "existing vegetation designated "TO REMAIN" in accord with Subsection A.3, above shall be identified in the field prior to any clearing and shall be physically protected throughout the construction process. A temporary physical barrier, such as a snow fence, shall be erected a minimum of one (1) foot outside the drip line on all sides

of individual trees, tree masses, or woodlands prior to major clearing or construction. The barrier shall be placed to prevent disturbance to, compaction of, soil inside the barrier and shall remain until construction is complete. The barrier shall be shown on the landscape plan." *The required protection must be shown in plan view and be added to the Staging of Earthmoving Activities on Sheet 3 and within the Erosion and Sediment Pollution Control Plan Narrative.*

38. In accordance with Section 615.3.B.1, "one (1) planting island shall be provided for every ten (10) parking stalls. There shall be no more than fifteen (15) contiguous parking stalls in a row without a planting island." *Twenty-two (22) parking spaces are shown in plan view (24 spaces are required), therefore 2 planting islands are required and must be provided on the plan. In accordance with Section 615.3.B.5, "planting islands shall be a minimum of nine (9) feet by eighteen (18) feet in dimension, underlain by soil (not base course material); mounded at no more than three-to-one (3:1) slope, not less than a five-to-one (5:1) slope; and shall be protected by curbing or bollards. Each planting island shall contain a minimum of one (1) shade tree plus shrubs and/or ground cover sufficient to cover the entire area."*
39. In accordance with Section 615.3.C, "all parking lots shall be buffered from public roads and from adjacent properties as required in Section 615.6". *In accordance with Table 615-1 and Section 615.6.C.5, 5 canopy trees and 3 ornamental trees are required along the northern, western, and southern sides of the proposed parking area. Woodlands existing around the parking area are proposed to remain. In accordance with Section 615.6.C.7, "existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township."*
40. In accordance with Section 615.4.A.1, street trees are required "along all existing streets abutting or within the proposed subdivision or land development" and shall be planted in accordance with Section 615.4.C. *Five (5) street trees are required and none are proposed. Woodlands exist along Learn Road and are proposed to remain. In accordance with Section 615.B, "the street tree requirement may be waived by the Township where existing vegetation is considered sufficient to provide effective screening and to maintain scenic views of open space, natural features, or other valued features"*.
41. In accordance with Section 615.5.D, "storm water basins shall be buffered with landscaping from adjacent properties in accord with Section 615.6". *In accordance with Table 615-2 and Section 615.6.D.6, a berm with 6 ornamental trees is required. Existing trees are proposed to remain on the project site. In accordance with Section 615.6.D.7, "existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township."*
42. In accordance with Section 615.9, "all areas of the site shall be included in the landscaping plan, and buffers, screening, and those areas immediately adjacent to buildings and walkways shall be given extra consideration. Landscape plans shall be submitted concurrently with all Preliminary and Final Plans. Landscape plans shall be prepared by a landscape architect licensed and registered to practice by the Commonwealth of Pennsylvania or other person deemed qualified by the Township." *A landscape plan must be submitted as required.*

43. In accordance with Section 616.1.B.1, "the requirements herein apply to outdoor lighting for uses including the following: business, personal service, multifamily residential, commercial, industrial, public recreational and institutional, except Subsections F and G, which apply to all uses". *Lighting is required and a plan must be submitted for review.*
44. 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". *It does not appear that Prime Open Space as defined by Section 619.E.3 exists on the property, therefore 6% of the property area should be dedicated as Common Open Space. Alternatively, and in accordance with Section 619.F, a fee in-lieu-of dedicating open space as determined by the Township may be provided.*
45. In accordance with Section 620.A.7, "all off-street parking spaces shall be marked to indicate their location and use". *The proposed parking spaces must be striped to define their location.*

STORMWATER MANAGEMENT ORDINANCE COMMENTS

The proposed development discharges toward Bulgers Run which has a Chapter 93 Classification of High Quality (HQ), and is within District B-2 of the McMichaels Creek Watershed.

46. 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 provided.*
47. In accordance with Section 303.A, "for water quality and streambank 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". *Calculations must be provided showing the peak rate of the proposed 2-year storm event is less than that of the predevelopment 1-year storm event.*
48. 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." *A rain garden is proposed to infiltrate the 2-year through 10-year storm events. Calculations must be provided demonstrating the volume infiltrated meets the required recharge volume.*

49. 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. *Soil testing and associated profiles must be provided to confirm any existing limiting zone is a minimum of 24 inches below the bottom of the proposed rain garden.*
50. In accordance with Section 304.A.2.b, "an infiltration and/or percolation rate sufficient to accept the additional stormwater load and drain completely as determined by field tests conducted by the Applicant's design professional" must be provided. *An assumed infiltration rate of 0.25 inches/hour is utilized. A tested infiltration rate must be utilized. Infiltration calculations must be performed and the results provided.*
51. 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 the volume stored under the spillway elevation is infiltrated within 4 days.*
52. In accordance with Section 304.B, "a detailed soils evaluation of the project site shall be required to determine the suitability of recharge facilities. The evaluation shall be performed by a qualified design professional, and, at a minimum, address soil permeability, depth to bedrock and subgrade stability." *Soils testing must be performed and the results must be provided.*
53. In accordance with Section 305.A and Table 305.1, the proposed 2-, 5-, 25-, 50-, and 100-year storm events must be reduced to the predevelopment 1-, 2-, 5-, 10-, and 50-year storm events, respectively. *Peak flow calculations for the predevelopment conditions must be provided, and the peak rate requirements of District B-2 must be met.*
54. 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)." *The time of concentration for all inflow and bypass areas is 7 minutes. Supporting time of concentration paths and calculations must be provided.*
55. In accordance with Section 306.F, "runoff coefficients (c) for both existing and proposed conditions for use in the Rational method shall be obtained from Table B-3 in Appendix B of this Ordinance." *The rational coefficients utilized in the peak flow calculations must be consistent with those provided in Table B-3.*
56. 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." *A Stormwater Management Site Plan was not provided and must be submitted for review. The drainage maps must include drainage area lines, time of concentration paths, etc., and shall also include all required items listed in this Section.*
57. 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.*

