

**AGENDA**  
**POCONO TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING**  
**OCTOBER 22<sup>nd</sup>, 2018 - 7:00 p.m.**

**CALL TO ORDER** (Followed by the Pledge of Allegiance)

**ROLL CALL:**

**MOMENT OF SILENCE**

In Memory of Robert M. DeYoung, member of the Planning Commission and Board of Commissioners who passed away on October 12<sup>th</sup>, 2018.

**PUBLIC COMMENT:**

**CORRESPONDENCE:**

**MINUTES:** Minutes of the Pocono Township Planning Commission Meeting - 10/09/2018

**NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:**

1. Ardent Mill Grain Storage - Plan fees paid. Township Engineer's Completeness review dated 10/18/2018 was received.

**FINAL PLANS UNDER CONSIDERATION:**

1. Turkey Hill Minit Market, Store #274 Prelim/Final LDP - Plans were administratively accepted at the 08/13/2013 P.C. Mtg. Plan fees paid. Township Engineer's review letter #1 dated 08/23/2018 was received. Plan was tabled at the 10/09/2018 P.C. Mtg. ***Deadline for P.C. consideration is 01/28/2019.***
2. Tannersville Point Apartments Final LDP - Plan fees paid. Township's Engineer's Completeness review dated 10/03/2018 received. Plan was accepted at the 10/09/2018 P.C. Mtg. ***Deadline for P.C. consideration is 12/24/2018\* mtg. may be cancelled due to the Christmas Holiday.***

**PRELIMINARY PLANS UNDER CONSIDERATION:**

1. Sheldon Kopelson Commercial Development (Lot 3) - Plans were administratively accepted at the 8/13/2013 P.C. Mtg. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 10/09/2018 P.C. Mtg. A resubmission has not occurred. ***Deadline for P.C. consideration extended to 12/10/2018.***
2. Spa Castle Land Development - Land Development on Birchwood Road. The plans were administratively accepted at the 12/14/2015 P.C. Mtg. Tabled at the 10/09/2018 P.C. Mtg. Time extension requested until 10/20/2018. ***Deadline for P.C. consideration is 09/23/2019.***

**SKETCH PLANS:**

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

**UNFINISHED BUSINESS:**

**ZONING HEARING BOARD SCHEDULE:**

- 1) Pocono Logistics - continued until 10/23/2018.
- 2) Camelback Northridge - continued until 10/23/2018.
- 3) Donald Simpson setback - 10/23/2018.

**NEW BUSINESS:**

**COMMENTS BY AUDIENCE:**

**ADJOURNMENT:**

# POCONO TOWNSHIP PLAN STATUS

Project Name (Acceptance Date)	Application Type	Prelim/Final	Review Period Expires	Last PC Mtg	Last BOC Mtg	Latest Comment Letter	Last Meeting Tabled	PC Recommendation Approve/Deny	BOC Approved/Rejected
Kopelson Lot 3 Land Development (8/13/13)	Commercial Land Dev	Prelim	12/31/2018	12/10/2018	12/17/2018	unknown date	10/9/2018		
Spa Castle Land Development (Prelim) (12/14/15)	Commercial Land Dev	Prelim	10/7/2019	9/23/2019	10/7/2019	Planning Rev 9/9/16 Technical Rev 11/9/16	10/9/2018		
Pocono Logistics (03/26/2018)	Land Dev	Prelim/Final	12/4/2018	11/26/2018	12/3/2018			Recommended for Approval 10/09/2018	
Turkey Hill Mini Mart (08/13/2018)	Land Dev	Prelim/Final	2/9/2019	1/28/2019	2/4/2019		10/9/2018		
Tannersville Point Apartments Final (10/09/2018)	Land Dev	Final	1/7/2019	12/24/2018*	1/7/2019		10/9/2018		
Ardent Mills Grain Storage (10/22/2018)	Land Dev	Prelim/Final	1/20/2019	12/24/2018*	1/7/2019				

\* 12/24/2018 may be cancelled due to the Christmas Holiday

POCONO TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

OCTOBER 9<sup>th</sup>, 2018 - 7:00 p.m.

The Pocono Township Planning Commission Regular meeting was held on October 9<sup>th</sup>, 2018 at the Pocono Township Municipal Building, Tannersville, PA and opened by Chairman Ronald Swink at 7:00 p.m., followed by the Pledge of Allegiance.

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

**IN ATTENDANCE:**

Lisa Pereira, Twp. Solicitor, Broughal & DeVito; Jon Tresslar, Twp. Engineer, Boucher & James, Inc.; Donna Asure, Twp. Manager; and Pamela Tripus, Twp. Secretary.

**PUBLIC COMMENT:** None

**CORRESPONDENCE:**

- A 90-day time extension was received for Turkey Hill Minit Market LDP.
- Revised Plans were received for Turkey Hill Minit Market, 10/09/2018.

**MINUTES:** S. Gilliland made a motion, seconded by D. Purcell, to approve the minutes of the Pocono Township Planning Commission Meeting - 09/24/2018. All in favor. Motion carried.

**NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:**

1. Tannersville Point Apartments Final LDP - Plan fees paid. Township's Engineer's Completeness review dated 10/03/2018 received. Andrew Wolf of Cramers, Swetz, McManus, & Jordan, represented the applicant. Developer's John Maione, Sr. & Jay Cooperman, were present. Emmett Mancinelli, applicant's engineer was present. The plan was previously submitted as a sketch plan. The plan is for 80 residential apartment units. M. Guidry questioned the location of school bus pickup. Discussion followed on the safety of Warner Road, fire truck access, water/sewer to property. S. Gilliland made a motion, seconded by M. Guidry, to accept the Tannersville Point Apartments Final LDP for review. All in favor. Motion carried.

**FINAL PLANS UNDER CONSIDERATION:**

1. Turkey Hill Minit Market, Store #274 Prelim/Final LDP - Plans were administratively accepted at the 08/13/2013 P.C. Mtg. Plan fees paid. Township Engineer's review letter #1 dated 08/23/2018 was received. Plan was tabled at the 09/24/2018 P.C. Mtg. **Deadline for P.C. consideration is 01/28/2019.** M. Guidry made a motion, seconded by S. Gilliland, to table the Turkey Hill Minit Market Store #274 Prelim/Final LDP. All in favor. Motion carried.



1. Sheldon Kopelson Commercial Development (Lot 3) - Plans were administratively accepted at the 8/13/2013 P.C. Mtg. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 09/24/2018 P.C. Mtg. A resubmission has not occurred. ***Deadline for P.C. consideration extended to 12/10/2018.*** M. Guidry made a motion, seconded by D. Purcell, to table the Sheldon Kopelson Commercial Development (Lot 3). All in favor. Motion carried.
2. Spa Castle Land Development - Land Development on Birchwood Road. The plans were administratively accepted at the 12/14/2015 P.C. Mtg. Tabled at the 09/24/2018 P.C. Mtg. Time extension requested until 10/20/2018. ***Deadline for P.C. consideration is 09/23/2019.*** D. Purcell made a motion, seconded by S. Gilliland, to table the Spa Castle Land Development Plan. All in favor. Motion carried.
3. Pocono Logistics LDP - Plan fees paid. Plans were administratively accepted at the 03/26/2018 P.C. Mtg. Plans were tabled at the 09/24/2018 P.C. Mtg. ***Deadline for P.C. consideration is 11/26/2018.*** Twp. Engineer's review letter #3 dated 10/04/2018 was received. Revised plans submitted 09/24/2018. Joseph McDonald, Esquire, and Sean Policelli P.E., Gilmore & Associates, Inc. represented the plan. S. Policelli reviewed the comments - Note 3 - Michael Tripus, Zoning Officer, will review the parking; Note 21 - Right of Way Dedication. Discussion followed.  
SALDO SEC. 406.6.D - Dedication of Right-of-Way - M. Guidry made a motion, seconded by S. Gilliland, to recommend to the Board of Commissioners the waiver request to accept the dedication of Right-of-Way without improvements be granted. All in favor. Motion carried.  
  
