

**AGENDA**  
**POCONO TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING**  
**February 13, 2017 – 7:00 p.m.**

- A. CALL TO ORDER** (followed by the Pledge of Allegiance)
- B. ROLL CALL**
- C. NOTIFICATIONS OF COMMENTS**
- D. CORRESPONDENCE**
- E. MANAGER'S REPORT – TBD**
- F. MINUTES:** Minutes of the Pocono Township Planning Commission Regular Meeting 1/9/2017.
- G. NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:**
  - 1. Farda Minor Subdivision
  - 2. Day Star Holiness Bible Church
- H. FINAL PLANS UNDER CONSIDERATION:**
  - 1. Larson Minor Subdivision on Brookdale Road – 3-lot Minor Subdivision and lot line adjustment. The plans were administratively accepted at the December 12, 2016 P.C. Meeting. Deadline for consideration is March 10, 2017. Tabled at the 1/9/17 meeting. Review No. 2 distributed 2/10/2017.
- I. PRELIMINARY PLANS UNDER CONSIDERATION:**
  - 1. Sheldon Kopelson, Commercial Development (Lot 3)- Plan was accepted at the 08/13/2013 P.C. Meeting. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 1/9/17 mtg. A resubmission has not occurred. Deadline for consideration extended to June 30, 2017.
  - 2. Spa Castle Land Development – Plan was accepted at the 12/14/2015 Meeting. The Planning Module for this project was rejected by the Commissioners. Deadline for consideration is April 17, 2017. Planning Review distributed 9/9/16. Technical Review distributed 11/9/16. Tabled at the 1/9/17 mtg.
  - 3. Camelback Lot 13 and Hotel – Plan was accepted at the 06/13/2016 PC Meeting. Review letter distributed 07/21/16. Tabled at the 1/9/17 mtg. Deadline for consideration extended to April 17, 2017.
  - 4. Sanofi Pasteur Tier One Parking Deck – Plan was accepted at the 07/11/2016 P.C. Meeting. Final Plan approval contingent on approval of waiver request. Deadline for

consideration is May 7, 2017. Tabled at the 1/9/17 mtg. Review No. 2 distributed January 5, 2017.

5. Sanofi Pasteur Discovery Drive Turn Lane Land Development – Plan was accepted at the 10/24/16 P.C. meeting. Final Plan approval contingent on approval of waiver request. Deadline for consideration is April 22, 2017. Tabled at the 1/9/17 mtg. Review No. 2 distributed 1/4/17.
6. Weis Market Gas 'N' Go – Gas 'N' Go facility at existing Weis Market. 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 March 10, 2017. Tabled at the 1/9/17 mtg. Review No. 3 distributed February 10, 2017.
7. Discovery Drive Widening - The plans were administratively accepted at the December 12, 2016 P.C. Meeting. Final Plan approval contingent on approval of waiver request. Deadline for consideration is March 10, 2017. Tabled at the 1/9/17 mtg.
8. Summit Health Campus – Land Development- The plans were administratively accepted at the January 9, 2017 P.C. Meeting. Deadline for consideration is April 9, 2017.

#### **J. SKETCH PLANS**

1. Tannersville Point Apartment Complex-Revised Sketch

#### **K. PERMITS**

#### **L. PLANNING MODULE**

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

1. Conditional Use Application for Adams/Casciano

#### **N. UNFINISHED BUSINESS**

#### **O. NEW BUSINESS:**

1. Yard Sale Ordinance
2. Short Term Rental Ordinance

#### **P. COMMENTS BY AUDIENCE**

#### **Q. ADJOURNMENT:**

# POCONO TOWNSHIP PLAN STATUS

[illegible]



Borton  
Lawson

ENGINEERING  
ARCHITECTURE

February 10, 2017

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

RE: Sanofi Pasteur, Inc. - Discovery Drive Widening

BL No.: 2016-2228-007

Dear Commissioners:

On behalf of our client, please accept this letter to extend plan review/approvals by Pocono Township for this project for ninety (90) days. The request is made to complete the plan approval process.

Should you have any questions, please do not hesitate to contact me at 484-821-0470, extension 2105.