58. 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.*
59. 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.*

MISCELLANEOUS COMMENTS

60. The disposition of the existing gravel drive between the proposed driveway entrance and where the proposed parking ties into the existing gravel drive must be addressed. In addition, it appears the existing gravel drive is utilized to access the existing 100-foot PP&L Easement that traverses the northern portion of the existing property. Access to this easement during and after construction shall be addressed.
61. The Pennsylvania One Call System logo must be completed with a serial number.
62. The Site and Zoning Data on Sheet 1 must be revised to identify the actual proposed distances related to the front, side, and rear yard setbacks.
63. On Sheet 1, the owners last name is spelled differently under the Contact Information and within the Certificate of Ownership and Acknowledgement of Plan, and must be revised. In addition, the Certificate of Ownership and Acknowledgement of Plan shall be revised to note "desires" in the last line.
64. The existing right-of-way along Learn Road has a width of 33 feet. It appears, an additional 8.4 feet of right-of-way is shown on the side of the existing property. The existing and proposed rights-of-way must be clearly presented on the plan.

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

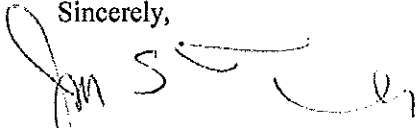
In order to facilitate an efficient re-review of revised plans, the Design Engineer should provide a letter, addressing item by item, their action in response to each of our comments.

Pocono Township Planning Commission
March 10, 2017
Page 12 of 12

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jon S. Tresslar", written over the typed name.

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

JST/mep/cg

cc: Charles J. Vogt, Township Manager
Pam Tripus, Township Secretary
Michael Tripus, Township Zoning Officer
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Broughal & DeVito, LLP
Sean F. Policelli, P.E., Gilmore & Associates, Inc. – Applicant's Engineer
Victor Chestez, Daystar Bible Holiness Church – Applicant/Owner
Melissa E. Prugar, P.E. – Boucher & James, Inc.

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Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

100 N. OYSTERVILLE C. ENGINEERS, P.C.

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

March 10, 2017

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

**SUBJECT: SANOFI PASTEUR, INC. – DISCOVERY DRIVE TURN LANE
PRELIM/FINAL LAND DEV'T ACCEPTANCE REVIEW, REVIEW NO. 3
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1630027R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our third review of the Sanofi Pasteur, Inc., Discovery Drive Turn Lane Preliminary/Final Land Development. The submitted information was prepared by Borton-Lawson and consists of the following items.

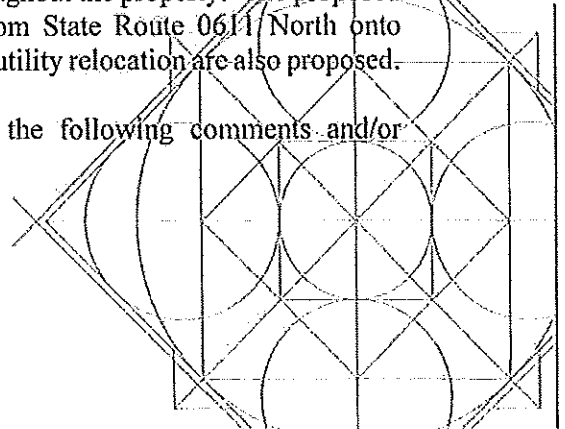
- Response letter dated February 24, 2017.
- Sanofi Pasteur Dedicated Truck Lane Transportation Impact Assessment dated May 2016, last revised December 2016.
- Preliminary/Final Land Development Plans (15 sheets) dated September 30, 2016, last revised February 2, 2017.

BACKGROUND INFORMATION

The Applicant, Sanofi Pasteur, Inc., is proposing a truck turning lane from State Route 0611 North onto Discovery Drive. This is a PennDOT highway and will require a PennDOT Highway Occupancy Permit.

The existing property is located within the I, Industrial, C, Commercial, and R-1, Residential Zoning Districts, has an area of approximately 189 acres and consists of medical laboratories, medical manufacturing and office buildings with associated parking. Swiftwater Creek traverses the northern portion of the site, and areas of wetlands exist throughout the property. The proposed development is the construction of a second turning lane from State Route 0611 North onto Discovery Drive for use by trucks. Associated storm sewer and utility relocation are also proposed.