SALDO SEC. 406.6.F - Proof of Legal Interest in the Property - S. Pocelli noted the deed has been provided. The waiver is requested for the title report. S. Gilliland made a motion, seconded by J. Sawicki, to recommend to the Board of Commissioners, the waiver request for SALDO SEC. 406.6.F - Title Report be granted. All in favor. Motion carried.  
  
S. Gilliland made a motion, seconded by J. Sawicki, to recommend Pocono Logistics LDP be approved by the Board of Commissioners, conditioned all remaining comments of the Twp. Engineer letter dated 10/04/2018 be addressed. All in favor. Motion carried.

**SKETCH PLANS:**

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

**UNFINISHED BUSINESS:**

Traffic patterns Tannersville - J. Tresslar presented an aerial of the intersections of Rt. 715, Rt. 611 & Sullivan Trail. Discussion followed on the proposed PennDOT improvements to the area and the possible realignment to Sullivan Trail.

**ZONING HEARING BOARD SCHEDULE:**

- 1) Pocono Logistics - continued until 10/23/2018.
- 2) Camelback Northridge - continued until 10/23/2018.
- 3) Donald Simpson setback - 10/23/2018.

**NEW BUSINESS:**

**COMMENTS BY AUDIENCE:**

**ADJOURNMENT:**

M. Guidry made a motion, seconded by S. Gilliland, to adjourn the meeting at 8:05 p.m. All in favor. Motion carried.



**Boucher & James, Inc.**  
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY  
INNOVATIVE ENGINEERING

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

2756 Rimrock Drive  
Stroudsburg, PA 18360  
570-629-0300  
Fax 570-629-0306

Mailing:  
P.O. Box 699  
Bartonsville, PA 18321

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

[www.bjengineers.com](http://www.bjengineers.com)

October 18, 2018

Pocono Township Planning Commission  
112 Township Drive  
Tannersville, PA 18372

**SUBJECT: ARDENT MILLS GRAIN SILOS INSTALLATION  
PRELIM/FINAL LAND DEVELOPMENT COMPLETENESS REVIEW  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
PROJECT NO. 1830075R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed a completeness review of the Preliminary/Final Land Development Plan Application for the Ardent Mills Grain Silos Installation. The submitted information consists of the following items.

- Pocono Township Land Development Application.
- Pocono Township Plan Receipt Checklist
- Drainage Plan Application.
- Appendix G, Request for Modification, Section 390-31.E.
- Preliminary/Final Land Development Plans (8 sheets) prepared by Wood Environmental & Infrastructure Solutions, Inc., dated October 12, 2018.

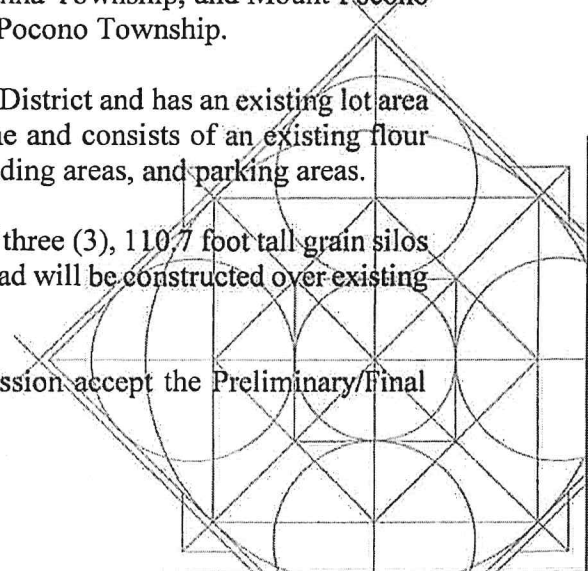
**BACKGROUND INFORMATION**

The Applicant, Ardent Mills, LLC, has submitted a Preliminary/Final Land Development Plan application for its property located south of Route 940 at the terminus of Harvest Lane. The existing property is located within Pocono Township, Tobyhanna Township, and Mount Pocono Borough. The proposed development is located solely within Pocono Township.

The existing property is located within the I, Industrial Zoning District and has an existing lot area of 42.055 acres. The property takes access from Harvest Lane and consists of an existing flour mill with grain storage, a warehouse, offices, truck and rail loading areas, and parking areas.

The proposed land development consists of the construction of three (3), 110.7 foot tall grain silos and associated concrete pad. The proposed silos and concrete pad will be constructed over existing pavement.

Based upon our review, we recommend the Planning Commission accept the Preliminary/Final

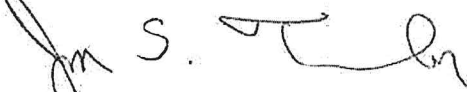


Pocono Township Planning Commission  
October 18, 2018  
Page 2 of 2

Land Development Plan for review providing all other requirements have been met including, but not limited to, formal written applications and application fees with establishment of an escrow to cover the costs of review.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jon S. Tresslar". The signature is fluid and cursive, with the first name "Jon" being more prominent.

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

JST/mep/cg

cc: DonnaASURE – Township Manager  
Pam Tripus – Township Secretary  
Michael Tripus – Township Zoning Officer  
Leo DeVito, Esquire – Township Solicitor  
Lisa Pereira, Broughal & DeVito, LLP  
Leif Johnson, Ardent Mills, LLC – Applicant  
Lackawanna Company Railroad Authority c/o Ryan, LLC – Property Owner  
Kwabena Addo-Boateng, P.E., Wood Environmental & Infrastructure Solutions, Inc. – Applicant's Engineer  
Melissa E. Prugar, P.E., Boucher & James, Inc.

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## POCONO TOWNSHIP LAND DEVELOPMENT APPLICATION

Pocono Township  
112 Township Drive  
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  
      X       Final Plan Submission                      Lot Combination  
                     Final Plan-Minor Subdivision                      Sketch Plan

2. Name of Land Development: Ardent Mills Grain Silos Installation

Plan Dated:                      County Deed Book No.: 1794

Volume No.:                      Page No. : 769

Property located in the Township's Designated Industrial (I) Zone.

3. Name of Property Owner(s): Lackawanna Co Railroad Authority  
(If corporation, provide corporations' name and address and two officers of corporation)

Address: C/O Ryan LLC

PO Box 06019, Chicago IL 60606-0019 Phone No.:                     

4. Name of Applicant: Ardent Mills, LLC  
(If other than owner)

Address: Attn: Lelf Johnson , 258 Harvest Lane, Route 940

Pocono Summit, PA 18346 Phone No.: 570-977-6852

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

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

Wood Enviromental & Infrastructure Solutions, Inc

Address: 751 Arbor Way, Suite 180

Blue Bell, PA 19422 Phone No.:                     

7. Total Acreage: 4.94 Total Number of Lots: 1

8. Acreage of adjoining land in same ownership (if any): 37.11

9. Type of Development Planned: Single Family:

Two-Family:                     

Multi-Family:                     

Commercial:                     

Industrial:       X      

Other:

## POCONO TOWNSHIP LAND DEVELOPMENT APPLICATION

10. Will construction of building be undertaken immediately   X   Yes        No

By Whom:       X       Person Subdividing  
                   Other Developer  
                   Purchasers of individual lots

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

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

13. Are all streets proposed for dedication:        Yes        No   N/A  

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

  N/A  

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

  N/A  

16. Have appropriate public utilities been consulted:        Yes   X   No

17. Material accompanying this Land Development Application:

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

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

  Article IV Section 408.4 - Four-Step Design.  

