

AGENDA
POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
March 27, 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-3/13/2017.
- G. NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:**
- Kenbar Route 715 Subdivision.
- 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. Tabled at the 3/13/17 meeting.
- 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 3/13/17 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 3/13/17 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 3/13/17 mtg. Deadline for consideration extended to April 17, 2017.
 5. 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 3/13/17 mtg.

6. Summit Health Campus – Land Development- The plans were administratively accepted at the January 9, 2017 P.C. Meeting. Deadline for consideration is April 1, 2017. Review No. 1 distributed 2/10/17. Request for Modifications recommended for approval to the BOC at the 2/13/17 and 3/13/17 P.C. Meeting. Recommended on 3/13/17 approval to BOC approval for the installation of a gate at the emergency access. Tabled at the 3/13/17 meeting.
7. 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. Tabled at the 3/3/17 meeting

J. SKETCH PLANS

Kenbar Route 715 Land Development Sketch Plan

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 TOWN 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 Approval/Deny	BOC Approved/Rejected
Farda Minor Subdivision (2/13/17)	Minor Subdivision	Final	5/14/2017	4/24/2017	5/1/2017	3/2/2017	3/13/2017	Rec approval of modifications for street trees and property line buffers	NO
Kopelson Lot 3 Land Devt (08/13/13)	Commercial Land Devt	Prelim	6/30/2017	6/12/2017	6/19/2017	unknown date	3/13/2017		
Spa Castle Land Development (Prel) (12/14/15)	Commercial Land Devt	Prelim	4/17/2017	4/3/2017	4/10/2017	Planning Rev 9/9/16 Technical Rev 11/9/16	3/13/2017		NO Time Extension Escrow
Camelback Lot 13 and Hotel (06/13/16)	Commercial Land Devt	Prelim	4/17/2017	4/10/2017	4/17/2017	7/21/2016	3/13/2017		NO
Sanofi Tier One Parking Deck (7/11/16)	Commercial Land Devt	Prelim*	5/7/2017	4/24/2017	5/1/2017	3/10/2017	3/13/2017	Rec approval of modifications for Sections 2.106, 2.302A, and Section 2.303A. Rec Conditional Approval of Land Devt to BOC.	
Sanofi Pasteur Discovery Drive Turn Lane (10/24/16)	Land Devt	Prelim*	4/22/2017	4/10/2017	4/17/2017	3/10/2017	3/13/2017	Rec approval of modifications for Sections 2.106, 2.302A, and Section 2.303A. Rec Conditional Approval of Land Devt to BOC.	request to table
Adams Outdoors/198 Stadden Road (8/5/16)	Exception,	Prelim*				9/22/2016			
Discovery Drive Widening (12/12/16)	Land Devt	Prelim*	6/8/2017	5/22/2017	6/5/2017	1/9/2017	3/13/2017		Table
Summit Health Center Land Development (1/9/17)								Prelim/Final Plan Waiver recommended to BOC at 2/13/17 meeting. Rec to BOC of Approval of modification of Sec 303A, BOC. Rec to BOC to approve the installation of an emery access gate.	Table
Day Star Holiness Bible Church (2/13/17)	Land Devt	Prelim	5/1/2017	4/27/2017	5/1/2017	2/10/2017	3/13/2017		YES - question
	Land Devt	Prelim	5/14/2017	4/24/2017	5/1/2017	3/10/2017	3/13/2017		

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

The Pocono Township Planning Commission Regular Meeting was held on March 13, 2017, at the Pocono Township Municipal Building, Tannersville, PA, and opened by Chairman Ron Swink at 7:00 p.m. followed by the Pledge of Allegiance.

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

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

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

PUBLIC COMMENT: NONE

CORRESPONDENCE: NONE

MINUTES: D. Purcell made a motion, seconded by R. Demarest, to approve the minutes of 02/13/2017. All in favor. J. Sawicki abstained. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW: NONE

FINAL PLANS UNDER CONSIDERATION:

Farda Minor Subdivision Plan - Plan accepted at the 02/13/2017 P.C. Mtg. **Last P.C. meeting is 04/24/2017.** Boucher & James review letter of 03/02/2017 received. Nate Oiler, P.E. represented the plan. Discussion followed on the Township Engineer's review letter. Mr. Oiler presented two requests for modification: 1. SALDO Section 615.4.1, requiring street trees along all existing streets abutting or within the proposed subdivision or land development. The developer has indicated that trees exist along S.R. 0715 and that the appropriate street trees will be provided at the time of development; 2. SALDO Section 615.6.A, requiring property line buffers and site

POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING, 03/13/2017
PG.2

element screens for all subdivisions and land developments. The developer has indicated that the existing site is wooded along the property lines, and that appropriate buffers and screens will be provided at the time of development

J. Sawicki made a motion, seconded by M. Guidry, to recommend approval of the requests for modification of SALDO Section 615.4.1 and Section 615.6.A. All in favor. Motion carried.

R. Demarest made a motion, seconded by J. Sawicki, to table the Farda Minor Subdivision Plan. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION:

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

Spa Castle Land Development Plan - Plan was accepted at the 12/14/2015 mtg. The Planning Modules was rejected by the Commissioners. **Last P.C. meeting is 04/03/2017.** D. Purcell made a motion, seconded by R. Demarest, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

Camelback Lot 13 and Hotel Land Development Plan - Plan was accepted at the 06/13/2016 mtg. **Last P.C. meeting is 04/10/2017.** J. Sawicki made a motion, seconded by M. Guidry, to table the Camelback Lot 13 and Hotel Land Development Plan. All in favor. Motion carried.

Sanofi Pasteur Tier One Land Development Plan - Plan was accepted at the 07/11/2016 mtg. **Last P.C. meeting is 04/24/2017.** Boucher & James review letter of 03/10/2017 received. Aaron Sisler, P.E. represented the plan. Discussion followed on the proposed tiered parking deck, containing 564 total parking spaces. Mr. Sisler presented two requests for modification: 1. SALDO Section 2.106, requiring preliminary plan approval prior to final plan approval. The developer has requested preliminary/final plan approval without the submission and approval of a separate preliminary plan and final plan; 2. SALDO Sections 2.302.A and 2.303.A requiring plans to be drawn at a

POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING, 03/13/2017
PG.3

scale not to exceed 1 inch equals 100 feet. The developer has requested that its Overall Existing Conditions Plan be drawn at a scale of 1 inch equals 200 feet.

R. Demarest made a motion, seconded by J. Sawicki, to recommend approval of the requests for modification of SALDO Section 2.106, Section 2.302.A and Section 2.303.A. All in favor. Motion carried.

J. Sawicki made a motion, seconded by R. Demarest, to recommend approval of the Sanofi Pasteur Tier One Land Development Plan, conditioned on addressing the Township Engineer's comments contained in his letter of March 10, 2017. All in favor. Motion carried.

Sanofi Pasteur Discovery Drive Turn Lane Land Development Plan - Plan was accepted at the 10/24/2016 mtg. **Last P.C. meeting is 04/10/2017.** Boucher & James review letter of 03/10/2017 received. Aaron Sisler, P.E. represented the plan. Discussion followed on the proposed additional turning lane at Discovery Drive. Mr. Sisler presented two requests for modification: 1. SALDO Section 2.106, requiring preliminary plan approval prior to final plan approval. The developer has requested preliminary/final plan approval without the submission and approval of a separate preliminary plan and final plan; 2. SALDO Sections 2.302.A and 2.303.A requiring plans to be drawn at a scale not to exceed 1 inch equals 100 feet. The developer has requested that its Overall Existing Conditions Plan be drawn at a scale of 1 inch equals 200 feet.

R. Demarest made a motion, seconded by J. Sawicki, to recommend approval of the requests for modification of SALDO Section 2.106, Section 2.302.A and Section 2.303.A. All in favor. Motion carried.

R. Demarest made a motion, seconded by M. Guidry, to recommend approval of the Sanofi Pasteur Discovery Drive Turn Lane Land Development Plan, conditioned on addressing the Township Engineer's comments contained in his letter of March 10, 2017 and PennDOT's HOP approval. Notwithstanding the foregoing, In the event there would be any significant changes requested by PennDOT, the developer would have to resubmit a revised plan for review by the Planning Commission. All in favor. Motion carried.

POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING, 03/13/2017
PG. 4

Sanofi Pasteur Discovery Drive Widening Land Development Plan - Plan was accepted at the 12/12/2016 mtg. **Last P.C. meeting is 05/22/2017.** R. Demarest made a motion, seconded by D. Purcell, to table the Sanofi Pasteur Discovery Drive Widening Land Development Plan. All in favor. Motion carried.

Summit Health Campus Land Development Plan - Plan was accepted at the 01/09/2017 mtg. **Last P.C. meeting is 03/27/2017.** Boucher & James review letters of 02/10/2017 and 03/03/2017 received. Nate Oiler, P.E. represented the plan. Discussion followed on the Township Engineer's review letter. Mr. Oiler indicated that he has reached out to the fire company for a formal plan review, but has not yet heard back. A discussion followed regarding the installation of a gate at the emergency access. Mr. Oiler has spoken with the U.S. Army Corps of Engineers and is awaiting receipt of outside agency permits. Mr. Oiler indicated that the developer would like to commence earth-moving this spring. He would also like to present their waiver requests to the BOC. Mr. Oiler presented a request for modification from SMO Section 303A which requires a minimum dewatering time of 24 hours for the one year 24 hour storm. The developer has indicated that due to favorable infiltration rates and new DEP requirements requiring more infiltration surface per development area surface, some infiltration areas are anticipated to empty in less than 24 hours.

J. Sawicki made a motion, seconded by R. Demarest, to recommend approval of the request for modification of SMO Section 303A. All in favor. Motion carried.

J. Sawicki made a motion, seconded by D. Purcell, to recommend that the BOC approve the installation of a gate at the emergency access. All in favor. Motion carried.

J. Sawicki made a motion, seconded by R. Demarest, to table the Summit Health Campus Land Development Plan. All in favor. Motion carried.

Day Star Holiness Bible Church Land Development Plan - Plan was accepted at the 02/13/2017 mtg. **Last P.C. meeting is 04/24/2017.** M. Guidry made a motion, seconded by R. Demarest, to table the Day Star Holiness Bible Church Land Development Plan. All in favor. Motion carried.

POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING, 03/13/2017
PG.5

SKETCH PLANS - NONE

PERMITS - NONE

PLANNING MODULE - NONE

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

ADAMS OUTDOOR ADVERTISING CONDITIONAL USE APPLICATION

R. Demarest made a motion, seconded by J. Sawicki, to table the
Adams Outdoor Advertising Conditional Use Application. All in
favor. Motion carried.

BROOKDALE ON THE LAKE ZONING AMENDMENT

The proposed zoning amendment will be discussed at the Planning
Commissions' March 27th meeting.

UNFINISHED BUSINESS:

J. Sawicki questioned what was occurring with the roadway
improvements to Rt. 611 between Scotrun and Swiftwater. C. Vogt
indicated that he had received an email from Leeward, PennDOT's
construction manager for the Rt. 611, confirming a March 20th
Notice to Proceed Date. The project is estimated to be
completed within 3 years.

R. Demarest questioned what was occurring with the underground
storage tanks at the Gulf gas station located at Rt. 611 and
Bartonsville Avenue. M. Tripus indicated that some tanks have
already been removed and/or remediated.

NEW BUSINESS: NONE

COMMENTS BY AUDIENCE: NONE

ADJOURNMENT:

M. Guidry made a motion, seconded by D. Purcell, to adjourn the
meeting until 03/27/2017 at 7:00 p.m., at the Pocono Township
Municipal Building. All in favor. Motion carried.

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

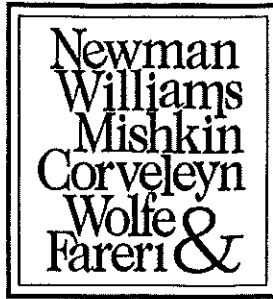
Aaron M. DeAngelo
J. Zac Christman*
Robert J. Kidwell

Of Counsel:

Samuel W. Newman
Todd R. Williams
Ronald J. Mishkin

**Member of NJ and PA Bar*

ATTORNEYS AT LAW



A PROFESSIONAL CORPORATION

P. O. Box 511
712 Monroe Street
Stroudsburg, PA 18360-0511

March 22, 2017

Telephone
570.421.9090

Fax 570.424.9739

www.newmanwilliams.com

Pocono Township Board of Commissioners
Attention: Harold Werkheiser, President
P.O. Box 197
Tannersville, PA 18372

**RE: Land Development Plan Application submitted by
Pocono Medical Center for the Summit Health Campus
Our File No. 49765**

Dear Commissioners:

Pocono Medical Center (the "Applicant") hereby grants the Township Board of Commissioners a time extension until the close of business on May 1, 2017 to render a decision with regard to the above-referenced Land Development Plan Application. The extension is requested to enable the Township Engineer to complete his review of the most recent submission and for the Applicant to respond to the Township Engineer's comments.

The Applicant hereby waives any applicable provisions of the Township Ordinances or the MPC which may require the Commissioners to render a decision concerning the Land Development Plan Application at an earlier date.

Thank you for your attention to this matter.

Very truly yours,


Marc R. Wolfe

MRW/aml

cc: Leo DeVito, Jr., Esq.
Charles J. Vogt, Esq.
Stephen J. Cunningham, FACHE
Nate Oiler, P.E.
Ralph A. Matergia, Esq.

RECEIVED
MAR 10 2017
POCONO TOWNSHIP

POCONO TOWNSHIP LAND DEVELOPMENT APPLICATION

10. Will construction of building be undertaken immediately ____ Yes x No (seeking subdivision approval)
By Whom: _____ Person Subdividing
_____ Other Developer
_____ Purchasers of individual lots

11. Type of water supply proposed: _____ Public (Municipal) system
_____ Private (Centralized)
x _____ Individual (On Site) None with Subdivision, but
with any Development later.

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

13. Are all streets proposed for dedication: ____ Yes x No

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

0.00

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

C- Commercial

16. Have appropriate public utilities been consulted: ____ Yes x No Seeking signatures for this
with this submission-

17. Material accompanying this Land Development Application: Township signatures

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

18. List all subdivision standards and requirements which have not been met and for which a waiver or change is to be required:
This information is provided on the plans.

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

Date: 3/8/17

Signature of Owner or Applicant: _____

Kenneth Schuchman, partner
(By) KenBon Investment Group

POCONO TOWNSHIP PLAN RECEIPT CHECK LIST

Name of Subdivision or Land Development Plan: Kenbar S.R. 715 Land Development (Lot line adjust/
12-6372-01-29-1261 NOTE: Two tax parcels- minor Subdivision)
 Property Identification # 12-6372-01-29-3036 but one lot existing Date: March 10, 2017
 Name of Developer: Kenbar Investment Group Name of Engineer or Surveyor: 1727 Jonathan St
 Address: P.O. Box 404 Address: 1727 Jonathan St
Marshall's Creek PA 18335 Allentown PA 18104
 Phone: 610-776-6700 Phone: 610-776-6700
 Email: kensch@ptd.net Email: bernie@bencivil.com

Preliminary Major Subdivision and/or Land Development

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Signed dated Application - 14 copies
<input type="checkbox"/>	<input type="checkbox"/>	Professional Services Agreement and Escrow payment
<input type="checkbox"/>	<input type="checkbox"/>	Required Application Fees
<input type="checkbox"/>	<input type="checkbox"/>	Plan - 14 copies - (5 full sets, 9 - 11"x17", and 1 electronic -CD)
<input type="checkbox"/>	<input type="checkbox"/>	Storm Water Management (SWM) Report - 3 copies
<input type="checkbox"/>	<input type="checkbox"/>	Wetland Study or abbreviated Study (If warranted) - 14 copies
<input type="checkbox"/>	<input type="checkbox"/>	Planning Modules Information as per DEP requirement - 4 copies
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Erosion and Sedimentation Narrative (may be submitted with final unless applicant opts to build under Preliminary plan approval) - 3 copies
<input type="checkbox"/>	<input type="checkbox"/>	Modification Request Application for all requested Modifications - 14 copies
<input type="checkbox"/>	<input type="checkbox"/>	PennDot Highway Occupation Permit (HOP) or acknowledgement of project if fronting state road and non-residential - 4 copies
<input type="checkbox"/>	<input type="checkbox"/>	Professional Services Agreement - 1 copy with W-9 form