Sincerely,

Aaron M. Sisler, P.E.  
Project Manager

Enclosure(s)  
AMS/dth

Bethlehem  
Pittsburgh  
State College  
Wilkes-Barre

**BETHLEHEM**  
3897 Adler Place  
Bethlehem, PA 18017

Phone: 484.821.0470  
Fax: 484.821.0474

borton-lawson.com

EXTENSION OF TIME PURSUANT TO SECTION 508(3) OF THE PENNSYLVANIA  
MUNICIPALITIES PLANNING CODE

TO: Board of Commissioners  
Pocono Township Municipal Building  
P.O. Box 197  
Tannersville, PA 18372


Planning Commission  
Pocono Township Municipal Building  
P.O. Box 197  
Tannersville, PA 18372

FROM: Larson, Jacob & Higgins, et al  
Preliminary/Final Subdivision Plan

Pursuant to Section 508(3) of the Pennsylvania Municipalities Planning Code, 53 P.S. 10508(3), the undersigned authorized representative and engineer for the applicant hereby agrees to an extension of time for decision by the Pocono Township Planning Commission and the Pocono Township Board of Commissioners concerning the approval of the subdivision and/or land development and/or Conditional use application/plan entitled:

Brookdale Road Minor Subdivision Plan

This extension shall be valid to and including April 19, 2017. If an agent, the undersigned verifies that this extension agreement is executed with the authorization of the applicant.

  
(Signature)

Charles H. Niclaus, P.E.  
(Print Name)

Dated: 2/10/17

POCONO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
JANUARY 9<sup>th</sup>, 2017  
7:00 P.M.

DRAFT

The Pocono Township Planning Commission Regular Meeting was held on January 9<sup>th</sup>, 2017 at the Pocono Township Municipal Building, Tannersville, PA, and opened by Chairman Ron Swink at 7:00 p.m. by the Pledge of Allegiance.

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

Lisa Pereira, Planning Commission Solicitor; and Jon Tresslar, Township Engineer; Charles Vogt, Township Manager; and Pamela Finkbeiner, Township Secretary; were present.

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

**CORRESPONDENCE:**

**TIME EXTENSION LETTERS:**

- 1) A time extension letter was received for Sanofi Tier One Parking for ninety (90) days.
- 2) A time extension letter was received for Sanofi Pasteur Discovery Drive Turn lane for (90) days.
- 3) A time extension letter was received for CB H20 Lot 13 and Hotel until April 17<sup>th</sup>, 2017.

**MINUTES:** S. Gilliland noted a correction to the minutes. D. Purcell made a motion, seconded by B. DeYoung, to approve the 12/12/2017 as corrected. All in favor. Motion carried.

**NEW PLANS AND SUBMISSIONS:**

Summit Health Campus Land Development Plan - Nate Oiler, RKR Hess Associates, represented the plan.

M. Guidry made a motion, seconded by D. Purcell, to accept the Summit Health Campus Land Development Plan. All in favor. Motion carried.

Brookdale Treatment Center - Application Review - A special meeting is schedule for 01/19/2017 for a presentation. L. Pereira, Twp. Solicitor, explained the options the Board may pursue. Discussion followed. S. Gilliland made a motion, seconded by B. Demarest, to oppose the Brookdale Treatment Center application for an overlay district and recommend denial of the application. Roll call vote: D. Purcell, yes; B. DeYoung, abstain; S. Gilliland, yes; R. Swink, yes; M. Guidry, yes; and B. Demarest, yes to deny the application as presented. Motion carried.

**NEW PLANS AND SUBMISSIONS:**

Curative Amendment - Zoning Ordinance Section 547 Light Manufacturing to include medical marijuana grower-processor facilities. L. Pereira, Twp. Solicitor, informed the Board the curative amendment has been withdrawn at this time. No action taken.