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

Date:   10/15/2018  

Signature of Owner or Applicant:                                   

(By)

# MONROE COUNTY, PENNSYLVANIA

APPROVED BY POCONO TOWNSHIP BOARD OF COMMISSIONERS:

PRESIDENT	DATE
VICE PRESIDENT	DATE
COMMISSIONER	DATE
COMMISSIONER	DATE
COMMISSIONER	DATE

## PLANNING COMMISSION

**RECOMMENDED FOR APPROVAL BY THE POCONO TOWNSHIP PLANNING COMMISSION:**

CHAIRMAN	DATE
VICE CHAIRMAN	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE

**TOWNSHIP ENGINEER**

**RECOMMENDED FOR APPROVAL BY THE POCONO TOWNSHIP ENGINEER:**

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**MONROE COUNTY PLANNING COMMISSION**

REVIEWED AND APPROVED:

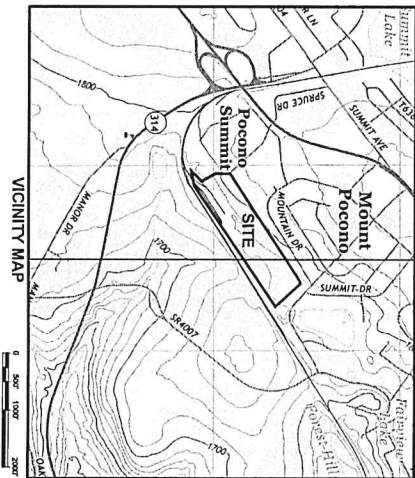
PLANNING COMMISSIONER \_\_\_\_\_ DATE \_\_\_\_\_

**WAIVERS:**

THE FOLLOWING WAIVERS HAVE BEEN APPROVED BY THE BOARD OF COMMISSIONERS ON \_\_\_\_\_

1. 3MO-J, E, FOUR STEP DESIGN.

RECOVERS ALL LAND DEVELOPMENT ON SITES OF THREE ACRES OR MORE AND ALL COMMERCIAL AND INDUSTRIAL SUBDIVISIONS TO DESIGN IN ACCORDANCE WITH THE FOUR-STEP DESIGN PROCESS.



DRAWING INDEX		
DRAWING NUMBER	SHEET NAME	SHEET NUMBER
CONCRETE		1 of 8
EXISTING SITE RESOURCE AREA MAP		2 of 8
EXISTING CONDITIONS PLAN		3 of 8
OVERALL SITE PLAN		4 of 8
CE-101 SITE PLAN		5 of 8
CE-102 SITE PLAN		6 of 8
EROSION AND SEDIMENT CONTROL PLAN		7 of 8
CE-501 EROSION AND SEDIMENT CONTROL DETAILS		8 of 8
CE-502 EROSION AND SEDIMENT CONTROL DETAILS		8 of 8

### SITE DATA

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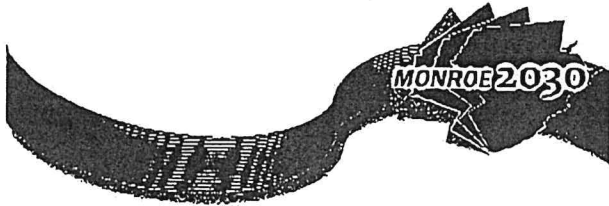
DESIGNED BY	DRP	DRIVEN BY	DRN
CHECKED BY	KAB	DATE	10/12/2001
SCALE	1" = 10'	REVISION	

PROJECT NUMBER: 77771800101  
 DRAWING NUMBER: GL-001  
 SHEET NUMBER: 1 OF 5

[illegible]

PROJECT SITE:	<p>ARDENT MILLS 258 HARVEST LANE POCONO SUMMIT, PA 18346</p>
PROJECT PHASE:	<p>PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR ARDENT MILLS GRAIN SILOS INSTALLATION</p>

THIS DRAWING IS THE PROPERTY OF WOOD GROUP INCLUDING ALL PATENTED AND PATENTABLE FEATURES, AND/OR CONFIDENTIAL INFORMATION AND ITS USE IS CONDITIONED UPON THE USER'S AGREEMENT NOT TO REPRODUCE THE DRAWING, IN WHOLE OR PART, NOR THE MATERIAL DESCRIBED THEREON, NOR THE USE OF THE DRAWING FOR ANY PURPOSE OTHER THAN SPECIFICALLY PERMITTED IN WRITING BY WOOD GROUP.



## MONROE COUNTY PLANNING COMMISSION

September 12, 2018

Donna Asure, Township Manager  
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: Turkey Hill Minit Market  
Land Development Plan  
Pocono Township  
MCPC Review #133-18

Dear Ms. Asure:


The above cited plan was reviewed by Nathaniel T. Staruch, Senior Planner, on behalf of the Monroe County Planning Commission and Russel R. Kresge, Jr., P.E., P.L.S. You will find their 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 October 9, 2018 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.

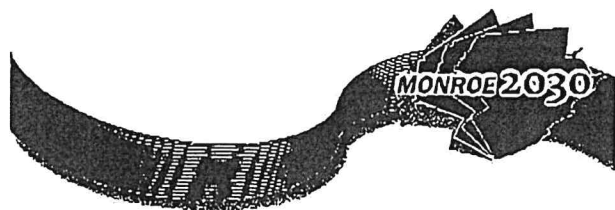
Sincerely yours,

  
Christine Meinhart-Fritz  
Director

CMF/ns

cc: Pam Tripus, Pocono Township Secretary  
Matthew Mack of Ludgate Engineering Corp.





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**MONROE COUNTY PLANNING COMMISSION**

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TO: Christine Meinhart-Fritz, Director

FROM: Nathaniel T. Staruch, Senior Planner *NTS*

DATE: September 12, 2018

SUBJECT: Turkey Hill Minit Market  
Land Development Plan  
Pocono Township  
MCPC Review #133-18

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

This 3.84 acre site is located on the easterly side of State Route 611 (SR 611), approximately 250 feet north of its intersection with Learn Road. The plan proposes to add XX spaces to the parking area in order to accommodate restaurant seating within the *Minit Market* structure, along with lighting, stormwater controls, and other associated site improvements. Access to the site will be provided by multiple existing non-signalized access drives off SR 611. The site is to be served by centralized public water supply and sewage disposal provided by the Brodhead Creek Regional Authority (BCRA) and the Pocono Township Sewer Authority (Sewer Authority), respectively. This site is located in a Commercial (C) Zoning District in which the project is considered a Permitted Use.

The above mentioned land development plan has been reviewed on the basis of generally accepted planning principles and environmental concerns. The following comments are offered:

1. According to the Hamilton, Stroud, and Pocono Townships, and Stroudsburg Borough Regional Comprehensive Plan, June 2005, this site is located in a Village Zone within a Designated Growth Area, as indicated by the future land use map. This project is consistent with the Regional Comprehensive Plan in regard to land use.
2. The applicant is requesting a waiver from §615.6 of the Subdivision and Land Development Ordinance (SALDO) which outlines the requirements for *landscaped buffer areas and landscape screening*. Due to the scale and intent of the plan, this request appears reasonable.
3. The applicant is requesting a waiver from §406.2 of the SALDO which outlines the requirements for a *site context map*. It is recommended that the Township confirm the location of the floodplain boundary on the site.
4. The applicant is requesting a waiver from §406.3 of the SALDO which outlines the requirements for an *Existing Resources and Site Analysis*. Although the waiver request appears reasonable, due to the scale of the proposed development, many of the components

Page Two  
Turkey Hill Minit Market  
Land Development Plan  
Pocono Township  
MCPC Review #133-18

within the analysis, such as §406.3.F (Watershed Boundaries), may be critical for other Township planning activities (MS4 Planning). It is recommended that the Township require any information that is critical for the review of this project.