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 705.A, "after the effective date of this Ordinance, no signs shall be erected unless a sign permit is issued by the Zoning Officer except for real estate signs pursuant to Section 701.H and 'No Trespassing', 'No Fishing', 'No Hunting', 'No Dumping', 'No Parking', towing and other similar signs (as set forth in Title 75 of the Pennsylvania Vehicle Code and its regulations and as set forth in Title 18 of the Pennsylvania Crimes Code and its regulations, not exceeding two square feet in gross surface area for each exposed face, nor exceeding an aggregate gross surface area of four square feet." *The existing business sign is noted on the Plan as being relocated. The Applicant must confirm if the existing sign will be relocated, or replaced with a new sign at a different location. Approval from the Zoning Officer may be necessary. (Previous Comment) The response indicates that the existing sign will be relocated and that the Applicant will coordinate its relocation with the Zoning Officer. No action required.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

2. 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 Plan without the submission and approval of separate Preliminary and Final Plans. (Previous Comment)*
3. In accordance with Sections 2.302.A and 2.303.A, "Preliminary Plans for Major Subdivisions and Land Developments shall be drawn at a scale not to exceed 1 inch equals 100 feet provided all bearings, distances and other information can be legibly and accurately presented on the plan." *The Applicant is requesting waivers from Sections 2.302.A and 2.303.A to permit a scale of 1 inch equals 200 feet on the Overall Existing Conditions Plan in order to show the existing property in its entirety. The remainder of the Plans have a scale of 1 inch equals 20 feet. We support this request for waivers. (Previous Comment)*
4. Comment Satisfied.
5. In accordance with Section 2.302.C.10, "in the event the Plan will require access to a highway under the jurisdiction of the Pennsylvania Department of Transportation," the note provided in this Section must be placed on the Plans. In addition, and in accordance with Sections 2.302.D.12 and 2.303.E.8, "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" must be submitted. *Note 9 on Sheet CSI indicates the Applicant has a Highway Occupancy Permit from PennDOT for the existing high volume driveway. The proposed development of the turn lane encroaches into the PennDOT Right-of-Way and PennDOT must be*

notified of this work. Proof of notification and correspondence from PennDOT must be submitted to the Township.

Only a portion of the proposed truck turn lane is located within the PennDOT Right-of-Way. The Applicant must address any additional Right-of-Way required by PennDOT, as well as maintenance responsibilities for the proposed truck turn lane. (Previous Comment) A Highway Occupancy Permit Application review prepared by the Pennsylvania Department of Transportation (PennDOT) in support of the project's Traffic Impact Assessment was provided with this submission. The previous response indicated a Highway Occupancy Plan will be submitted to PennDOT once the Traffic Impact Assessment is approved. All subsequent reviews and approvals from PennDOT must be provided to the Township.

6. Comment Satisfied.
7. In accordance with Sections 2.402.A and B, a performance guarantee and development agreement shall be provided. *A cost estimate must be submitted for review and the performance guarantee and development agreement provided to the Township. (Previous Comment) The previous response indicated that the cost estimate and development agreement will be discussed with the Township.*
8. Comment Satisfied.
9. Comment Satisfied.

BRODHEAD AND MCMICHAELS CREEK ORDINANCE COMMENTS

The proposed development is located within District B-2 of the Brodhead Creek watershed and is tributary to Swiftwater Creek which is a High Quality/Cold Water Fishery (HQ/CWF). The proposed development decreases the impervious area by approximately 2,291 square feet.

10. Comment Satisfied.
11. Comment Satisfied.
12. Comment Satisfied.
13. Comment Satisfied.
14. Comment Satisfied.

ADDITIONAL STORMWATER AND STORM SEWER COMMENTS

15. Comment Satisfied.
16. Comment Satisfied.

17. Comment Satisfied.

18. Comment Satisfied.

MISCELLANEOUS COMMENTS

19. Comment Satisfied.

20. Comment Satisfied.

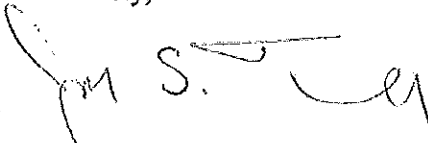
21. Comment Satisfied.

All engineering related comments have been satisfied.

We recommend any remaining comments be addressed to the satisfaction of Pocono Township prior to Plan Approval.

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

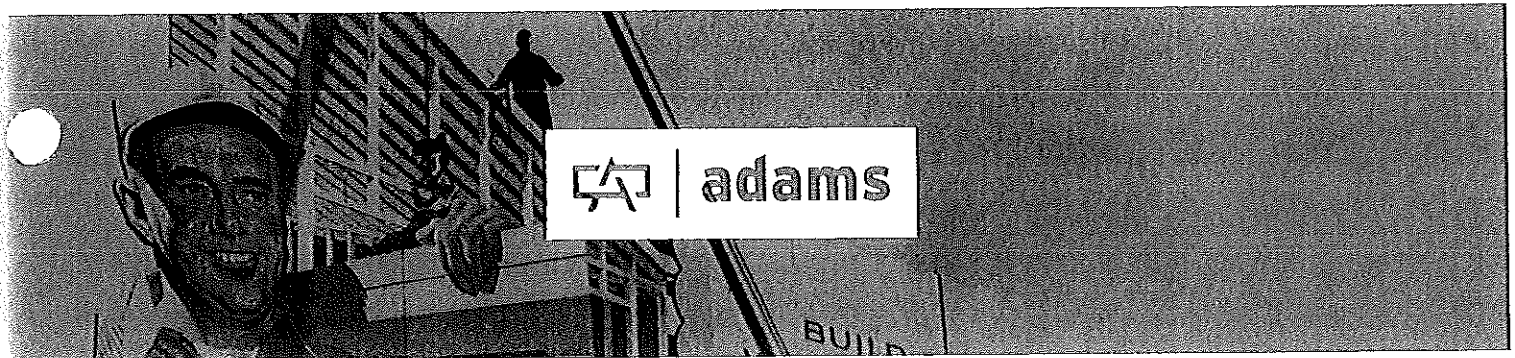
Sincerely,



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

JST/mep/cg

cc: Charles J. Vogt, Township Manager
Pam Tripus, Township Secretary
Michael Tripus, Township Zoning Officer
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Broughal & DeVito, LLP
Aaron M. Sisler, P.E., Borton-Lawson – Applicant's Engineer
Sanofi Pasteur, Inc. – Applicant/Owner
Melissa E. Prugar, P.E. – Boucher & James, Inc.