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

Final Major Subdivision and/or Land Development

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Signed dated Application - 19 copies
<input type="checkbox"/>	<input type="checkbox"/>	Professional Services Agreement and Escrow payment
<input type="checkbox"/>	<input type="checkbox"/>	Required Application Fees
<input type="checkbox"/>	<input type="checkbox"/>	Plan -19 copies - (5 full sets, 14 - 11"x17", and 1 electronic- CD)
<input type="checkbox"/>	<input type="checkbox"/>	Storm Water Management (SWM) Report - 3 copies
<input type="checkbox"/>	<input type="checkbox"/>	Wetland Study or abbreviated Study (If warranted) (If preliminary plan submittal was waived) -19 copies
<input type="checkbox"/>	<input type="checkbox"/>	Planning Modules Information (If preliminary plan submittal was waived) as per DEP requirement- 4 copies
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Erosion and Sedimentation Narrative - 3 copies
<input type="checkbox"/>	<input type="checkbox"/>	Modification Request Application for all requested Modifications (If Modifications approved with Preliminary Plan, then provide listing on Final Plan) - 19 copies
<input type="checkbox"/>	<input type="checkbox"/>	PennDot Highway Occupation Permit (HOP) or acknowledgement of project if fronting state road and non-residential - 4 copies

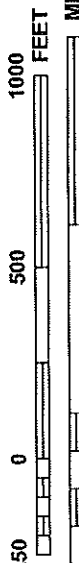
Plan is either Preliminary or Final. There are no provisions in the ordinance for a Preliminary/Final Submission. Such Submission would require a Modification Request with the plan application.

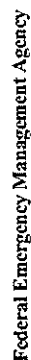
Minor Subdivision Plan Check List

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Signed dated Application - 17 copies
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Professional Services Agreement and Escrow payment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required Application Fees
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan -17 copies - (3 full sets, 14 - 11"x17", and 1 electronic- CD)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wetland Study or abbreviated Study (If warranted) - 17 copies (Delineation provided on plan)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Modification Request for all requested Modifications - 17 copies (Waiver/Deferrals on Plan)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tract History for verification of minor plan consideration - 17 copies (ON plan)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Minor Planning Modules as per DEP Requirement - 4 copies
<input checked="" type="checkbox"/>	<input type="checkbox"/>	PennDot Highway Occupation Permit (HOP) or acknowledgement of project if fronting state road and non-residential - 4 copies if Applicable. (*will seek this HOP with land development in the near future.)

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

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





Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.nsc.fema.gov

KENBAR S.R. 715 LAND DEVELOPMENT
TRACT HISTORY

The Tract is currently not occupied, but evidence of prior disturbance, driveway areas, asphalt, and gravel, including areas used by the adjoining church parcel are prevalent. Past indications of residential development on the site can also be observed.

Ownership History.

2011/22 7/17/2007	Ronald G. & Jeanette G. Sarajian to Kenbar Investment Group.
2135/2935 10/28/2002	Camelback Ski Corporation to Ronald G. & Jeanette G. Sarajian
2043/7069 01/02/1998	Roger & Wanda Butz to Camelback Ski Corporation
1616/537 05/05/1988 and 2013/1313 07/10/95	Parcel Subdivided in 1984 Paul S & Helen Schafer to Roger & Wanda Butz The final plan indicates that on the subject property is a house, a detached garage, storage facilities, on-lot well and septic systems. It is not known when these facilities were removed from the site.
228/270 10/25/1956	Anna Coslar to Paul S & Helen Schafer to Roger & Wanda Butz

RECEIVED
JAN 10 2011
POCONO TOWNSHIP



BRAND ENVIRONMENTAL CONSULTING SERVICES, INC.

3209 Clear Stream Drive
Whitehall, PA 18052
tel: 610 · 434 · 3451
fax: 610 · 434 · 7025
email: brandenv@ptd.net

March 6, 2017

Benchmark Civil Engineering
Service, Inc.
Mr. Bernie Telatovich, PE
1727 Jonathon Street
Allentown, PA 18104

RE: Wetland Report
KENBAR Route 715/Sullivan Trail
Pocono Township
Monroe County
BECS Project 2007

Dear Mr. Telatovich:

On February 8, 2017, Brand Environmental Consulting Services, Inc. (BECS) completed a wetland study within the property referred to as KENBAR Route 715/Sullivan Trail. The property is approximately 2.1 acres in size and is located in the northwest corner of the intersection of Route 715 and Sullivan Trail in Pocono Township, Monroe County, Pennsylvania (See Figure 1). The subject property is located at:

Latitude: N41° 02' 38.61"

Longitude: W75° 18' 44.54"

There are two ephemeral tributaries that flow generally from northwest to southeast through the property into a culvert that exits the property under Route 715 and flows into Pocono Creek approximately 440 feet to the east. The National Wetland Inventory Map does not map any wetlands within the subject property (See Figure 2).

PROCEDURE

A wetland investigation was conducted using the Routine Method in accordance with the Army Corps of Engineers (ACOE) Wetland Delineation Manual, dated January 1987.

According to the Army Corps of Engineers (ACOE) Wetland Delineation Manual, dated January 1987, wetlands have three diagnostic environmental characteristics: 1) Predominance of Hydrophytic Vegetation, 2) Hydric Soils, and 3) Wetland Hydrology. All three diagnostic environmental characteristics must be present for an area to qualify as a jurisdictional wetland unless atypical conditions exist. Atypical conditions did not exist during our site investigation.

The three diagnostic environmental characteristics for an area to be classified as a wetland are defined as follows:

1. Predominance of Hydrophytic Vegetation - Greater than 50% of the vegetation identified must have a wetland indicator status of Facultative (FAC), Facultative-Wet (FACW), or Obligate (OBL).

2. Hydric Soil - Soil must have a matrix chroma of one or less in unmottled areas; or two or less with mottling. The gleyed and low-chroma colors must be observed "immediately below the A-horizon or 10 inches, whichever is shallower."

3. Wetland Hydrology - The soil must be inundated permanently or periodically at mean water depths less than or equal to 6.6 feet or the soil is saturated to the surface for a prolonged period during the growing season.

SOIL

According to the Web Soil Survey (www.websoilsurvey.nrcs.usda.gov), the soil types mapped within the subject property include Oquaga-Lackawanna (Ox) and Wyoming Series (Wy) (See Figure 3). Based on the characteristics of the soil series observed, the soil type within the areas evaluated was the Norwich Series. The Oquaga series consists of moderately deep, somewhat excessively drained soils formed in a thin mantle of till over sandstone, siltstone, and shale bedrock on nearly level to very steep uplands. The Lackawanna series consists of very deep, well drained soils on uplands. They formed in till derived from reddish sandstone, siltstone, and shale. A dense fragipan is present starting at a depth of 43 to 91 cm (17 to 36 in) below the soil surface. The Wyoming series consists of very deep, somewhat excessively drained soils formed in gravelly, water-sorted material derived from red and gray sandstone, siltstone, and shale. The Norwich series consists of very deep, poorly or very poorly drained soils. They formed in till from reddish sandstone, siltstone, and shale.

Soil samples were collected at various points throughout the subject property. In addition, topographic depressions and drainageways were targeted for soil sampling since these topographic features have a higher potential to support wetlands.

Soil samples were collected with a hand auger to a minimum depth of 10 inches. The soil samples were evaluated to classify soil type, soil textural class, and degree of redoximorphic features, if present. Soil matrix color was determined utilizing a Munsell Soil Color Book.