5. The applicant is requesting a waiver from §406.4 of the SALDO which outlines the requirements for a *Resource Impact and Conservation Analysis*; Due to the scope of the project, this request appears reasonable.
6. Although an Erosion and Sedimentation Plan was included on Sheet 3 of the plan, a stormwater control plan was not included. It is recommended that the Township consider its MS4 planning objectives with respect to any additional stormwater runoff which may result from the proposed development.
7. The status of the Existing PennDOT Highway Occupancy Permit (HOP) for the site is unknown at this time. It is recommended that the Township confirm the ability of the existing HOP to accommodate the proposed development.
8. It appears that 4 proposed parking spaces (2 near the southerly access drive and 2 near the northerly access drive) may create inefficient traffic patterns for motorists utilizing the aforementioned spaces, as well as ingress/egress vehicles. It is recommended that alternative layouts for these locations be considered.
9. Information regarding the original parking layout for the site was not included within the plan. Delineating the previously approved parking layout would help facilitate the review of the proposed parking layout. It is recommended that this information be reviewed by the Township in order to ensure all Township requirements are satisfied, with respect to each land use on the site.
10. It is recommended that the applicant/developer prepare a snow removal plan in order to maintain efficient, orderly, and safe traffic flow within the parking lot area during the winter season.
11. A Pennsylvania Natural Diversity Inventory (PNDI) review was not submitted by the applicant and should be reviewed by the Township to ensure there are no potential impacts to flora and/or fauna as a result of the project.
12. The proposed project is generally consistent with the Monroe County Comprehensive Plan, December 2014, with respect to expanding existing businesses.
13. The proposed project does not affect any areas of importance identified in the Monroe County Natural Areas Inventory, 1991 and the Updated Inventory, 1999.
14. The proposed project does not affect any of the historic areas identified in the Monroe County Historic Preservation Plan, 1980.

15. The recommendation made by Russel R. Kresge, Jr., P.E., P.L.S. in his review dated September 7, 2018 is concurred with.

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

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

**RUSSELL R. KRESGE, JR.**  
PROFESSIONAL ENGINEER AND LAND SURVEYOR

September 7, 2018

Christine Meinhart-Fritz, Director  
Monroe County Planning Commission  
Monroe County Administrative Center  
One Quaker Plaza, Room 106  
Stroudsburg, PA 18360

**RE: TURKEY HILL MINIT MARKET STORE #274, 2837 ROUTE 611  
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN DATED 4/28/17  
POCONO TOWNSHIP**

Dear Ms. Meinhart-Fritz:

The above-referenced plan for the existing Turkey Hill at 2837 Route 611 in Tannersville is for the addition of parking spaces to the existing parking area in order to accommodate proposed restaurant seating within the market.

The submission includes a land development plan set consisting of 8 drawings, and a completed MCPC Review Checklist.

This submission was reviewed in accordance with generally accepted engineering and planning practices, and the guidelines established by the Monroe County Planning Commission. The following comments are offered for your use in evaluating this plan:

**Zoning and Compatibility with Surrounding Uses**

1. The site is located within the C - Commercial district, wherein retail and restaurant uses are Permitted Uses.
2. The only site changes to the property involve adding parking spaces and related lighting and stormwater improvements, therefore, the proposal is compatible with the surrounding commercial uses.

**Water Supply and Sewage Disposal**

3. The plan indicates that the site is served by public water supply and public sewage disposal.

Page 2

**TURKEY HILL MINIT MARKET STORE #274, 2837 ROUTE 611**

September 7, 2018

4. Some of the proposed parking spaces will be constructed over the abandoned sewage disposal area. If there any existing, unused sewage treatment tanks, they should be removed or properly abandoned.

**Access and Parking**

5. The existing accesses from SR 611 to the parking area, which is shared by the hardware store and the Turkey Hill market, will be used without alteration.
6. It should be determined if the PennDOT Highway Occupancy Permit must be updated for the additional traffic.
7. The two proposed parking spaces along the drive at the southerly entrance will require that vehicles back into the drive to leave the parking spaces. Also, the two proposed parking spaces near the central access will result in an awkward condition for vehicles leaving the adjacent, existing spaces. It is recommended that these spaces be reconfigured. Also, it should be determined if the minimum PennDOT setback requirement from the edge of SR 611 will be met by the proposed spaces along the southerly entrance drive.
8. It is recommended that the proposed reallocation of space within the Turkey Hill market be shown on the plan, and that additional information, including the required number of spaces for each use (hardware store and Turkey Hill market) from the previous land development plan and the proposed area of the retail and restaurant uses within the Turkey Hill market, be included in the parking analysis.
9. The Existing Conditions Plan sheet indicates that 10 of the existing parking spaces near the Turkey Hill market are reserved for the hardware store. This restriction is not indicated on the Improvement Plan sheet.
10. It should be determined by the Township if the expansion of the parking area will result in the need for an additional accessible parking space.

**Stormwater Management**

11. An exemption from the requirement to submit a stormwater plan has been requested because the proposed new impervious area is less than 5,000 square feet. It should be determined if the presented rationale for this request is acceptable.
12. An infiltration trench is proposed to manage stormwater from the new impervious area, however, it cannot be determined from the information provided if there will be positive runoff to the trench inlet.

Page 3

**TURKEY HILL MINIT MARKET STORE #274, 2837 ROUTE 611**

September 7, 2018

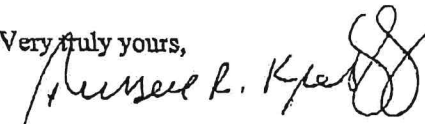
13. The stream buffer should be shown along the unnamed tributary to the Pocono Creek.
14. Approval and construction of proposed improvements within the stream buffer should be done according to the procedure required by the Stormwater Management Ordinance.

**General**

15. The PA One Call notification should be made current.
16. A PNDI search should be required.
17. Because of the proximity to the stream, it is recommended that the Erosion & Sediment Pollution Control Plan be reviewed by the Monroe County Conservation District.

Approval of this plan is recommended if the above issues are satisfactorily addressed and the requirements of the Pocono Township ordinances are met.

Very truly yours,



Russell R. Kresge, Jr., P.E., P.L.S.



**Boucher & James, Inc.**  
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October 18, 2018

Pocono Township Planning Commission  
112 Township Drive  
Tannersville, PA 18372

**SUBJECT: TURKEY HILL MINIT MARKET, STORE #274  
PRELIM/FINAL LAND DEVELOPMENT REVIEW NO. 2  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
PROJECT NO. 1830072R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our second review of the Preliminary/Final Land Development Plan Application for Turkey Hill Minit Market Store #274. The submitted information has been prepared by Ludgate Engineering Corporation and consists of the following items.

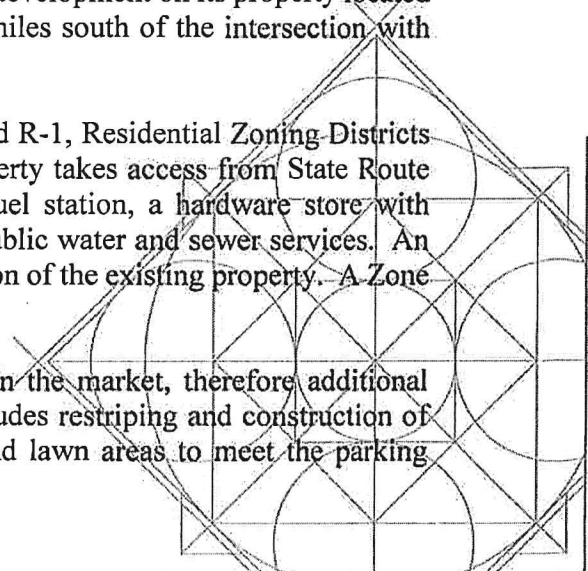
- Response Letter.
- Waiver request letter dated October 5, 2018.
- Stormwater Management Report dated October 2018.
- Turkey Hill Minit Market #274 Preliminary/Final Land Development Plan (9 sheets) prepared dated April 28, 2017, revised October, 2018.