**FINAL PLANS UNDER CONSIDERATION:**

Kelly Minor Subdivision - 2 Lot minor subdivision. The plans were administratively accepted at the 09/26/2016 P.C. mtg. Review No. 1 distributed 10/18/16. Tabled at the 12/12/2016 mtg. Christopher Kelly, owner; and Frank Smith, Frank J. Smith, Jr. Inc., represented the plan. Revised plans received 12/09/2016. A 60 day time extension request was received 12/12/2016. J. Tresslar, Twp. Engineer, recommended the plan for approval.

S. Gilliland made a motion, seconded by M. Guidry, to recommend approval the Kelly Minor Subdivision Plan. All in favor. Motion carried.

Kelly Minor Subdivision Planning Module - S. Gilliland made a motion, seconded by M. Guidry, to approve the Kelly Minor Subdivision Planning Module and forwarded it on to DEP. All in favor. Motion carried.

Larson Minor Subdivision on Brookdale Road - The plan was accepted at the 12/12/2016 P.C. mtg. Chuck Niclaus, Niclaus Engineering Corp., requested the plan be tabled.

**SEE MOTION BELOW FOR TABLING.**

**PRELIMINARY PLANS UNDER CONSIDERATION:**

Sheldon Kopelson - Commercial Development (Lot 3) - Plan accepted at the 08/13/2013 P.C. mtg. Tabled at the 12/12/2016 mtg. Deadline for consideration is 06/30/2016. SEE MOTION BELOW FOR TABLING.

Spa Castle Land Development - Plan accepted at the 12/14/2015 mtg. Plan fees paid. Planning modules rejected by the Commissioners. Tabled at the 12/12/2016 mtg. A time extension letter was received until 04/17/2016. Discussion followed on the status of the plan. SEE MOTION BELOW FOR TABLING.

Camelback Lot 13 and Hotel - Plan fees paid. Plan was accepted at the 07/25/2016 mtg. the plan was tabled at the 12/12/2016 mtg. SEE MOTION BELOW FOR TABLING.

Sanofi Pasteur Tier One Parking Deck - Plan fees paid. The Plan was accepted at the 07/11/2016 Mtg. The plan was tabled at the 12/12/2016 mtg. SEE MOTION BELOW FOR TABLING.

Sanofi Pasteur Discovery Drive Turn Lane Land Development - Plan was accepted at the 10/24/2016 P.C. mtg. Deadline for consideration is 1/22/2017. Revised Plans received. SEE MOTION BELOW FOR TABLING.

Sanofi Discovery Drive Widening - The plans were administratively accepted at the 12/12/2016 P.C. Meeting. Final plan approval contingent on approval of waiver request. Deadline for consideration is 03/10/2017. SEE MOTION BELOW FOR TABLING.

**TABLING OF PLANS:**

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

D. Purcell made a motion, seconded by B. Demarest, to table the Larson Minor Subdivision on Brookdale Road, Sheldon Kopelson Commercial Development (Lot 3), Spa Castle LDP, and Camelback Lot 13 and Hotel. All in favor. Motion carried.

Weis Market Gas 'N' Go - Gas 'N' Go facility at existing Weis Market. The plans were administratively accepted at the 12/12/2016 P.C. Meeting. Final plan approval contingent on approval of waiver request. Deadline for consideration is 03/10/2017. Boucher & James review No. 2 was distributed 01/05/2017. William Swanick, P.E. Herbert, Rowland, & Grubic, Inc., represented the plan. Discussion followed.

M. Guidry made a motion, seconded by B. DeYoung, to table the Weis Market Gas "N" Go. All in favor. Motion carried.

**SKETCH PLANS:** None.

**PRESENTAION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS:** None

**UNFINISHED BUSINESS:**

Sign Ordinance - Eric Koopman, Monroe County Planning Commission, explained the changes to the draft sign ordinance.

Ramona Shupp, Twp. resident, spoke concerning signs.

Mike Tripus, Zoning officer, spoke in favor of the revisions to the sign ordinance.

Discussion followed.

S. Gilliland made a motion, seconded by B. Demarest, to move forward with amendments to the draft signage ordinance. All in favor. Motion carried.

**NEW BUSINESS:**

**PUBLIC COMMENT:** Christopher Peechkata, Twp. resident, questioned the Curative Amendment - medical marijuana grower-processor facilities. Discussion followed.