January 31, 2017

Hand Delivered

Pocono Township Commissioners
Attention President
Pocono Township Municipal Building
112 Township Drive
Tannersville, PA 18372

RECEIVED
JAN 31 2016
POCONO TOWNSHIP

RE: Anthony and Betsy Casciano

Dear Mr. President,

Anthony and Betsy Casciano, along with Adams Outdoor Advertising, are seeking a conditional use hearing in regards to a proposed billboard structure on the Casciano property. Enclosed, please find and application for a conditional use hearing before the Pocono Township Commissioners, including the following.

- Conditional Use Application;
- Site Plan;
- Reasons for Appeal;
- Ownership and Consent Form;
- Application Fee, Check # 14473 in the amount of \$800.00

Kindly schedule a public hearing at your earliest convenience. If you require any additional information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, which appears to read 'Kolby Kauffman'. The signature is fluid and cursive.

Kolby Kauffman
Real Estate Manager, Adams Outdoor Advertising

Enclosures

POCONO TOWNSHIP
P.O. Box 197 Tannersville, PA 18372
CONDITIONAL USE APPLICATION

Application is hereby made for a permit to erect or alter a structure which shall be located as shown on the attached diagram and/or to use the premises for the purposes described herewith. It is understood and agreed by this applicant that any error, misstatement or misrepresentation of material fact, either with or without intention on the part of this applicant, such as might or would operate to cause a refusal of this application, or any change in the location, size or use of structure or land made subsequent to the issuance of this permit, without approval of the Zoning Officer or Zoning Hearing Board shall constitute sufficient ground for the revocation of this permit.

Application No. _____

Applicant Name Adams Outdoor Advertising, Inc. (Adams) email address kkauffman@adamsoutdoor.com
 Applicant Address 6053 Rt. 209, Stroudsburg, PA 18360
 Property Owner Name Anthony & Elizabeth Casciano, h/w (Casciano) email address acasciano@nesitecontractors.com
 Owner Address 198 Stadden Rd., Stroudsburg, Pa 18360
 Site Address 198 Stadden Rd., Stroudsburg, PA 18360
 Township Tax Parcel No.: 12/9/1/10-1 PIN 126372004148205 Zoning District C - Commercial
 Attorney Name and Address Victor F. Cavacini, Esq., Gross McGinley LLP, 33 S. 7th St., Allentown, PA 18101

Proposed Use, Building, or Structure: V-shaped Digital Billboard StructureIsolation Distance (setback): Front Yard 15 ft. Rear Yard 602 ft. Side Yard 15/114 ft.Lot Dimensions: Total Acreage/SF. 2.46 acres Lot Width 229 ft. Lot Depth 652 ft.Type of Construction Unipole

(X) A Plot Plan of the Property is attached (X) A Written Narrative of the Proposed Use is Attached

Application for a Conditional Use Permit is Requested as per the requirement set forth in:
Use Schedule - BillboardsArticle _____ Section _____ Sub-Section _____ Page i of the Pocono Township Zoning Ordinance, as amended.

Explanation/Reason For Request:

SEE REASONS FOR APPEAL ATTACHED.

ADAMS OUTDOOR ADVERTISING, INC.

Signature of Applicant BY: Kelly Kauffman Date 1/30/17

Official Use Only: Do not write below this line

Dates Advised: _____ Date Forfeited: _____ Hearing Date: _____

Planning Commission Recommendation: Favorable _____

Not Favorable _____ N/A _____

Remarks/Conditions: _____

Board of Commissioners Decision: Date _____ Approved _____ Denied _____

Remarks/Conditions: _____

Zoning Officer Review Attached () yes () no Date: _____

Application Fee \$800.00 Transcription Fee _____ Total Amount Due: _____ Paid () Check No. _____ () Cash Date _____

BEFORE THE BOARD OF COMMISSIONERS OF POCONO TOWNSHIP

MONROE COUNTY, PENNSYLVANIA

IN RE: ANTHONY CASCIANO and)
ELIZABETH CASCIANO, H/W and)
ADAMS OUTDOOR)
ADVERTISING, INC.)

REASONS FOR APPEAL

I. BACKGROUND

A billboard is permitted by conditional use under the Use Schedule entitled "Billboards". Adams previously obtained dimensional relief from the Zoning Hearing Board of Pocono Township (Board) related to an "off-premises freestanding advertising sign" for the vacant land requirement, size of sign face ~~and interior angle~~ but the Board required Adams to request conditional use approval from the Township Commissioners to include the request as to height, *and interior angle.*

A site data plan dated June 2, 2016 is attached hereto and incorporated herein by reference.

Anthony Casciano and Elizabeth Casciano ("Casciano") are the record owners of property located at 198 Stadden Road, Stroudsburg, Monroe County, Pennsylvania 18360-7653 which is adjacent to Interstate 80. The Parcel, Tax I.D. Number is 12637200418205 (Alternate Parcel ID number is 12 9 1 10-1) ("the property"). The land is located in the Commercial (C) Zoning District. A residence is now erected on the property occupied by Casciano.