**BACKGROUND INFORMATION**

The Applicant, Turkey Hill Minit Market, is proposing a land development on its property located on the eastern side of State Route 0611, approximately 0.5 miles south of the intersection with State Route 0715.

The existing property is located within the C, Commercial and R-1, Residential Zoning Districts and has an existing lot area of 3.85 acres. The existing property takes access from State Route 0611 and consists of a Turkey Hill Minit Market with a fuel station, a hardware store with associated parking, underground stormwater detention, and public water and sewer services. An unnamed tributary to Pocono Creek traverses the eastern portion of the existing property. A Zone AE FEMA Floodplain is also identified on the site.

The Turkey Hill Minit Market desires to add 30 seats within the market, therefore additional parking spaces are required. The proposed development includes restriping and construction of thirty-one (31) parking spaces within existing impervious and lawn areas to meet the parking



requirements of the Zoning Ordinance. The proposed development occurs within the C, Commercial Zoning District only. That portion of the site located within the R-1, Residential Zoning District is wooded and no construction is proposed.

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

### **ZONING ORDINANCE COMMENTS**

1. Comment satisfied.

### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

2. In accordance with Sections 390-19.F.(6)(c), the Applicant shall be responsible for submission of the Plan and all required supporting documentation to the Monroe County Planning Commission, PennDOT, and all other governing agencies. *The proposed Land Development requires the following agency approvals.*
  - a. *Pocono Township – Land Development Plan approval*
  - b. *Pocono Township – Change in sewage facilities usage*
  - c. *Pocono Township – Fire Department*
  - d. *Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module Exemption (change in facilities usage)*
  - e. *Pennsylvania Department of Transportation – Highway Occupancy Permit*
  - f. *Brodhead Creek Regional Authority – Change in water service usage*

*All submissions, and reviews and approvals must be provided to the Township. (Previous Comment) The Applicant has acknowledged this comment.*

3. In accordance with Sections 390-19.J, 390-29.J.(8)(a), and 390-52.A.(1), the Township shall concurrently make its decision on the Sewage Facilities Planning Module, and if approval is granted, the completed sewage planning documents shall be forwarded to the Pennsylvania Department of Environmental Protection. Land Development Plan approval shall be conditioned upon Department of Environmental Protection sewage planning approval. *The Applicant shall clarify whether the additional seats will serve an existing restaurant, or if a restaurant will be added to the existing Minit Market. The Applicant shall submit supporting proposed sewage flows. The proposed change in use may require additional sewer planning.*

*If additional flows result from the proposed use the Applicant will be required to purchase additional capacity through tapping fees. In addition, a grease trap is required for the restaurant use. (Previous Comment) A grease trap will be provided per General Note 45 on Sheet 1. Supporting sewage flows must still be submitted to determine if the proposed change of use will require additional sewer planning and capacity.*



4. In accordance with Section 390-19.K, Highway Occupancy Permit, "if a highway occupancy permit shall be required for access to a Township or state road, approval of the land development shall be conditional upon the issuance of a highway occupancy permit by the Township and/or PennDOT, as the case may be." *Note 7 on Sheet 2 indicates the existing driveways have PennDOT approval. The existing Highway Occupancy Permit must be provided. In addition, PennDOT shall be contacted to determine if additional permitting is required for the addition of the proposed restaurant. (Previous Comment) The response indicates PennDOT has been contacted regarding the need for a Highway Occupancy Permit, and the Applicant will provide PennDOT's response upon receipt.*
5. In accordance with Section 390-19.Q, As-Built Plan, "upon completion of all improvements, the Applicant shall provide to the Township two paper sets of plans and one 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 chapter, and shall be subject to all the enforcement proceedings contained in this chapter and may result in rescission of approval. (See §390-30 for as-built requirements.)" If the as-built plan deviates in any material respect from the record plan, a revised land development plan must be submitted for approval. *Upon completion of the proposed improvements, the required as-built plan must be prepared and submitted for review. (Previous Comment) General Note 36 on Sheet 1 shall be revised to reference Section 390-30.*
6. In accordance with Sections 390-29.D.(1) and 390-29.F, Site Context Map, a map compiled from existing information showing the location of the proposed land development within its neighborhood context shall be submitted. For sites under 100 acres in area, such maps shall show the relationship of the subject property to natural and man-made features existing within 1,000 feet of the site. The features that shall be shown on site context maps include topography (from USGS maps), stream valleys, wetland complexes (from maps published by the U.S. Fish & Wildlife Service or the USDA Natural Resources Conservation Service), woodlands over ½ acre in area (from aerial photographs), ridge lines, public roads and trails, utility easements and rights of way, public land, and land protected under conservation easements. *Partial waivers from Sections 406.D.1 and 406.2 are requested. These requests must be revised to reflect Sections 390-29.D.(1) and 390-29.F. In addition, Section 390-78.B states in part that, "all requests for modifications shall be in writing on the form provided by the Township and signed by the applicant." Separate written waiver requests must be submitted.*

*The list of Waivers Requested on Sheet 1 states that no wetlands, woodlands, or floodplain are affected by the proposed construction. An aerial photograph labeled "Site Content Map" has been provided on Sheet 7. We find the aerial photography acceptable to partially satisfy the Site Context Map requirement and have no objection to these partial requests. (Previous Comment) A letter has been submitted requesting partial waivers from Sections 390-29.D.(1) and 390-29.F. We have no objection to these partial requests.*

7. In accordance with Sections 390-29.D.(2) and 390-29.G, Existing Resources and Site Analysis, for all land developments, an existing resources and site analysis shall be

prepared to provide the developer and the municipality with a comprehensive analysis of existing conditions, both on the proposed development site and within 500 feet of the site. Conditions beyond the parcel boundaries may be described on the basis of existing published data available from governmental agencies, and from aerial photographs. The Planning Commission shall review the plan to assess its accuracy, conformance with municipal ordinances, and likely impact upon the natural and cultural resources of the property. *Waivers from Sections 406.D.2 and 406.3 are requested. These requests must be revised to reflect Sections 390-29.D.(2) and 390-29.G. In addition, Section 390-78.B states in part that, "all requests for modifications shall be in writing on the form provided by the Township and signed by the applicant". Separate written waiver requests must be submitted.*

*The list of Waivers Requested on Sheet 1 states that the existing site is developed and that under 5,000 square feet of impervious area is proposed. An Existing Conditions/Demo Plan and aerial photograph are provided. We find the plan and photograph along with the following comments will be adequate to satisfy the Existing Resources and Site Analysis requirement. We have no objection to these requests provided the following comments are also satisfied. (Previous Comment) A letter has been submitted requesting waivers from Sections 390-29.D.(2) and 390-29.G. We have no objection to these requests provided the remaining comments below are satisfied.*

***In addition, the waiver requests listed in the submitted letter must be revised to correctly reference Section 390-29.G.***