**ADJOURNMENT:** B. DeYoung made a motion, seconded by M. Guidry, to adjourn the meeting at 8:25 p.m. All in favor. Motion carried.

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



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

AN EMPLOYEE OWNED COMPANY

INNOVATIVE ENGINEERING

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

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

559 Main Street, Suite 230  
Bethlehem, PA 18018  
610-419-9407  
Fax 610-419-9408  
[www.bjengineers.com](http://www.bjengineers.com)

February 10, 2017

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

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

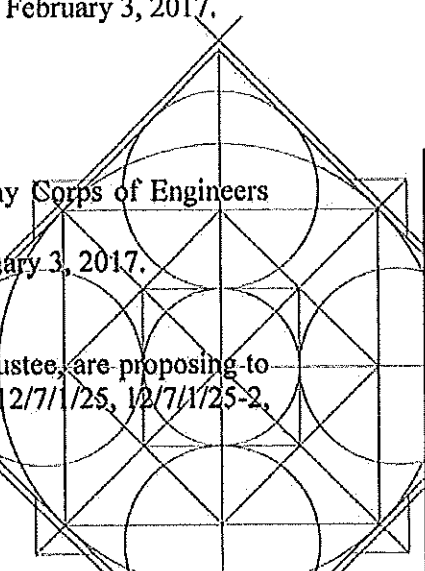
Dear Planning Commission Members:

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

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

**BACKGROUND INFORMATION**

The Applicants, Farda Realty Associates, L.P. and Anthony M. Farda, Trustee, are proposing to consolidate and subdivide five (5) existing parcels (Parcel Nos. 12/7/1/23, 12/7/1/25, 12/7/1/25-2,



12/7/1/25-3, and 12/7/1/25-5). The existing properties are located on the southern side of S.R. 0715 and are bordered to the east by Interstate 80 access ramps, and are within the C, Commercial Zoning District. The existing properties consist of an existing gas station along S.R. 0715 and a previous resort that has been abandoned. An unnamed tributary to Pocono Creek and its associated 100-year floodplain traverse the southern portion of the existing properties, and the remainder of the properties consist of wetlands, and woodland and steep slope areas. No development is proposed with the minor subdivision application.

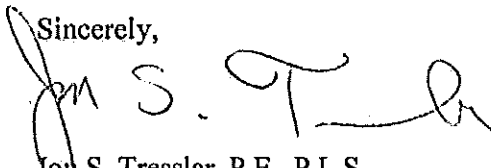
The Applicants are proposing three (3) lots. Proposed Lot 1 will have an area of 43 acres and consists of portions of the existing abandoned resort. Proposed Lot 1 will be subject to the development of the Summit Health Center. The development of the Summit Health Center is being reviewed under a separate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

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

Based upon our review, we recommend the Planning Commission accept the Minor Subdivision Plan for review providing all other requirements have been met including, but not limited to, formal written applications and application fees with establishment of an escrow to cover the costs of review.

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

Sincerely,



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

JST/mep/cg

cc: Charles J. Vogt, Township Manager  
Pam Tripus, Township Secretary  
Michael Tripus, Township Zoning Officer  
Leo DeVito, Esquire – Township Solicitor  
Lisa Pereira, Broughal & DeVito, LLP  
Nate Oiler, P.E., RKR Hess – Applicant's Engineer  
Farda Realty Associates, L.P. – Applicant/Owner  
Anthony M. Farda, Trustee – Applicant/Owner  
Melissa E. Prugar, P.E. – Boucher & James, Inc.

# 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  
\_\_\_\_\_ x \_\_\_\_\_ Final Plan-Minor Subdivision \_\_\_\_\_ Sketch Plan

2. Name of Land Development: Minor Subdivision of Lands of Farda Realty Associates, L.P.  
and Anthony Farda, Trustee

Plan Dated: \_\_\_\_\_ County Deed Book No.: See plan for Tax I.D. and Deed References

Volume No.: \_\_\_\_\_ Page No.: \_\_\_\_\_

Property located in the Township's Designated C - Commercial Zone.