Casciano and Adams propose to erect a new double-faced digital sign on the property which will be directed to motorists traveling on Interstate 80. The sign will observe a height of 80 feet which would be 44 feet above Interstate 80. The proposed sign face is 14 by 48 or a total of 672 square feet.¹ The proposed sign will observe all of the setback requirements. Casciano and Adams request conditional use approval for the proposed digital sign having a sign area of 672 square feet, and a height of 80 feet

II. CONDITIONAL USE – SPECIFIC REQUIREMENTS

Adams does not believe the Ordinance contains any specific requirements relating to the billboard use permitted as a conditional use. The term “billboard” is used in Article II entitled “Definitions” relating to signs and advertising which states as follows:

“Billboards are also considered signs in this definition.”

Thereafter there is no mention of “billboards” in the Ordinance other than the “Use Schedule” appended to the Ordinance which permits billboards as a conditional use in the C & I Zoning Districts.

Indeed, Article IX entitled “Administration” provides no guidance relating to conditional use applications even though other functions of the Commissioners under the Zoning Ordinance are described therein.

Should it be determined there are specific requirements applicable to “billboards” Adams requests zoning relief from such specific requirements to permit the advertising sign herein requested.

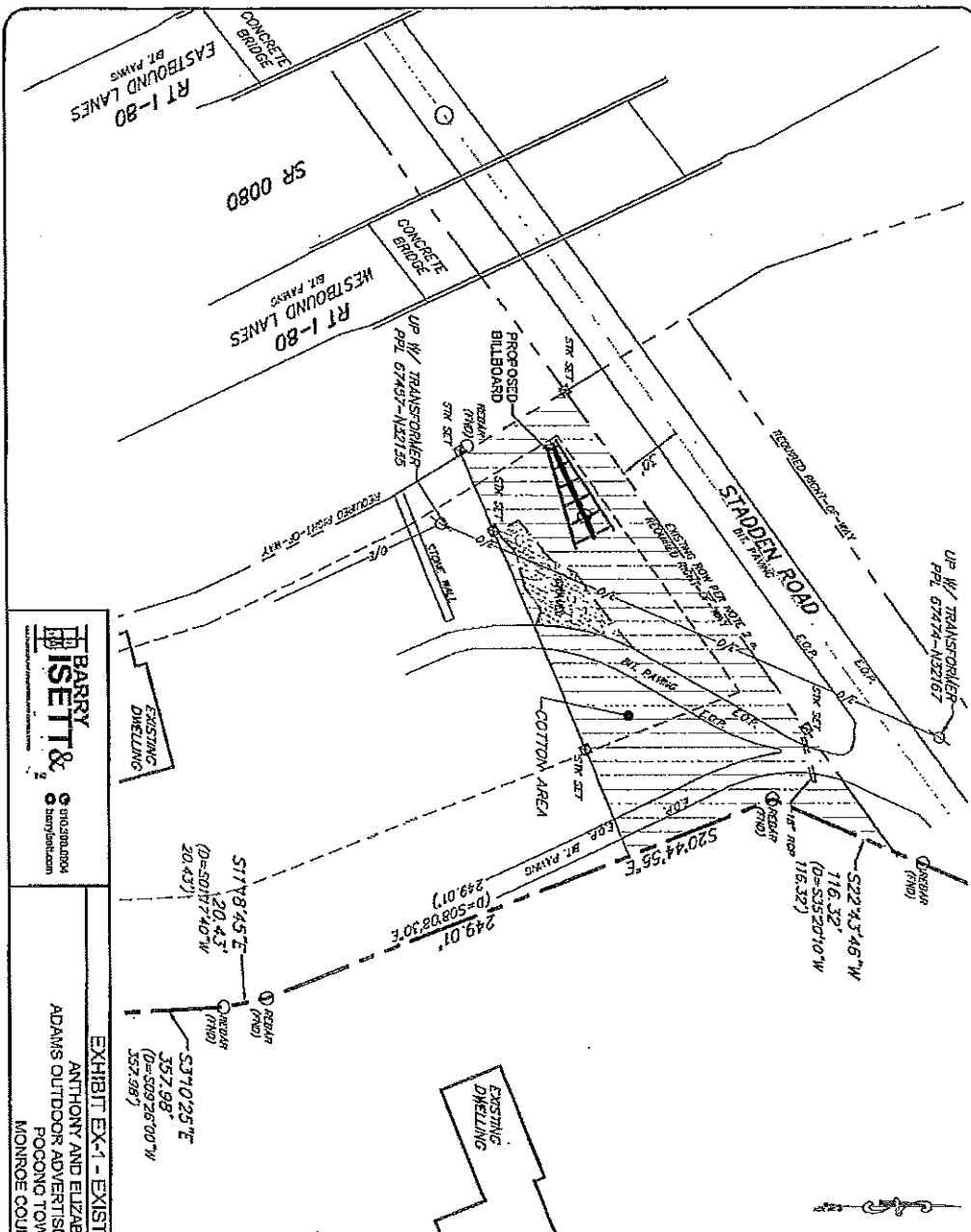
¹ The Board approved 540 square feet facing eastbound traffic and 370 square feet facing westbound traffic. Adams respectfully requests conditional use approval for the 672 square feet which is the standard in the industry for interstate located billboards.

III. INTERPRETATION

The Zoning Hearing Board is requested to interpret the Ordinance, and apply regulations in a way which recognize the constitutional rights of Casciano and Adams.