- a. Comment satisfied.
  - b. Comment satisfied.
  - c. In accordance with Section 390-29.G.(12), "all easements and other encumbrances of property which are or have been filed of record with the Recorder of Deeds of Monroe County shall be shown on the plan." *All existing and proposed easements must be shown on the plan. (Previous Comment) Known stormwater easements are now shown on the plan. The sanitary sewer easement still must be shown.*
8. In accordance with Sections 390-29-D.(3) and 390-29.H.(1), a resource impact and conservation analysis shall be prepared for all land development applications to categorize the impacts of the proposed activities and physical alterations on those resources shown on the existing resources and site analysis (as required under §390-29.G). All proposed improvements, including but not necessarily limited to grading, fill, roads, buildings, utilities and stormwater detention facilities, as proposed in the other proposed land development plan documents, shall be taken into account in preparing the preliminary resource impact and conservation analysis, which shall clearly demonstrate that the applicant has minimized site disturbance to the greatest extent practicable. *Waivers from Sections 406.D.3 and 406.4 are requested. These requests must be revised to reflect Sections 390-29.D.(3) and 390-29.H. In addition, Section 390-78.B states in part that, "all requests for modifications shall be in writing on the form provided by the Township and signed by the applicant." Separate written waiver requests must be submitted.*

*The list of Waivers Requested on Sheet 1 states that the proposed development would cause an insignificant impact to existing resources. The proposed improvements are located within existing paved and lawn areas, and only a 0.02% increase in impervious area is proposed. Therefore, we have no objection to these requests. (Previous Comment) A letter has been submitted requesting waivers from Sections 390-29.D.(3) and 390-29.H.(1). We have no objection to these requests.*

9. In accordance with Section 390-29.I.(13)(a), the Improvements Plan shall include the "locations of existing and proposed utility easements." *Electric and sanitary sewer lines run along the property boundaries. Any associated easements for these utilities, and any other utility, must be shown on the plan. (Previous Comment) Known stormwater easements are now shown on the plan. The sanitary sewer easement still must be shown.*

10. Comment satisfied.

11. In accordance with Section 390-29.I.(16), the Improvements Plan must include "signature blocks for the Township Engineer and Monroe County Planning Commission." *The Township Engineer signature block must be revised to provide space for signature and date only.*

\_\_\_\_\_  
Township Engineer

\_\_\_\_\_  
Date

*(Previous Comment) The signature block must be revised to provide space for signature and date only.*

12. Comment satisfied.

13. Comment satisfied.

14. In accordance with Section 390-29.I.(27), the Improvements Plan must include "names of present adjoining property owners and the names of all adjoining subdivisions, if any, including property owners and/or subdivisions across adjacent roads, along with the current Tax Map number for each property shown." *The existing property owners across State Route 0611, Learn Road, and Fish Hill Road must also be provided on the plan. (Previous Comment) The existing property owners across Learn Road and Fish Hill Road must still be provided on the plan.*

15. Comment satisfied.

16. Comment satisfied.

17. In accordance with Section 390-29.J.(6), "proof of legal interest in the property, a copy of the latest deed of record and a current title search report" must be provided. *A copy of the property deed and title report must be submitted. (Previous Comment) The response letter indicates a property deed has been provided, however one has not been received by this office. In addition, a title report must still be provided. Alternatively, a waiver from the requirement to submit a title report may be requested.*

18. In accordance with Section 390-29.J.(7)(c), "a letter from the water company or authority stating that said company or authority will supply the development including a verification of the adequacy of service" must be provided. *The Applicant shall clarify whether the additional seats will serve an existing restaurant, or if a restaurant will be added to the existing Minit Market. A letter from the Brodhead Creek Regional Authority (BCRA) should be provided indicating that the BCRA will serve the existing retail store with the proposed restaurant. (Previous Comment) The response indicates the additional seats are provided as required by the Commonwealth of Pennsylvania for proposed beer sales, and that the minit market will otherwise remain unchanged. Therefore, the Applicant indicates no additional water use is proposed.*
19. Comment satisfied.
20. In accordance with Section 390-29.J.(15) and 390-48.T.(10), where access is to a state road, a valid State Highway Occupancy Permit shall be obtained prior to plan recording. *The existing Highway Occupancy Permit must be provided. In addition, PennDOT shall be contacted to determine if additional permitting is required for the change in use. (Previous Comment) The response indicates PennDOT has been contacted regarding the need for a Highway Occupancy Permit, and the Applicant will provide PennDOT's response upon receipt.*
21. Comment satisfied.
22. In accordance with Section 390-32.B, "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 chapter 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 §390-35 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 390-35, must be provided prior to plan recordation. A construction cost estimate shall be submitted for review. (Previous Comment) This comment has been acknowledged.*
23. In accordance with Section 390-38.B, "the developer shall provide a plan for the succession of ownership, operation and maintenance prepared by the applicant for consideration and approval by the Township, and such plan shall be made part of the development deed covenants and restrictions." *The required plan shall be completed and provided to the Township. (Previous Comment) This comment has been acknowledged.*
24. In accordance with Section 390-38.C.(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. (Previous Comment) This comment has been acknowledged.*

25. In accordance with Section 390-38.C.(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 §390-35.A 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 15% 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 improvements. (Previous Comment) A maintenance fund shall be established for the continued maintenance of on-site improvements (i.e., stormwater management, landscaping, etc.).*
26. In accordance with Section 390-41, "all applicants proposing any subdivision and/or land development requiring the installation of improvements as required by this chapter 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. (Previous Comment) This comment has been acknowledged.*
27. In accordance with Section 390-43.A.(6)(e)[2][a], "no more than 35% of the original ground cover within any designated steep slope area on the property may be disturbed by grading, filling or other means. At least 65% of the original ground cover must remain undisturbed during the establishment, alteration or maintenance of the property." *The existing steep slopes must be shown on the plan per Section 390-43.A.(6)(e)[2][d] and shall be protected by a steep slope easement per Section 390-43.A.(6)(e)[2][e]. (Previous Comment) A steep slope easement line is labeled on Sheet 2, however the area of the easement is unclear. The easement area must be shown with metes and bounds. In addition, the existing and protected areas (in square feet or acres) must be provided on the plan to confirm protection of 65% of the existing steep slopes.*
28. Comment satisfied.
29. In accordance with Section 390-43.A.(6)(f), "natural areas containing rare or endangered plants and animals, as well as other features of natural significance exist throughout the Township. Some of these have been carefully documented (e.g., by the Statewide Natural Diversity Inventory), whereas for others, only the general locations are known. Subdivision applicants shall take all reasonable measures to protect significant natural areas and features either identified by the Township Map of Potential Conservation Lands or by the applicant's existing resources and site analysis plan by incorporating them into



proposed conservation open space areas or avoiding their disturbance in areas proposed for development.” *A PNDI shall be completed and submitted. (Previous Comment) The list of Waivers Requested includes a request from Section 390-43.A.(6)(f). The proposed development occurs on an existing developed site, therefore we have no objection to this request, however per Section 390-78.B the submitted Waiver Request letter must also include this section.*

30. Comment satisfied.

31. In accordance with Section 390-51.A, “all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PADEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102 Department of Environmental Protection regulations for soil erosion and sedimentation control”. *The proposed area of disturbance is less than 1 acre, therefore a review by the Monroe County Conservation District or the Pennsylvania Department of Environmental Protection are not required. The following comments are based upon our review of the Erosion & Sediment Pollution Control Plan and E&S Details, Sheets 3 and 5, respectively.*

a. *Comment satisfied.*

b. *Comment satisfied.*

c. *Comment satisfied.*

d. *Comment satisfied.*

e. *Comment satisfied.*

f. *It shall be clarified whether these plans will be submitted to the Monroe County Conservation District for review and Note 6 on Sheet 2 shall be revised accordingly. (Previous Comment) The response letter indicates a submission will not be made to the Monroe County Conservation District. Note 6 on Sheet 2 must still be revised.*