Based on our observations, the soils in Sample Plots A (WB A1-A21) and B (WB B1-B9) are best characterized as the Norwich Series. The soil texture was silt loam with soil matrix chroma of 5YR5/2 and 5YR2.5/2. Based on the soil data collected, the ACOE soil criteria for an area to be classified as a wetland was met in Sample Plots A and B. See Appendix A for Wetland Data Forms.

VEGETATION

In accordance with the Army Corps of Engineers Wetland Manual, dated 1987, a plant community must be dominated by greater than 50% of hydrophytic vegetation.

Plant community sampling is typically conducted concurrent with and in the vicinity of the soil sample locations. The dominant plant species is then recorded at each sample point and presented in the attached numbered wetland data forms. However, based on the time of year that the wetland investigation was completed, the majority of the plants could not be identified due to seasonal weather conditions. In Sample Plot A the only identifiable plants were *Vaccinium corymbosum* (FACW) and *Impatiens capensis* (FACW). The only plant remnants identifiable in plot B was *Impatiens capensis* (FACW).

Based on the very limited plant data collected, the ACOE hydrophytic vegetation criteria for an area to be classified as a wetland was met within Sample Plots A and B. However, BECS recommends re-evaluation of vegetation during the growing season. See Appendix A for Wetland Data Forms.

HYDROLOGY

The National Wetland Inventory Map does indicate the presence of a wetland habitat within the subject property (See Figure 2). BECS observed two drainage channels with water flowing generally from northwest to southeast into two separate culverts that discharge on the southeast side of Route 715. Based on the channel characteristics observed and flow volume, these are ephemeral tributaries which ultimately discharge into the Pocono Creek.

Runoff occurs along the natural contours within the subject property. Positive hydrologic indicators were observed within Sample Plot A and Plot B. The two ephemeral tributaries were observed within Sample Plot A and Plot B which contain wetlands as well. The ephemeral tributaries are classified as "Waters of the Commonwealth".

Sample Plots A and B contain primary hydrologic indicators including surface water, saturation, sediment deposits, water stained leaves, and oxidized rhizospheres. The secondary hydrologic indicators included drainage patterns.

Based on the hydrology data collected, the ACOE hydrology criteria was documented in Sample Plots A and B. In addition, the two ephemeral tributaries are classified as "Waters of the Commonwealth". See Appendix A for Wetland Data Forms.

CONCLUSIONS

BECS has completed a Routine Wetland Investigation in accordance with the ACOE Wetland Delineation Manual, dated January 1987. According to the ACOE Wetland Delineation Manual, a jurisdictional wetland must include three diagnostic environmental characteristics which include hydric soils, a predominance of wetland vegetation, and wetland hydrologic conditions.

Field data collected by BECS appear to indicate the presence of wetlands in Sample Plots A and B. In addition, two ephemeral tributaries are classified as "Waters of the Commonwealth". Our office recommends the completion of a jurisdictional determination to verify the results of this study. In addition, BECS recommends re-evaluation of the vegetation during the growing season.

This report will be valid for five years if a jurisdictional determination of the wetland boundary delineated is completed by the ACOE or until site development earthmoving activities occur, which may influence drainage patterns and stormwater runoff.

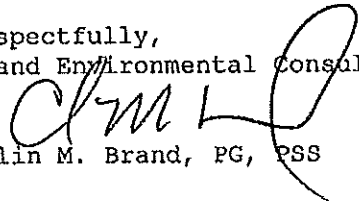
The terms "Wetlands" and "Water of the United States"/"Waters of the Commonwealth" as used in this report are BECS' interpretation of state and federal laws concerning wetland and watercourse identification.

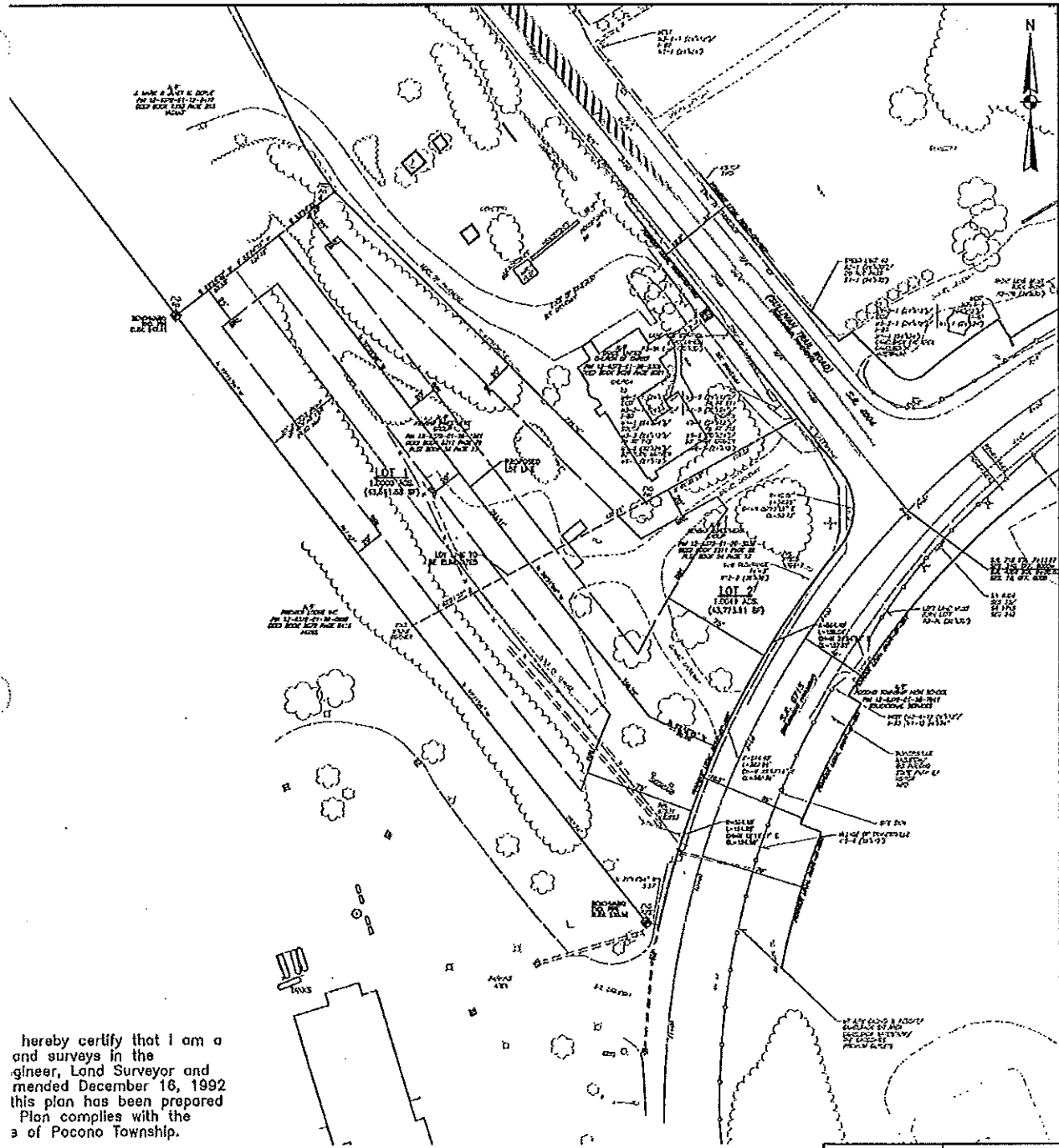
The definition and delineation of wetlands on any specific site are subject to interpretation by various public agencies. BECS will, to the best of its ability, accurately delineate the wetland limits based on current regulations and our firm's experience with public agencies. BECS cannot, however, guarantee that the public agencies involved will concur with those limits. A joint agreement of the United States Army Corps of Engineers and the Pennsylvania Department of Environmental Protection is required for a jurisdictional wetland boundary to be set in the Commonwealth of Pennsylvania. All wetland boundaries in this report are estimates of the jurisdictional wetland limits unless otherwise stated.

All mention of regulations and laws are BECS' interpretation of state and federal regulations and/or laws, and should not be taken as legal advice.

If you have any questions on this or need additional information, please contact the undersigned.

Respectfully,
Brand Environmental Consulting Services, Inc.