3. Name of Property Owner(s): Farda Realty Associates, L.P. and Anthony M. Farda, Trustee  
(If corporation, provide corporations' name and address and two officers of corporation)

Address: PO Box 130

Tannersville, PA 18372 Phone No.: 570-620-8904

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

Address: \_\_\_\_\_

\_\_\_\_\_ Phone No.: \_\_\_\_\_

5. Applicant's interest if other than owner: \_\_\_\_\_

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

RKR Hess, a division of UTRS, Inc. Attn. Nate Oiler

Address: 112 North Courtland Street

East Stroudsburg, PA 18301 Phone No.: 570-421-1550 xt 414

7. Total Acreage: 88.31 acres Total Number of Lots: Currently - 5 ; Proposed - 3

8. Acreage of adjoining land in same ownership (if any): 95.8 acres

9. Type of Development Planned: Single Family: \_\_\_\_\_  
Two-Family: \_\_\_\_\_  
Multi-Family: \_\_\_\_\_  
Commercial: x \_\_\_\_\_  
Industrial: \_\_\_\_\_  
Other: \_\_\_\_\_

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FEB 03 2017  
POCONO TOWNSHIP

## POCONO TOWNSHIP LAND DEVELOPMENT APPLICATION

10. Will construction of building be undertaken immediately \_\_\_\_ Yes x No

By Whom: \_\_\_\_\_ Person Subdividing  
x \_\_\_\_\_ Other Developer  
\_\_\_\_\_ Purchasers of individual lots

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

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

13. Are all streets proposed for dedication: n/a Yes \_\_\_\_ No

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:

Commercial

16. Have appropriate public utilities been consulted: x Yes \_\_\_\_ No

17. Material accompanying this Land Development Application:

Number	Item
a) _____	Preliminary Plan
b) _____	Final Plan
c) <u>17</u>	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: See attached waiver requests

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

Date: 1/12/2017  
Signature of Owner or Applicant: \_\_\_\_\_

(By) ANTHONY M. FARSA

# POCONO TOWNSHIP PLAN RECEIPT CHECK LIST

Name of Subdivision or Land Development Plan: Minor Subdivision Lands of Farda Realty Associates, L.P. & Anthony M. Farda, Trustee

Property Identification # 12-6372-00-16-0648, 12-6372-00-15-7904,  
12-6372-00-16-5755, 12-6372-00-05-6914,  
12-6372-00-6989

Date: \_\_\_\_\_

Name of Developer:

Name of Engineer

DF Pocono Associates L.P.  
 Address: 580 W. Germantown Pike,  
Suite 103  
Plymouth Meeting, PA 19462  
 Phone: 610-941-4034  
 Email: jdepetris@lpre.com

or Surveyor RKR Hess, a division of UTRS, Inc.  
 Address: 112 North Courtland Street  
East Stroudsburg, PA 18301  
 Phone: 570-421-1550  
 Email: noiler@rkrhess.com

## Preliminary Major Subdivision and/or Land Development

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

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

## Final Major Subdivision and/or Land Development

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

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

RECEIVED  
 FEB 03 2017  
 POCONO TOWNSHIP

### Minor Subdivision Plan Check List

Yes	No	
<u>y</u>	<u>      </u>	Signed dated Application – 17 copies
<u>y</u>	<u>      </u>	Professional Services Agreement and Escrow payment
<u>y</u>	<u>      </u>	Required Application Fees
<u>y</u>	<u>      </u>	Plan -17 copies - (3 full sets, 14 - 11"x17", and 1 electronic- CD)
<u>y</u>	<u>      </u>	Wetland Study or abbreviated Study (if warranted) – 17 copies
<u>y</u>	<u>      </u>	Modification Request for all requested Modifications – 17 copies
<u>n/a*</u>	<u>      </u>	Tract History for verification of minor plan consideration – 17 copies * <i>Proposed reduction in # of lots</i>
<u>n/a*</u>	<u>      </u>	Minor Planning Modules as per DEP Requirement – 4 copies * <i>No Development, No New Lots</i>
<u>y</u>	<u>      </u>	PennDot Highway Occupation Permit (HOP) or acknowledgement of project if fronting state road and non-residential – 4 copies if Applicable. <i>Permit for gas station provided, Permit for Lot 1 and 3 is pending.</i>

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.