32. In accordance with Section 390-55.B, “unless other provisions of this chapter require more trees or vegetation, each development site shall include a minimum of 12 deciduous or evergreen trees for each one acre. Each deciduous tree shall be 2.5 inch caliper or greater and each evergreen tree shall be six to seven feet in height or greater. As an alternate, 10 trees for each one acre shall be required if deciduous trees are four inches in caliper or greater and evergreen trees are eight feet to 10 feet in height or greater. Five shrubs 2.5 feet in height or greater may be substituted for one tree of 2.5 inch caliper for a maximum of 20% of the tree requirement.” *Forty-seven (47) deciduous or evergreen trees are required on the site.*

*Per Section 390-55.B.(3), “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. In addition, the Township, in its discretion, may permit existing trees which would*

*otherwise be required to be maintained by this chapter to be removed in exchange for the developer planting replacement trees in accord with this section. To be eligible for use as credit toward a required tree, a preserved tree shall be maintained in such a manner that a minimum of 50% of the ground area under the tree's dripline shall be maintained in natural ground cover and at the existing ground level. The applicant may provide a sample plot representative of the trees on the parcel to determine the credit."*

*The existing woodlands and individual trees must be shown on the plan. A sample plot of the existing wooded area shall be provided to aid the Township in determining if the existing trees and/or woodlands are adequate to satisfy this requirement. (Previous Comment) The plans have been revised to show the existing woodlands and individual trees. The response indicates that the existing woodlands appear to exceed the required 47 trees. Per Section 390-55.B.(3), the use of existing trees to meet this requirement is permitted.*

*It appears 33 individual trees exist on the project site and 2 trees are proposed for a total of 35 trees. In addition, and upon review of aerial photography, it appears the area behind the Minit Market and adjacent to Fish Hill Road is densely wooded. As discussed in Comment 43, a list of required and existing and/or proposed street trees must be provided.*

33. Comment satisfied.

34. Comment satisfied.

35. In accordance with Section 390-55.D.(1) and 390-55.D.(3)(d), "street trees shall be required along all existing streets abutting or within a proposed subdivision or land development". "Trees shall be planted at a ratio of at least one per 50 linear feet of frontage or fraction thereof. Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced." *Twelve (12) street trees are required along State Route 0611 and 4 street trees are required along Learn Road. The existing individual trees must be shown on the plan and the remainder of the required street trees added accordingly. (Previous Comment) It appears four (4) street trees exist along State Route 0611, therefore 8 street trees must still be provided, and it appears 1 street tree exists along Learn Road, therefore 3 street trees must still be provided. The trees are proposed on an existing development site, therefore a waiver may be requested. In addition, and as discussed in Comment 43, a list of required and existing and/or proposed street trees must be provided.*

36. In accordance with Section 390-55.F.(3)(a) and Table 390-55-1, property line and road right-of-way buffers are required for all nonresidential development.

a. *The following property line buffers are required in accordance with Table 390-55-1, Property Line Buffers.*

i. *A 20-foot wide, high density buffer consisting of a total of 23 evergreen trees, 10 ornamental trees, and 10 canopy trees is required along the eastern property lines bordering neighboring residential uses.*

- ii. *A 10-foot wide, low density buffer consisting of 6 canopy trees and 3 ornamental trees is required along the northern property line abutting an existing commercial use.*
- b. *The following road right-of-way buffers are required in accordance with Table 390-55-1, Parking Lot Buffers Along Road Rights-of-Way.*
  - i. *A 30-foot wide, high density buffer consisting of 30 evergreen trees, 12 ornamental trees, and 12 canopy trees is required along State Route 0611.*
  - ii. *A 30-foot wide, high density buffer consisting of 9 evergreen trees, 4 ornamental trees, and 4 canopy trees is required along Learn Road.*

*In accordance with Section 350-55.F.(3)(g), "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."*

*A waiver from Section 615.6 is requested. The request must be revised to reflect Section 390-55.F. In addition, Section 390-78.B states in part that, "all requests for modifications shall be in writing on the form provided by the Township and signed by the applicant." Separate written waiver requests must be submitted.*

*The list of Waivers Requested on Sheet 1 indicates that there is an existing wooded bank with established vegetation. The existing woodlands and individual trees must be shown on the plan to determine their adequacy for the required buffers. Additional plantings may be required. (Previous Comment) A letter has been submitted requesting waivers from Section 350-55.F.(3)(G). The letter shall be revised to correctly reference Section 350-55.F.3.(a). The existing woodlands and individual trees are now shown on the plan. The response letter indicates photographs will be presented to the Planning Commission for further discussion.*

*In addition, and as discussed in Comment 43, a list of required and existing and/or proposed street trees must be provided to aid in determining the extent of the requested waiver.*

- 37. *In accordance with Section 390-55.G.(2)(c), "canopy trees, sometimes called shade trees, shall reach a minimum height or spread of 30 feet at maturity as determined by the AAN Standards and shall be deciduous. New trees shall have a minimum caliper of 2.5 inches at planting." Specifications must be provided on the plan in support of the proposed trees. (Previous Comment) The Planting Schedule on Sheet 2 must be revised to specify 2½" caliper for the proposed Red Maple trees.*
- 38. *Comment satisfied.*
- 39. *Comment satisfied.*
- 40. *In accordance with Sections 390-55.G.(4)(b) and 390-55.I.(2)(k), landscaping shall be*



considered an improvement for the purposes of installation and the provision of a performance guarantee in accord with this chapter. In addition, the Developer or landowner shall provide to the Township a performance guarantee equal to the amount necessary to cover the cost of purchasing, planting, maintaining, and replacing all vegetative materials for a period of 18 months following the installation and approval of the landscaping. *The proposed landscaping must be included in the required construction cost estimate. A note regarding the 18 month guarantee must also be provided on the plan. (Previous Comment) A note has been added to the plan and the response acknowledges the required cost estimate.*

41. Comment satisfied.

42. Comment satisfied.

43. In accordance with Section 390-55.I.(2)(h), "a schedule showing all landscape requirements and plants proposed for each category" must be included on the plan. *All planting requirements must be listed on the plan. (Previous Comment) The number of required trees and shrubs per the Ordinance with the number of existing and/or proposed trees and shrubs must be provided on the plan.*

44. Comment satisfied.

45. In accordance with Section 390-56.A.(5)(a), "all lighting fixtures for off-street parking areas, off-street loading areas, driveways and for safety of persons and property must meet IESNA full cutoff". *The lighting shown on the plan is not specified as full cutoff and must be revised accordingly. (Previous Comment) Details for wall mounted lights are still provided on Sheet 6, however the revised Lighting Plan no longer shows proposed lighting. The Applicant must address.*

46. In accordance with Section 390-56.A.(6)(c), "the use of floodlights and wall-mounted luminaires shall not be permitted to illuminate parking areas unless it can be proven to the satisfaction of the Township that the employment of no other means is possible." *A flood light and wall mounted light are proposed to illuminate the proposed parking areas. The plan must be revised accordingly. (Previous Comment) The revised Lighting Plan no longer shows proposed lighting. The Applicant must address.*

47. In accordance with Section 390-58.B.1, 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 390-58". In addition, and in accordance with Section 390-58.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." *Common open space and recreation areas shall be provided, or if agreed upon by the Board of Commissioners and Applicant per Section 390-58.F, a fee in-lieu-of dedicating open space as determined by the Township Fee Schedule may be provided. The calculated fee in-lieu-of for 0.11 acres of disturbance is \$154.11. The Township shall determine if open space and/or recreational facilities shall be provided, or if a fee in-lieu-off will be accepted. (Previous Comment)*

*Please note, the fee in-lieu-of is \$154.00 (0.11 acres \* \$1,400.00). General Note 44 on Sheet 1 must be revised accordingly.*