Colin M. Brand, PG, PSS



hereby certify that I am a
and surveys in the
gineer, Land Surveyor and
mended December 16, 1992
this plan has been prepared
Plan complies with the
s of Pocono Township.

SOURCE: BENCHMARK CIVIL ENGINEERING

FIGURE 1 - LOCATION MAP
ROUTE 715/SULLIVAN TRAIL
POCONO TOWNSHIP
MONROE COUNTY

PROJECT NO.
2007

SHEET NO.
1 OF 1



Brand Environmental Consulting Services, Inc.
3209 Clear Stream Drive, Whitehall, PA 18052
Phone: 610-434-3451 Fax: 610-434-7025 e-mail: brandenv@ptd.net



U.S. Fish and Wildlife Service

National Wetlands Inventory

Route 715/Sullivan Trail



March 8, 2017

- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Forested/Shrub Wetland | Other |
| Estuarine and Marine Wetland | Freshwater Pond | Riverine |
| Freshwater Emergent Wetland | Lake | |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or completeness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI Mapper

SOURCE: WETLAND MAPPER (www.fws.gov)

FIGURE 2 - WETLAND INVENTORY MAP

ROUTE 715/SULLIVAN TRAIL
POCONO TOWNSHIP
MONROE COUNTY

PROJECT NO.
2007

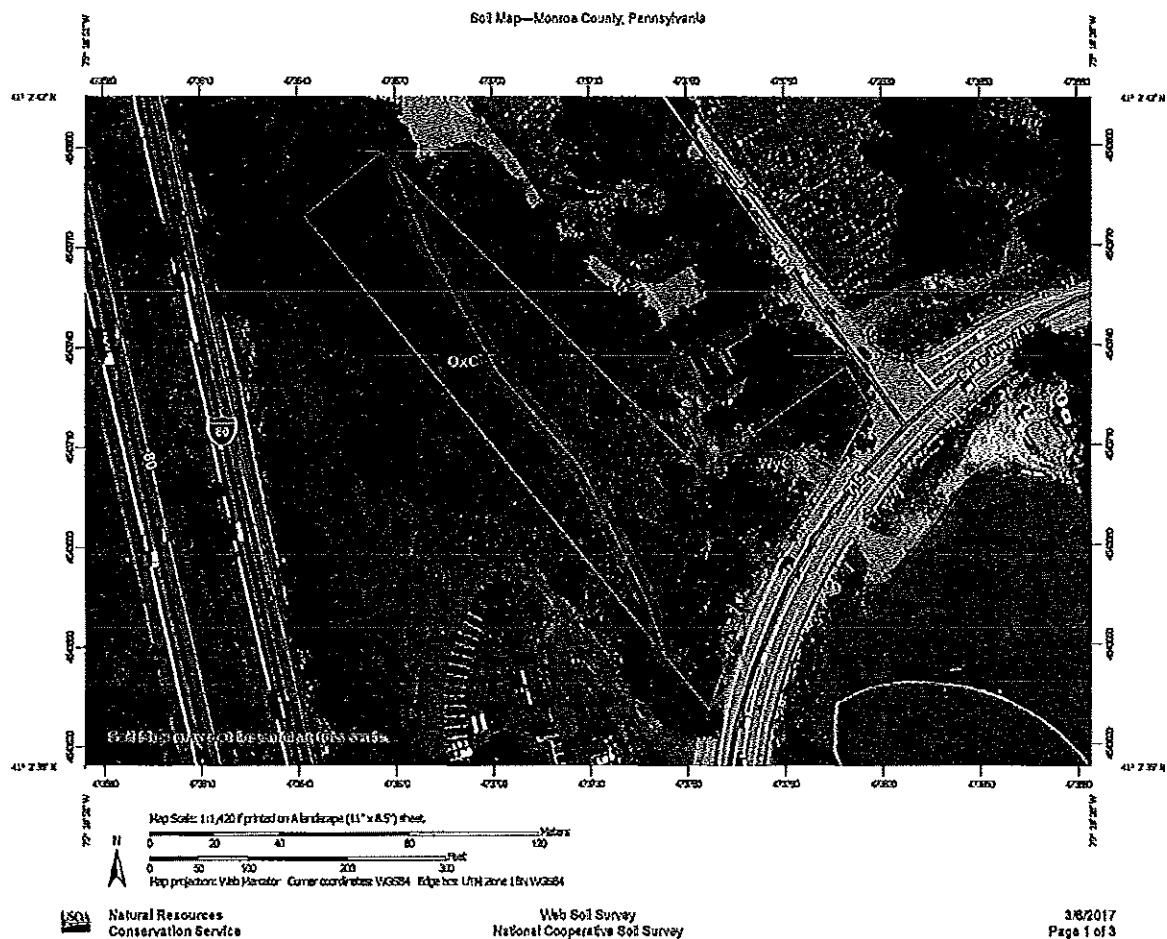
SHEET NO.
1 OF 1




Brand Environmental Consulting Services, Inc.

3209 Clear Stream Drive, Whitehall, PA 18052

Phone: 610-434-3451 Fax: 610-434-7025 e-mail: brandenv@ptd.net



SOURCE: WEB SOIL SURVEY (www.websoilssurvey.nrcs.usda.gov)

FIGURE 3 - SOIL MAP	PROJECT NO. 2007
ROUTE 715/SULLIVAN TRAIL POCONO TOWNSHIP MONROE COUNTY	
 Brand Environmental Consulting Services, Inc. 3209 Clear Stream Drive, Whitehall, PA 18052 Phone: 610-434-3451 Fax: 610-434-7025 e-mail: brandenv@ptd.net	SHEET NO. 1 OF 1

APPENDIX A

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: KENBAR Route 715/Sullivan Trail City/County: Pocono Township/Monroe Sampling Date: 2/8/17
 Applicant/Owner: _____ State: PA Sampling Point: Area A
 Investigator(s): BECS Inc., C. Brand Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): swale/low land Local relief (concave, convex, none): concave
 Slope (%): 1-2 Lat: 41 02 38.95 Long: 75 18 45.48 Datum: _____
 Soil Map Unit Name: Norwich NWI classification: R4EM2/EM1/SS1

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) Identification of vegetation limited due to seasonal conditions.	

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		
<u>X</u> Surface Water (A1)	<u>X</u> Water-Stained Leaves (B9)	<u>X</u> Surface Soil Cracks (B6)
___ High Water Table (A2)	___ Aquatic Fauna (B13)	<u>X</u> Drainage Patterns (B10)
<u>X</u> Saturation (A3)	___ Marl Deposits (B15)	___ Moss Trim Lines (B16)
___ Water Marks (B1)	___ Hydrogen Sulfide Odor (C1)	___ Dry-Season Water Table (C2)
<u>X</u> Sediment Deposits (B2)	<u>X</u> Oxidized Rhizospheres on Living Roots (C3)	___ Crayfish Burrows (C8)
___ Drift Deposits (B3)	___ Presence of Reduced Iron (C4)	___ Saturation Visible on Aerial Imagery (C9)
___ Algal Mat or Crust (B4)	___ Recent Iron Reduction in Tilled Soils (C6)	___ Stunted or Stressed Plants (D1)
___ Iron Deposits (B5)	___ Thin Muck Surface (C7)	___ Geomorphic Position (D2)
___ Inundation Visible on Aerial Imagery (B7)	___ Other (Explain in Remarks)	___ Shallow Aquitard (D3)
___ Sparsely Vegetated Concave Surface (B8)		___ Microtopographic Relief (D4)
		___ FAC-Neutral Test (D5)
Field Observations:		
Surface Water Present? Yes <u>X</u> No _____ Depth (Inches): <u>2-4</u>		
Water Table Present? Yes _____ No <u>X</u> Depth (Inches): _____		
Saturation Present? Yes <u>X</u> No _____ Depth (Inches): <u>0</u>		
(Includes capillary fringe)		Wetland Hydrology Present? Yes <u>X</u> No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