IV. OTHER ZONING RELIEF

Casciano and Adams request any other zoning relief as may be necessary to permit the conditional use that is the subject of the within Appeal.



SITE DATA

OWNER: ANTHONY & ELIZABETH CASCIANO
ADDRESS: 188 STADDEN ROAD
STROUDSBURG, PA 18350

RECORDING REFERENCE: REC. BOOK 2197, PG. 5554
TAX ID: 12/09/1/10
TOTAL AREA: 2.45 ACRES (DEED)
NUMBER OF LOTS: ONE

NOTES:

1. THESE DRAWINGS HAVE BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE SURVEYOR HAS NOT BEEN RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS PRIOR TO ANY FUTURE CONSTRUCTION.
2. REFERENCES:
a. DISTANCE FOR ESTABLISHMENT OF LIMITED ACCESS HIGHWAY AND CORRELATION UP RIGHT OF WAY, ROUTE 1A, 1002 SECTION 02, MONROE COUNTY PA, SHEET 21 B & 74.
b. LOT CORRELATION, ANTHONY & ELIZABETH CASCIANO, PARCEL 142, POCONO TOWNSHIP, MONROE COUNTY, PA PREPARED BY RICHARD C. TUCK, P.L.S. AND DATED 10/01/07.
c. BEARING DATA FOR PLAIN PLASTER (NORTH)

NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

SCALE: 1"=50'

0 50' 100' 150'

BARRETT & SISETT
SURVEYORS
PO BOX 100
POCONO, PA 18342
610-833-1111
www.barrettandsisett.com

EXHIBIT EX-1 - EXISTING FEATURES
ANTHONY AND ELIZABETH CASCIANO
ADAMS OUTDOOR ADVERTISING PARTNERSHIP, LLC
POCONO TOWNSHIP
MONROE COUNTY, PA

JOB NUMBER: 10154-000
DATE: 06/20/16
SCALE: 1"=50'
DRAWN BY: JWC/ERS
SHEET: EX-1

OWNERSHIP AND CONSENT FORM

This is to certify that the undersigned is/are the record owner(s) of the property known as:

Address: 198 Stadden Road
Stroudsburg, PA 18360

Tax Parcel Number: 12/9/1/10-1

PIN # 126372004148205

We consent to the filing of the Conditional Use Application by Adams Outdoor Advertising relative to the proposed billboard on our property.

Executed on this, the 31 day of JANUARY, 2017.

By: Anthony Casciano III
Anthony Casciano III

By: Betsy Casciano
Betsy Casciano

TOWNSHIP OF POCONO
MONROE COUNTY, PENNSYLVANIA
ORDINANCE NO. _____

**AN ORDINANCE OF POCONO TOWNSHIP AMENDING
THE TOWNSHIP ZONING ORDINANCE TO ESTABLISH
A RESORT RE-USE OVERLAY DISTRICT**

BE IT ENACTED AND ORDAINED by the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania that the Zoning Ordinance is hereby amended as follows:

WHEREAS, Section 906 of the Pocono Township Zoning Ordinance and Section 609 of the Municipalities Planning Code, 53 P.S. §10609, authorize the Township of Pocono to enact amendments to the Pocono Township Zoning Ordinance; and

WHEREAS, the Pocono Township Board of Commissioners has determined that it is in the best interests of the municipality to adopt this ordinance amending the Pocono Township Zoning Ordinance; and

WHEREAS, the Board of Commissioners of Pocono Township has determined that this Ordinance is generally consistent with the Township's Comprehensive Plan; and

WHEREAS, a public hearing was held for the purpose of considering this amendment to the Pocono Township Zoning Ordinance; and

WHEREAS, the Board of Commissioners of Pocono Township, after a public hearing, and after receipt of recommendations from the Pocono Township Planning Commission and the Monroe County Planning Commission, deems it appropriate and proper that the Zoning Ordinance be amended to create a new Resort Re-Use Overlay District.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Commissioners of Pocono Township, Monroe County, Pennsylvania that the Pocono Township Zoning Ordinance is hereby amended as follows:

1. TEXT AMENDMENT. The Zoning Ordinance is hereby amended to add a new Article to read as follows:

ARTICLE X

RESORT RE-USE OVERLAY DISTRICT

Section 1001. Statement of Purpose

The purpose of the Resort Re-Use Overlay District is to permit the adaptive re-use of outdated and outmoded resort facilities within the Township in a manner that will prevent the further deterioration of existing buildings, structures and facilities, encourage low-impact uses which will provide needed services and will enhance the economic base of the Township.

Section 1002. Eligibility

The Resort Re-Use Overlay District shall encompass the entire Township, but shall only be applicable to properties which:

- A. Are 50 acres or greater;
- B. Contain all or a portion of a vacation resort or lodge property that has been closed for at least 5 years; and
- C. Are located within 2 miles of State Route 611.

Section 1003. Permitted Uses.

The following uses shall be permitted by conditional use in the Resort Re-Use Overlay District, subject to Section 516 of this Ordinance:

- A. Treatment Center in accordance with Section 539.C of this Ordinance;
- B. Life Care Facility in accordance with Section 546 of this Ordinance;
- C. Recreational uses ancillary to a Treatment Center or Life Care Facility.

Section 1004. Required Licensure; Compliance with Laws.