48. Comment satisfied.

49. In accordance with Section 390-59.A.(3), "every parking area shall be arranged for orderly, safe movement. Parking areas containing 30 or more parking spaces shall have a curbed internal road system with a landscaped island or strip of a minimum width equal to one parking space separating the road system from the parking area to provide safe and orderly movement of traffic and discouragement of cross-aisle driving. The internal road system shall be designed to minimize the need for cross-pedestrian traffic." *The two (2) proposed parking spaces located south of the Minit Market must be provided with curb and curbed end islands. We believe a planting strip should also be provided on the southern side of these parking spaces to better delineate the driveway. The planting strip shall be sized and planted in accordance with Section 390-55.C.(2)(f). (Previous Comment) The plan has been revised to show painted "islands" surrounding the two (2) proposed parking spaces south of the Turkey Hill. This is consistent with the previously approved land development plan.*

*A waiver is now requested from Section 390-59.A.(3) to not require a landscape island at the new parking space adjacent to the dumpster. This is an end parking space and we do not believe an island is required and the waiver request can be removed.*

50. In accordance with Section 390-59.H.(1), "each off-street loading and unloading space shall be either (a) at least fourteen (14') feet in width by forty (40') feet in depth or (b) at least ten (10') feet in width by sixty (60') feet in depth." *The existing loading area must be identified on the plan. (Previous Comment) A label for a 10-foot by 60-foot loading area is provided on the plan, however the loading area must still be delineated on the plan.*

#### **BRODHEAD AND MCMICHAEL CREEKS STORMWATER MANAGEMENT ORDINANCE**

In accordance with Section 365-18.A.(4), Impervious Surface, "any regulated activity that has less than 5,000 square feet of impervious surface subject to the additional exemption criteria set forth in Subsection B is exempt from the plan submittal provisions of this chapter. These criteria shall apply to the total development even if development is to take place in phases. The date of the original McMichael's and Brodhead Creeks Stormwater Management Act 167 Plan adoption by the Township (November 21, 1994) shall be the starting point from which to consider tracts as "parent tracts" in which future subdivisions and respective impervious area computations shall be cumulatively considered. Impervious areas existing on the parent tract prior to November 21, 1994, shall not be considered in cumulative impervious area calculations for exemption purposes."

**Less than 5,000 square feet of impervious is proposed, however per Section 365-18.B.(2) the water quality (§365-10) and ground water recharge (§365-11) requirements must still be satisfied.**

51. In accordance with Section 365-10.A.(1), "for water quality and stream-bank erosion, the objective is to design a water quality BMP to detain the proposed conditions' two-year,

twenty-four-hour design storm flow to the existing conditions' one-year, twenty-four-hour design storm flow using the NRCS Type II distribution. Additionally, provisions shall be made (such as adding a small orifice at the bottom of the outlet structure) so that the proposed conditions one-year, twenty-four-hour design storm flow takes a minimum of 24 hours to drain from the facility, from a point where the maximum volume of water from the one-year, twenty-four-hour design storm is captured (i.e., maximum water surface elevation is achieved in the facility)." *A "stone trench infiltrator" is proposed under the proposed parking to the north of the Minit Market. A note on Sheet 1 indicates the trench was designed to capture 2-inches of runoff from the proposed parking area. We question how the stormwater will enter the stone trench. Also, the required calculations per this section must be submitted. (Previous Comment) The required water quality calculation demonstrating the 2-year post development storm event is reduced to the predevelopment 1-year storm event, must still be provided.*

52. Section 365-10.I.(8)(a), Stream Buffer Delineation, states in part "a fifty-foot buffer, measured perpendicular to and horizontally from the top-of-bank on all sides of any stream, shall be maintained on all sides of any stream." *The required buffer associated with Bisbing Run must be shown on the plan. All proposed work within the buffer must be in accordance with Section 365-10.I.(8)(b). (Previous Comment) A waiver from Section 365-10.I.8.(b) is listed under the Waivers Requested on Sheet 1. The request must also be included in the Waiver Request letter. The required buffer must still be shown on the plan in order to provide comment with respect to the requested waiver.*
53. In accordance with Section 365-11.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 Subsection A.(3)(a) or (b), depending on the demonstrated site conditions." *A "stone trench infiltrator" is proposed under the proposed parking to the north of the Minit Market. A note on Sheet 1 indicates the trench was designed to capture 2-inches of runoff from the proposed parking area. We question how the stormwater will enter the stone trench. Also, the required calculations per this section must be submitted. (Previous Comment) The required calculations must still be submitted.*
54. In accordance with Section 365-11.A.(2)(a), "a minimum depth of 24 inches between the bottom of the BMP and the limiting zone" must be provided. *Soil testing in support of the "stone trench infiltrator" must be submitted. (Previous Comment) Infiltration testing has been submitted, however there is no determination of the depth to limiting zone. The tested depth to limiting zone must still be provided.*
55. In accordance with Section 365.11.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. *Testing in support of the "stone trench infiltrator" must be submitted. (Previous Comment) The elevation of the submitted testing must be provided.*
56. In accordance with Section 365.11.B, Soils, "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.” *Soil testing in support of the “stone trench infiltrator” must be submitted. (Previous Comment) The tested depth to the limiting zone and elevation of the infiltration test must still be provided.*

57. In accordance with Section 365.14.D, “storm sewers must be able to convey proposed conditions runoff from a fifty-year design storm without surcharging inlets, where appropriate and as supplemented by Subsection C”. *Capacity calculations for the proposed 6-inch PVC storm pipe must be provided. (New Comment)*

58. Previous comment 57 satisfied.

59. Previous comment 58 satisfied.

60. In accordance with Section 365-19.C.(1)(f), “an operation and maintenance plan in accordance with §365-28 of this chapter” must be provided. *The required operation and maintenance plan must be submitted. (Previous Comment 59) This comment has been acknowledged.*

#### **MISCELLANEOUS COMMENTS**

61. Previous comment 60 satisfied.

62. All references to the Board of Supervisors must be revised to be Board of Commissioners. *(Previous Comment 61) General Note 29 on Sheet 1 must still be revised.*

63. Previous comment 62 satisfied.

64. On Sheet 6, the Bollard Detail shall include the “concrete footing or encasement” referenced in the detail. *(Previous Comment 63) The depth and type of concrete must be provided in the Bollard Detail.*

65. Previous comment 64 satisfied.

66. Previous comment 65 satisfied.

#### **PLAN REVISION COMMENTS**

67. The Project Narrative provided in the Stormwater Management Report references a single family house and must be revised accordingly. *(New Comment)*

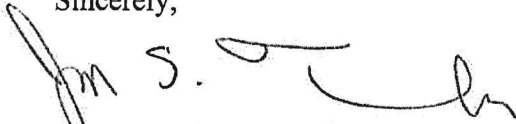
68. There is concern with turning movements of vehicles entering and exiting the project site. The sight distance for turning movements out of the site on a red light appear to be prohibited by existing U-Haul trucks parked to the south of the main entrance. Required and existing sight distances per the Pennsylvania Department of Transportation must be shown on the plan.

Also, it has been reported traffic backs up onto 611 from vehicles entering the site at the center driveway. The Planning Commission would like to see the existing island, east of

the two newly proposed parking spaces revised to incorporate a 20' radius which would provide for easier traffic flow into the site. *(New Comment)*

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jon S. Tresslar", with a stylized flourish at the end.

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

JST/mep/cg

cc: Donna Asure – Township Manager  
Pam Tripus – Township Secretary  
Michael Tripus – Township Zoning Officer  
Leo DeVito, Esquire – Township Solicitor  
Lisa Pereira, Broughal & DeVito, LLP  
Robert and Doris Kinsley – Property Owners  
Turkey Hill Minit Market – Operator  
Steele Hardware – Operator  
Matthew Mack, P.E., Ludgate Engineering Corporation, Applicant's Engineer  
Jackie Hollenbach, Ludgate Engineering Corporation  
Melissa E. Prugar, P.E. – Boucher & James, Inc.