SOIL

Sampling Point: Area A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- | | | | |
|--------------------------|--------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | Histosol (A1) | <input type="checkbox"/> | Polyvalue Below Surface (S8) (LRR R, MLRA 149B) |
| <input type="checkbox"/> | Histic Epipedon (A2) | <input type="checkbox"/> | Thin Dark Surface (S9) (LRR R, MLRA 149B) |
| <input type="checkbox"/> | Black Histic (A3) | <input type="checkbox"/> | Loamy Mucky Mineral (F1) (LRR K, L) |
| <input type="checkbox"/> | Hydrogen Sulfide (A4) | <input checked="" type="checkbox"/> | Loamy Gleyed Matrix (F2) |
| <input type="checkbox"/> | Stratified Layers (A5) | <input checked="" type="checkbox"/> | Depleted Matrix (F3) |
| <input type="checkbox"/> | Depleted Below Dark Surface (A11) | <input type="checkbox"/> | Redox Dark Surface (F6) |
| <input type="checkbox"/> | Thick Dark Surface (A12) | <input type="checkbox"/> | Depleted Dark Surface (F7) |
| <input type="checkbox"/> | Sandy Mucky Mineral (S1) | <input type="checkbox"/> | Redox Depressions (F8) |
| <input type="checkbox"/> | Sandy Gleyed Matrix (S4) | | |
| <input type="checkbox"/> | Sandy Redox (S5) | | |
| <input type="checkbox"/> | Stripped Matrix (S6) | | |
| <input type="checkbox"/> | Dark Surface (S7) (LRR R, MLRA 149B) | | |

Indicators for Problematic Hydric Soils³:

- | | |
|--------------------------|---|
| <input type="checkbox"/> | 2 cm Muck (A10) (LRR K, L, MLRA 149B) |
| <input type="checkbox"/> | Coast Prairie Redox (A16) (LRR K, L, R) |
| <input type="checkbox"/> | 6 cm Mucky Peat or Peat (S3) (LRR K, L, R) |
| <input type="checkbox"/> | Dark Surface (S7) (LRR K, L) |
| <input type="checkbox"/> | Polyvalue Below Surface (S8) (LRR K, L) |
| <input type="checkbox"/> | Thin Dark Surface (S9) (LRR K, L) |
| <input type="checkbox"/> | Iron-Manganese Masses (F12) (LRR K, L, R) |
| <input type="checkbox"/> | Piedmont Floodplain Soils (F19) (MLRA 149B) |
| <input type="checkbox"/> | Mesic Spodic (TA6) (MLRA 144A, 145, 149B) |
| <input type="checkbox"/> | Red Parent Material (TF2) |
| <input type="checkbox"/> | Very Shallow Dark Surface (TF12) |
| <input type="checkbox"/> | Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): 2-4

Hydric Soil Present? Yes X No

Remarks:

VEGETATION -- Use scientific names of plants.

Sampling Point: Area A

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
				Dominance Test worksheet:
				Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)
				Total Number of Dominant Species Across All Strata: _____ (B)
				Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
				Prevalence Index worksheet:
				Total % Cover of: _____ Multiply by: _____
				OBL species _____ x 1 = _____
				FACW species _____ x 2 = _____
				FAC species _____ x 3 = _____
				FACU species _____ x 4 = _____
				UPL species _____ x 5 = _____
				Column Totals: _____ (A) _____ (B)
				Prevalence Index = B/A = _____
				Hydrophytic Vegetation Indicators:
				<input type="checkbox"/> Rapid Test for Hydrophytic Vegetation
				<input type="checkbox"/> Dominance Test is >50%
				<input type="checkbox"/> Prevalence Index is ≤3.0 ¹
				<input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
				<input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
				Definitions of Vegetation Strata:
				Tree -- Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.
				Sapling/shrub -- Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.
				Herb -- All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.
				Woody vines -- All woody vines greater than 3.28 ft in height.
				Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input type="checkbox"/>
Sapling/Shrub Stratum (Plot size: _____)				
1. <i>Vaccinium corymbosum</i>	FACW	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
				Herb Stratum (Plot size: _____)
1. <i>Impatiens capensis</i>	FACW	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
				Woody Vine Stratum (Plot size: _____)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
				Remarks: (Include photo numbers here or on a separate sheet.)
Identification of vegetation limited due to seasonal conditions. BECS recommends completing vegetation identification during growing season.				

WETLAND DETERMINATION DATA FORM -- Northcentral and Northeast Region

Project/Site: KENBAR Route 715/Sullivan Trail City/County: Pocono Township/Monroe Sampling Date: 2/8/17
 Applicant/Owner: _____ State: PA Sampling Point: Area 1
 Investigator(s): BECS Inc., C. Brand Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): swale/low land Local relief (concave, convex, none): concave
 Slope (%): 1-2 Lat: 41 02 40.05 Long: 75 18 45.15 Datum: _____
 Soil Map Unit Name: Norwich NWI classification: R4EM2
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS -- Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u> No _____	Is the Sampled Area within a Wetland?	Yes <u>X</u> No _____
Hydric Soil Present?	Yes <u>X</u> No _____		
Wetland Hydrology Present?	Yes <u>X</u> No _____	If yes, optional Wetland Site ID:	_____

Remarks: (Explain alternative procedures here or in a separate report.)
 Identification of vegetation limited due to seasonal conditions.

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		
<u>X</u> Surface Water (A1)	<u>X</u> Water-Stained Leaves (B9)	<u>X</u> Surface Soil Cracks (B6)
____ High Water Table (A2)	____ Aquatic Fauna (B13)	<u>X</u> Drainage Patterns (B10)
<u>X</u> Saturation (A3)	____ Marl Deposits (B15)	____ Moss Trim Lines (B16)
____ Water Marks (B1)	____ Hydrogen Sulfide Odor (C1)	____ Dry-Season Water Table (C2)
<u>X</u> Sediment Deposits (B2)	<u>X</u> Oxidized Rhizospheres on Living Roots (C3)	____ Crayfish Burrows (C8)
____ Drift Deposits (B3)	____ Presence of Reduced Iron (C4)	____ Saturation Visible on Aerial Imagery (C9)
____ Algal Mat or Crust (B4)	____ Recent Iron Reduction in Tilled Soils (C6)	____ Stunted or Stressed Plants (D1)
____ Iron Deposits (B5)	____ Thin Muck Surface (C7)	____ Geomorphic Position (D2)
____ Inundation Visible on Aerial Imagery (B7)	____ Other (Explain in Remarks)	____ Shallow Aquitard (D3)
____ Sparsely Vegetated Concave Surface (B8)		____ Microtopographic Relief (D4)
		____ FAC-Neutral Test (D5)
Field Observations:		
Surface Water Present?	Yes <u>X</u> No _____ Depth (inches): <u>2-6</u>	
Water Table Present?	Yes _____ No <u>X</u> Depth (inches): _____	
Saturation Present?	Yes <u>X</u> No _____ Depth (inches): <u>0</u>	
(Includes capillary fringe)		Wetland Hydrology Present? Yes <u>X</u> No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

Sampling Point: Area B

[illegible]

Hydric Soil Indicators:

- ### Indicators for Problematic Hydric Soils³:

- | | |
|--------------------------|---|
| <input type="checkbox"/> | 2 cm Muck (A10) (LRR K, L, MLRA 149B) |
| <input type="checkbox"/> | Coast Prairie Redox (A16) (LRR K, L, R) |
| <input type="checkbox"/> | 5 cm Mucky Peat or Peat (S3) (LRR K, L, R) |
| <input type="checkbox"/> | Dark Surface (S7) (LRR K, L) |
| <input type="checkbox"/> | Polyvalue Below Surface (S8) (LRR K, L) |
| <input type="checkbox"/> | Thin Dark Surface (S9) (LRR K, L) |
| <input type="checkbox"/> | Iron-Manganese Masses (F12) (LRR K, L, R) |
| <input type="checkbox"/> | Piedmont Floodplain Soils (F19) (MLRA 149B) |
| <input type="checkbox"/> | Mesic Spodic (TA6) (MLRA 144A, 145, 149B) |
| <input type="checkbox"/> | Red Parent Material (TF2) |
| <input type="checkbox"/> | Very Shallow Dark Surface (TF12) |
| <input type="checkbox"/> | Other (Explain in Remarks) |

Restrictive Layer (If observed):

Depth (inches): 2-6

Hydric Soil Present? Yes X No

US Army Corps of Engineers

Northcentral and Northeast Region – Interim Version

VEGETATION – Use scientific names of plants.