## APPENDIX G

### REQUEST FOR MODIFICATION

Name of Applicant: Farda Realty Associates LP & Anthony M. Farda Trustee

Name of Subdivision or Land Development: Minor Subdivision Plan, Lands of Farda Realty Associates LP & Anthony M. Farda, Trustee

Section of Subdivision and Land Development Ordinance: 615.4 Street Trees

Justification for Relief: There is currently existing vegetation along the front of the property. Any development of the property will provide the appropriate street trees at time of development

Is the hardship self-imposed?	Yes	<u>x</u>	No
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Is the hardship related to financial issues?	Yes	<u>x</u>	No
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Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes No Explain No, the site is currently vegetated along the lot frontage.

## APPENDIX G

### REQUEST FOR MODIFICATION

Name of Applicant: Farda Realty Associates LP & Anthony M. Farda Trustee

Name of Subdivision or Land Development: Minor Subdivision Plan, Lands of Farda Realty Associates LP & Anthony M. Farda, Trustee

Section of Subdivision and Land Development Ordinance: 615.6 Property Line Buffers

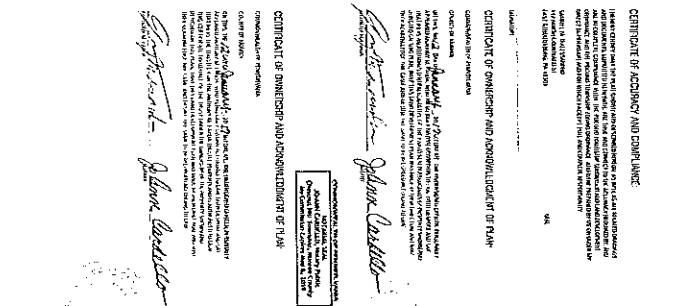
Justification for Relief: The site is currently wooded along the property lines. Any development of the property will provide the appropriate buffers and screens at time of development.

Is the hardship self-imposed?                      Yes                      x                      No

Is the hardship related to financial issues?                      Yes                      x                      No

Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes No Explain No, the site is currently wooded along the property lines.