Any Treatment Center or Life Care Facility permitted in the Resort Re-Use Overlay District shall:

- A. Hold and maintain all relevant licenses and certificates required by the Commonwealth of Pennsylvania in order to operate the facility.
- B. Hold a certificate of occupancy from the Department of Labor and Industry or its local equivalent.
- C. Comply with applicable Federal, State and local laws and ordinances.

Section 1005. Conditional Use Review Procedures.

All proposed uses within the Resort Re-Use Overlay District shall be subject to and governed by the review procedures for conditional uses set forth in Section 516 of this Ordinance.

Section 1006. Site Development.

- A. General Requirements. The applicant for a use within the Resort Re-Use Overlay District shall designate the portion of the former vacation resort or lodge property on which the Treatment Center or Life Care Facility is proposed to be located and shall provide a metes and bounds description thereof (the "Resort Re-Use Development Site"). The applicant shall further identify all existing buildings located on the Resort Re-Use Development Site and designate which buildings shall remain and which buildings are intended to be removed. All uses shall be planned and designed to minimize and reduce light, noise and air emissions onto adjacent properties.
- B. Compliance with Building Code. All uses shall comply with the minimum building code requirements as specified by the Township and by the Pennsylvania Department of Labor and Industry. Prior to the issuance of a Use and Occupancy Permit for the proposed use, the applicant shall provide evidence to the Township that all plans and permits have been approved by all pertinent local, state and federal agencies.
- C. Minimum Area Requirements. All Resort Re-Use Development Sites shall contain no less than fifty (50) acres that shall be on parcels that are adjacent or contiguous.
- D. Maximum Coverage. In no case shall more than forty-five percent (45%) of a Resort Re-Use Development Site be covered with buildings or other impervious surfaces.
- E. Minimum Open Space. Fifty percent (50%) of the total Resort Re-Use Development Site shall be allocated to and remain open space. The designated open space shall be deed restricted to prohibit future subdivision or development except for recreational uses that may be permitted with the approval of the Board of Commissioners.
- F. Lot, Yard, Setback and Height Requirements. All new structures that may be constructed in the Resort Re-Use Overlay District shall conform with the lot, yard, setback and height requirements of the base zoning district in which it is located. Where an existing structure is considered nonconforming based upon its lot area, height, proximity to property lines or building coverage, the existing structure may remain subject to the provisions of Section 511 of this Ordinance governing Non-Conforming Structures and Dimensions.

- G. Additional Buffer Requirement. A buffer of 100 feet from the property line shall be provided around the perimeter of the Resort Re-Use Development Site. No new buildings shall be constructed within the 100 foot buffer. Existing buildings located within the 100 foot buffer may remain and may be renovated and/or rebuilt within the existing footprint. To the extent an existing building on the Resort Re-Use Development Site is within 50 feet of a residence on an adjoining property, landscaping enhancements or screening shall be installed, where feasible and appropriate, to reduce the impacts of the facility on adjoining properties. In addition to the landscaping plan required by Section 516 of this Ordinance, the applicant for a use within the Resort Re-Use Overlay District shall also submit a proposed landscaping buffering plan with the conditional use application. The landscaping buffering plan shall be reviewed by the Board of Commissioners and where such screening does not effectively buffer the Treatment Center or Life Care Facility use from an adjoining residential use, the Board of Commissioners may require additional screening to comply with the objectives of this chapter. All shrubs, hedges, trees and fences shall be maintained in good condition by the owner of the Treatment Center or Life Care Facility.
- H. Building Exteriors and Grounds. The building exteriors and grounds shall be maintained in a neat and attractive manner, consistent with the neighborhood in which the facility is located. The facility shall:
- (1) Maintain all structures on the grounds of the facility so as to be free from any danger to health and safety.
 - (2) Keep the grounds of the facility clean, safe, sanitary and in good repair at all times for the safety and well-being of residents, employees and visitors.
 - (3) Store all trash in covered containers that prevent the penetration of insects and rodents and have the trash removed at least once each week.
- I. Aesthetics of Structure Exteriors. The exteriors of all structures on the property shall be aesthetically pleasing and compatible with the structures on the Resort Re-Use Development Site. The property owner shall maintain all structure exteriors in a neat and attractive manner. Where the property is to contain multiple buildings, the architectural appearance of all buildings shall be compatible or harmonious.
- J. Parking and Loading Requirements. Off-street parking and loading requirements shall be provided in accordance with Section 512 of this Ordinance and the Subdivision and Land Development Ordinance, as applicable.

Section 1007. Site Security.

The Treatment Center or Life Care Facility shall comply with all security regulations promulgated by the Commonwealth of Pennsylvania with respect to the

operation of a licensed facility. The Treatment Center or Life Care Facility shall provide 24-hour per day, 365 days per year on-site supervision by professionals trained to supervise the types of clientele to be served by the facility. The facility shall also provide state of the art electronic surveillance or other comparable system that enables the facility to monitor the location of its clients or patients.

Section 1008. Signs.

All proposed signs shall conform to the requirements of Article VII of this Ordinance.

Section 1009. Maximum Number of Clients/Patients; Age Range of Patients.

The number of clients/patients shall not exceed the number of clients/patients for which the facility has been licensed and permitted by the Commonwealth of Pennsylvania. The facility shall only accept patients being of an age for which the facility has been licensed and permitted by the Commonwealth of Pennsylvania.

Section 1010. Staffing Requirements.