Sampling Point: Area B

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: _____ (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
4. _____	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				Hydrophytic Vegetation Indicators: <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)
Sapling/Shrub Stratum (Plot size: _____) 1. _____				
2. _____				
3. _____				
4. _____				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
5. _____				
6. _____				
7. _____				
_____ = Total Cover				Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.
Herb Stratum (Plot size: _____) 1. <i>Impatiens capensis</i> FACW				
2. _____				
3. _____				
4. _____				Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input type="checkbox"/>
5. _____				
6. _____				
7. _____				
8. _____				Remarks: (Include photo numbers here or on a separate sheet.) Identification of vegetation limited due to seasonal conditions. BECS recommends completing vegetation identification during growing season.
9. _____				
10. _____				
11. _____				
12. _____				Woody Vine Stratum (Plot size: _____) 1. _____ 2. _____ 3. _____ 4. _____
_____ = Total Cover				
_____ = Total Cover				
_____ = Total Cover				

PHOTOGRAPHS



Photo 1 Sample Plot A - Spring
Seeps (WB Flags A1 - A5)

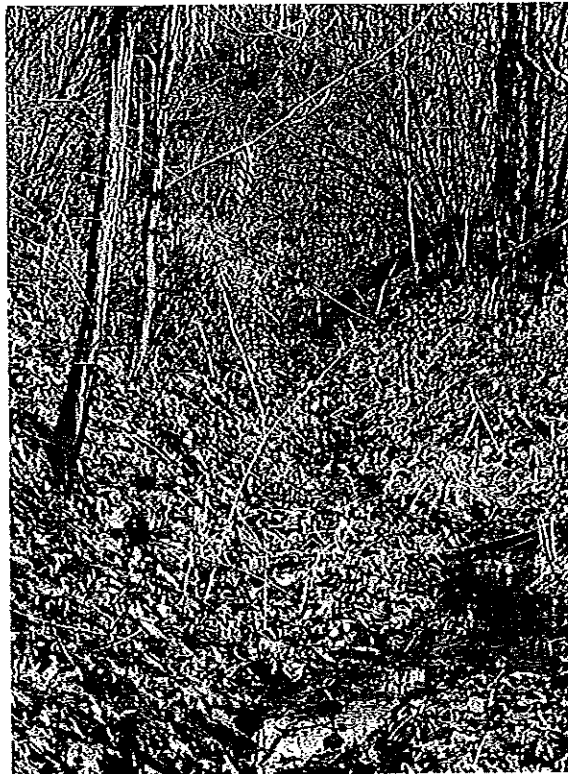


Photo 2 - Sample Plot A - View near WB A7



Photo 3 Sample Plot A - View
near WB A10

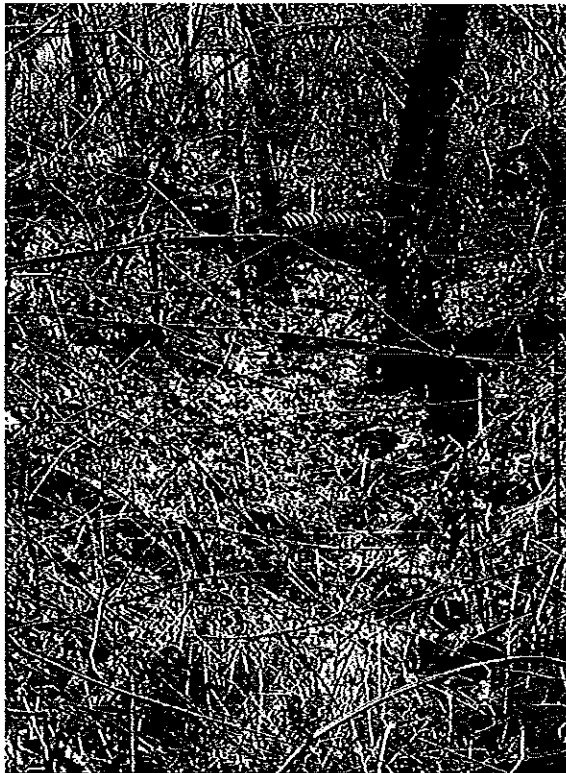


Photo 4 - Sample Plot B - View near WB B1 and B2



Photo 5 View - Sample Plot A
and Sample Plot B Converge



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY
INNOVATIVE ENGINEERING

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www.bjengineers.com

March 10, 2017

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

RECEIVED
MAR 17 2017
POCONO TOWNSHIP

**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.

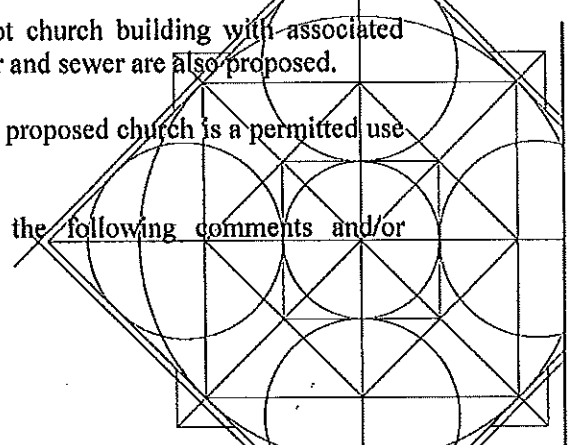
BACKGROUND INFORMATION

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.

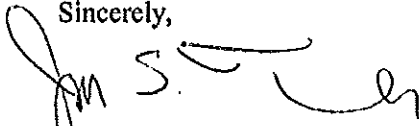
In order to facilitate an efficient re-review of revised plans, the Design Engineer should provide a letter, addressing item by item, their action in response to each of our comments.

Pocono Township Planning Commission
March 10, 2017
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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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POCONO TOWNSHIP LAND DEVELOPMENT APPLICATION

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

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

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

2. Name of Land Development: KENBAR S.R. 715 Land Development

Plan Dated: 03/03/2017 County Deed Book No.: -----

Volume No.: 2311 Page No.: 22

Property located in the Township's Designated C Zone.

3. Name of Property Owner(s): Kenbar Investment Group (Ken Schuchman)
(If corporation, provide corporations' name and address and two officers of corporation)

Address: Corner of S.R. 7105 and Sullivan Trail (Number unknown)
610-776-6700

_____ Phone No.: _____

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

Address: P.O. Box 404

Marshalls Creek, PA 18335 Phone No.: 610-776-6700

5. Applicant's Interest If other than owner: _____

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

Benchmark Civil Engineering Services, Inc.

Address: 1727 Jonathan Street

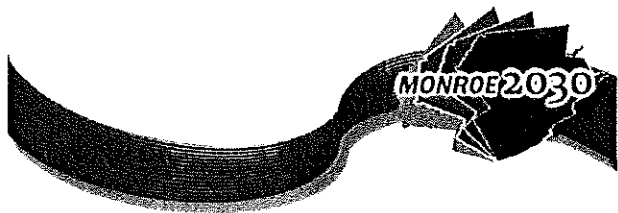
Allentown, PA 18104 Phone No.: 610-776-6700

7. Total Acreage: 2.01 Acres Total Number of Lots: 2

8. Acreage of adjoining land in same ownership (if any): N/A

9. Type of Development Planned: Single Family: _____
Two-Family: _____
Multi-Family: _____
Commercial: X _____
Industrial: _____
Other: _____

RECEIVED
APR 10 2017
POCONO TOWNSHIP



RECEIVED
MAR 22 2017
POCONO TOWNSHIP

MONROE COUNTY PLANNING COMMISSION

March 21, 2017

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

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: Resort Re-Use Overlay
Zoning Ordinance Amendments
Pocono Township
MCPC Review #53-17

Dear Ms. Tripus:

The above cited amendments were reviewed by Eric Koopman, Lead Senior Planner, on behalf of the Monroe County Planning Commission. You will find his comments enclosed. Should you have any special concerns regarding these comments, please contact us immediately.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on April 11, 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 as enclosed.

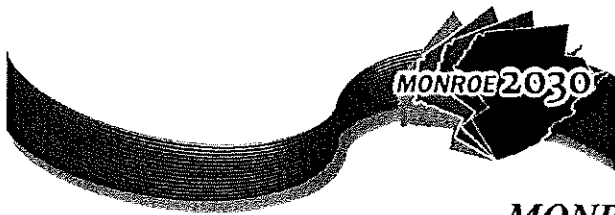
If you have any questions or if we can be of further service to you, please feel free to contact me.

Sincerely yours,

Christine Meinhart-Fritz
Director

CMF/ek

cc: Judi Coover
Charles J. Vogt



MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director

FROM: Eric Koopman, Lead Senior Planner *EJK*

DATE: March 21, 2017

SUBJECT: Resort Re-use Overlay District
Zoning Ordinance Amendments
Pocono Township
MCPC Review #53-17

ADMINISTRATIVE CENTER
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Stroudsburg, PA 18360-2169
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The Township of Pocono is proposing amendments to its zoning ordinance concerning the creation of a Resort Re-Use Overlay District to encourage redevelopment of non-operational resort uses. Specifically, the overlay district would permit 'Treatment Centers' and 'Life Care Facilities' in all districts that meet certain criteria. Specifically, these land uses would be permitted if the property is a minimum of 50 acres, located within two miles of SR 611, and contains a resort which has been closed for at least 5 years. Also proposed for this option are open space and other standards and a requirement for conditional use approval.

The above mentioned zoning ordinance amendments have been reviewed on the basis of generally accepted planning principles and environmental concerns. The following comments concerning the proposed amendments are offered:

1. The proposed ordinance amendment is generally consistent with the PMPC, Act 247 of 1968, as amended, in terms of following required procedures.
2. While the proposed amendments contain additional standards for treatment centers pertaining to surveillance, visitor access, operation hours, aesthetics, etc., there may be other issues associated with this land use that should be properly mitigated.

These issues may be addressed by conditions imposed on projects during the conditional use approval process; however, as they are not specifically stated in the proposed amendments, they will be required only at the discretion of current Township Commissioners. Required landscaping, for example, does not have specific standards beyond the need for commissioner approval. This should be discussed.

3. While a landscaping plan is to be provided to the Township Commissioners for approval as part of the proposed standards for this overlay option, it is recommended more specific buffer requirements be considered. An example is provided below:

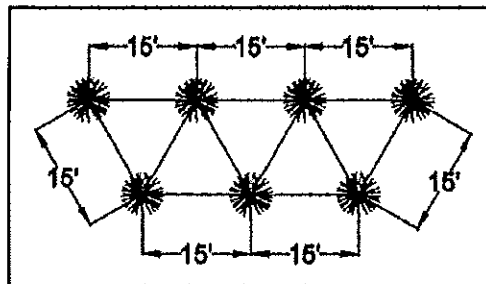
Screening buffers:

A. Location.

- [1] The screening buffer shall provide a visual barrier between adjacent land uses. The screening buffer shall be aligned adjacent and parallel to side and rear property lines and right-of-way boundaries.
- [2] Screening buffers shall be located within 20 feet of the property lines or within 20 feet of the legal or ultimate right-of-way lines, whichever is farther from the street center line, or may be sited in any position on the property if permitted by the Board of Commissioners.
- [3] The screening buffer plantings shall provide clear-sight triangles at street intersections and meet sight distance requirements of the Township.
- [4] The screening buffer planting shall be continuous and shall be broken only at points of vehicular or pedestrian access.
- [5] The screening buffer plantings shall not obstruct a street or sidewalk at maturity.

B. Screening buffer size and type.

- [1] Trees used for screening buffers shall be composed of 100% evergreen varieties. Shrubs may be a combination of evergreen and deciduous varieties.
- [2] The required plant material shall be so arranged as to provide immediate visual screening of 50%, and 100% within two years of planting.
- [3] Required evergreen trees shall be at least eight feet in height at the time of planting.
- [4] Where the screening buffer planting requires more than 50 trees, no more than 50% of these trees shall be of a single variety.
- [5] Where a wall or fence is proposed in conjunction with a screening buffer, the required plantings shall be placed between the wall or fence and the property line or right-of-way.
- [6] Where a berm is proposed in conjunction with a screening buffer, the required plantings shall be placed on the side of the berm facing the property line or right-of-way. No plantings shall be placed directly on top of the berm.
- [7] Screening shall consist of evergreen trees in double rows, staggered 10 feet to 15 feet on center per the accompanying diagram. The spacing shall be dependent on the type of trees used; pine, spruce and fir species: 15 feet; American holly: 10 feet. Shrubs may be used to supplement the evergreen trees.



- 4. Part of the requirements for utilizing the overlay district option is a standard for 50% of the development area to be designated as open space and restricted from further development. It should be noted that the Township's definition for open space is simply unimproved land 'open to the sky'.

It is recommended that required open space be usable, and that of constrained lands (wetlands, waterbodies, steep slopes, floodplains, etc.) not count towards the required area of open space. This is in keeping with 'Growing Greener' practices as developed by the Natural Lands Trust, which are encouraged by professional planners. Example language that has been adopted in other municipalities in Monroe County for "Prime Open Space" is provided below:

Prime open space: For the purposes of this section, the term "prime open space" shall mean land proposed to be established as common open space that would meet all of the following standards:

- A. Less than six-percent slope;*
- B. Not a wetland under federal and/or state regulations;*
- C. Be part of a contiguous tract of at least two acres (which may include existing adjacent common open space); and*
- D. Not be within the one-hundred-year floodplain as defined by official floodplain maps of the Township.*

5. A 100 foot buffer from the property line is required around the perimeter of the development site. It should be noted however, that existing structures in this buffer would be allowed to remain, and also that their footprint may be utilized for renovating or replacing buildings. This could essentially undermine the purpose of the buffer. Also, while non-conforming structures may be replaced, utilizing this option would also include a change in use. It is unclear if such a change in use would constitute an increase in the degree of non-conformity.
6. It is recommended that projects utilizing the overlay option be required to go through the land development process. As the Township's definition for "Land Development" includes an improvement of the lot, revitalizing an out-of-operation resort and a change in land-use would likely be considered as such.
7. The proposed additional standards for security concerns do not require fencing. This should be discussed by the Township to determine whether such measures are warranted and justified. While visually obtrusive, fencing may be necessary and may include landscaped screening.
8. The proposed overlay option would permit up to 45% impervious coverage of the development area. Existing permitted coverage for residential uses in the Recreation (RD) is currently 20%. The Township should discuss if this amount of coverage is acceptable, and if concerns regarding groundwater recharge and stormwater management would be properly addressed.
9. The Township is encouraged to investigate specific state regulations applicable to the Treatment Centers (Title 28 of the Pennsylvania Code, Chapter 701-715). They are encouraged to discuss what additional measures to control potentially adverse impacts may also be necessary.

10. It should be noted that overlay zones concern special situations that are not appropriate to a specific zoning district. It should be noted that Treatment Centers and Life Care Facilities are currently permitted within the Township. (Treatment Centers are permitted in the Commercial zone.) As such, the Township is not required to further accommodate these land uses.
11. If any revisions are made to the proposed zoning ordinance amendments, they must be resubmitted to the MCPC for review prior to adoption. This requirement was affirmed by the Pennsylvania Commonwealth Court in *Hanover Healthcare Plus, Inc. v. Zoning Hearing Board of Penn Township* 875 A.2d 1255 (Pa. Cmwlth 2005). It is recommended that the Township discuss this with their solicitor.

The Staff has reviewed the proposed amendments and considers their adoption to be a matter of local determination.

In an attempt to maintain a library of municipal ordinances, we request that any adopted ordinance amendments (Zoning, Zoning Map and SALDO) be sent to the MCPC within 30 days of enactment as specified in the PMPC.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.

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:

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.

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.

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