The facility shall comply with all relevant staffing requirements established by the Commonwealth of Pennsylvania for the operation of a Treatment Center or Life Care Facility, including the provisions of Chapter 704 of Title 28 of the Pennsylvania Code setting forth Staffing Requirements for Drug and Alcohol Treatment Activities, 28 Pa. Code §§704.1-704.12; Chapter 211 of Title 28 of the Pennsylvania Code setting forth Program Standards for Long-Term Care Nursing Facilities, 28 Pa. Code §§211.1-211.22; and Chapter 11 of Title 6 of the Pennsylvania Code setting forth Staffing Requirements for Older Adult Daily Living Centers, 6 Pa. Code §§11.31-11.39.

Section 1011. Physical Plant Requirements; Living Accommodations.

The facility shall comply with all relevant physical plant standards for residential facilities required by the Commonwealth of Pennsylvania for the operation of a Treatment Center or Life Care Facility, including the provisions of Chapter 705(A) of Title 28 of the Pennsylvania Code setting forth Physical Plant Standards for Residential Drug and Alcohol Treatment Facilities, 28 Pa. Code §§705.1-705.11; Chapter 205 of Title 28 of the Pennsylvania Code setting forth Physical Plant and Equipment Standards for Long-Term Care Nursing Facilities, 28 Pa. Code §§205.1-205.91; and Chapter 11 of Title 6 of the Pennsylvania Code setting forth Physical Site Standards for Older Adult Daily Living Centers, 6 Pa. Code §§11.51-11.72. The foregoing regulations include relevant requirements for the size of bedrooms, the maximum number of residents that may share a bedroom, required common areas, bathroom provisions, food service, heating and cooling, general safety and emergency procedures, and fire safety with which the facility must comply.

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A residential Treatment Center or Life Care Facility will operate and be staffed 24 hours per day. Each facility shall establish a policy designating reasonable visiting hours for persons who wish to visit the clients or patients. The visiting hours shall not begin earlier than 8:00 a.m. and will end not later than 9:00 p.m. Visitors to patients at a Treatment Center shall be limited to immediate family members.

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In connection with its conditional use application, the applicant shall provide information describing the nature of the residents to be served and the type of treatment/care and counseling to be provided. All treatment and counseling programs shall comply with the requirements of Federal and Pennsylvania law regulating licensed facilities.

Section 1014. Emergency Response Coordination.

The facility shall consult with the relevant local emergency responders, including fire, police and ambulance services, to coordinate and adopt an emergency response plan and protocol. The facility shall also have written procedures for staff and residents to follow in case of an emergency that shall include provisions for the evacuation of residents and staff to a safe location and the assignment of staff during emergencies.

2. SEVERABILITY. It is hereby declared to be the legislative intent that if a court of competent jurisdiction declares any provision of this Amendment to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Amendment shall continue to be separately and fully effective. The Board of Commissioners hereby declares that it would have passed this Amendment and each Section or part thereof, other than the part declared invalid, if the Board of Commissioners had advanced knowledge that any part would be declared invalid.

3. REPEALER. Any resolution, ordinance or part of any ordinance or resolution inconsistent herewith, and any amendments thereof, are hereby expressly repealed and the provisions of this Ordinance shall prevail.

4. RATIFICATION. In all other respects, the provisions of the Pocono Township Zoning Ordinance, as amended, shall remain in full force and effect.

5. EFFECTIVE DATE. This Zoning Ordinance shall become effective five (5) days after adoption.

ENACTED and ORDAINED this _____ day of _____, 2017.

BOARD OF COMMISSIONERS OF POCONO TOWNSHIP

By: _____
Harold Werkheiser, President

By: _____
Robert DeYoung, Vice President

By: _____
Judi Coover

By: _____
Gerald Lastowski

By: _____
Ellen Gndt

ATTEST:

Township Secretary

TOWNSHIP OF POCONO
MONROE COUNTY, PENNSYLVANIA
ORDINANCE NO. _____

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WHEREAS, a public hearing was held for the purpose of considering this amendment to the Pocono Township Zoning Ordinance; and

WHEREAS, the Board of Commissioners of Pocono Township, after a public hearing, and after receipt of recommendations from the Pocono Township Planning Commission and the Monroe County Planning Commission, deems it appropriate and proper that the Zoning Ordinance be amended to create a new Resort Re-Use Overlay District.

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In connection with its conditional use application, the applicant shall provide information describing the nature of the residents to be served and the type of treatment/care and counseling to be provided. All treatment and counseling programs shall comply with the requirements of Federal and Pennsylvania law regulating licensed facilities.

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2. SEVERABILITY. It is hereby declared to be the legislative intent that if a court of competent jurisdiction declares any provision of this Amendment to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Amendment shall continue to be separately and fully effective. The Board of Commissioners hereby declares that it would have passed this Amendment and each Section or part thereof, other than the part declared invalid, if the Board of Commissioners had advanced knowledge that any part would be declared invalid.

3. REPEALER. Any resolution, ordinance or part of any ordinance or resolution inconsistent herewith, and any amendments thereof, are hereby expressly repealed and the provisions of this Ordinance shall prevail.

4. RATIFICATION. In all other respects, the provisions of the Pocono Township Zoning Ordinance, as amended, shall remain in full force and effect.

5. EFFECTIVE DATE. This Zoning Ordinance shall become effective five (5) days after adoption.

ENACTED and ORDAINED this _____ day of _____, 2017.

BOARD OF COMMISSIONERS OF POCONO TOWNSHIP

By: _____
Harold Werkheiser, President

By: _____
Robert DeYoung, Vice President

By: _____
Judi Coover

By: _____
Gerald Lastowski

By: _____
Ellen Gnandt

ATTEST:

Township Secretary