**LETTER**

**POSTING ADDRESS**

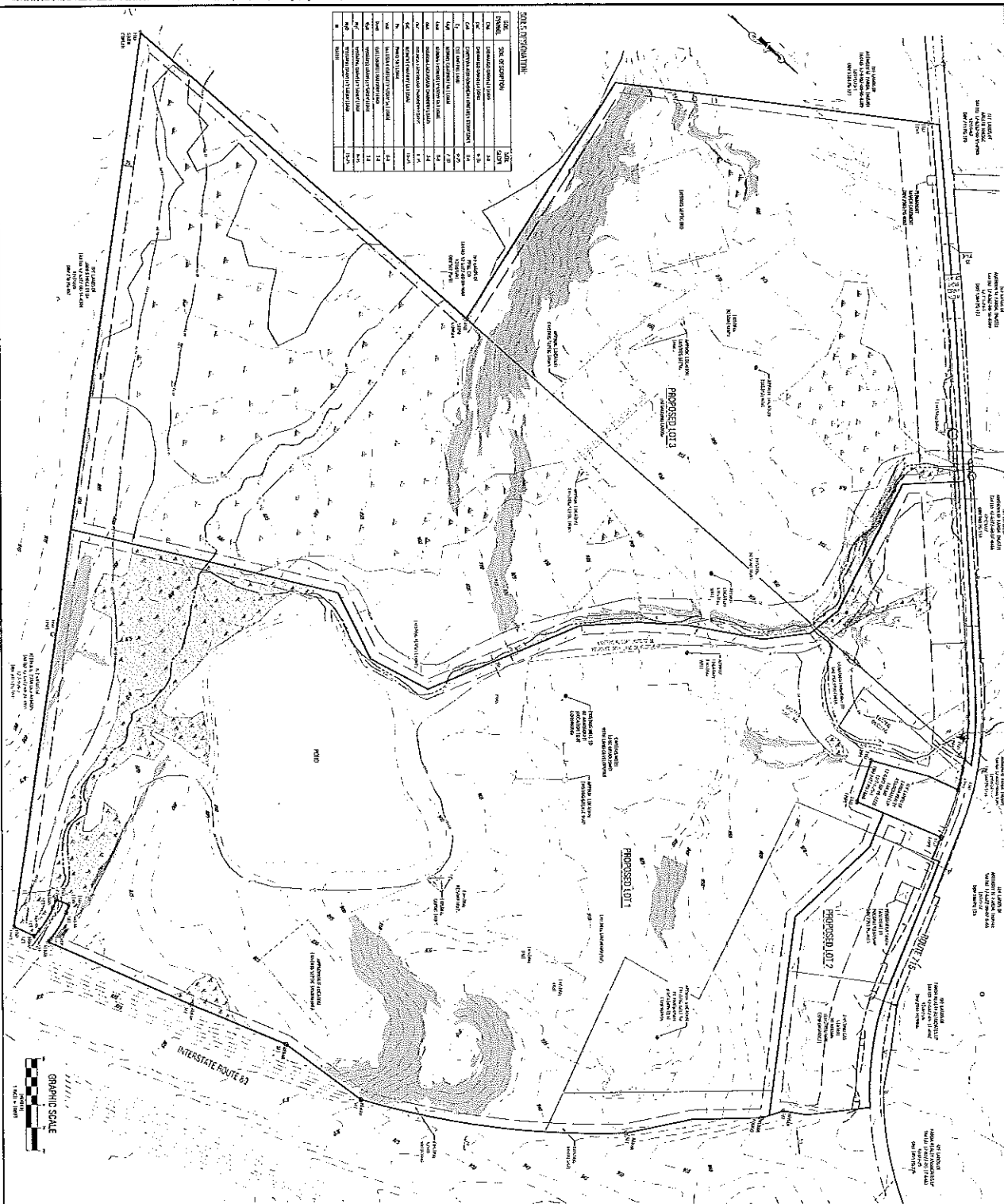
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2. STREET ADDRESS  
3. CITY AND STATE AND ZIP CODE

4. PHONE NUMBER (AREA CODE AND NUMBER)  
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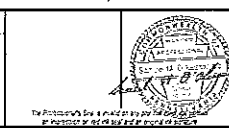
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**EXISTING FEATURES PLAN**  
LANDS OF FARDA REALTY ASSOCIATES, L.P.  
& ANTHONY M. FARDA, TRUSTEE  
FARDA REALTY ASSOCIATES, L.P. & ANTHONY M. FARDA, TRUSTEE  
P.O. BOX 100  
TAMMERSVILLE, PA 17375



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Civil Engineers • Environmental Engineers • Surveyors  
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Website: [www.crhss.com](http://www.crhss.com) Email: [eng@crhss.com](mailto:eng@crhss.com) All rights reserved.







SLOPE EASEMENT		
EASEMENT LINE TABLE		
STATION	COORDINATES	AREA
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**5**

**PROVISIONS**

1. The Easement is granted for the purpose of the Slope Easement Plan.

2. The Easement is granted for the purpose of the Slope Easement Plan.

3. The Easement is granted for the purpose of the Slope Easement Plan.

4. The Easement is granted for the purpose of the Slope Easement Plan.

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9. The Easement is granted for the purpose of the Slope Easement Plan.

10. The Easement is granted for the purpose of the Slope Easement Plan.

**SLOPE EASEMENT PLAN**

**LANDS OF FARDAS REALTY ASSOCIATES, L.P.**

**& ANTHONY M. FARDAS, TRUSTEE**

**15428 203 SURVEY MAP SUBDIVISION PART 8**

**AGNC ENGINEERING DRAWING**

**24 WESTERN CO. PROJECT**

**RCRH**

**ADVISOR OF SURVEY**

Call Express • Environmental Engineering • Surveying

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Stroudsburg, PA 18360  
570-629-0300  
Fax 570-629-0306

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

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

February 10, 2017

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

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

Dear Planning Commission Members:

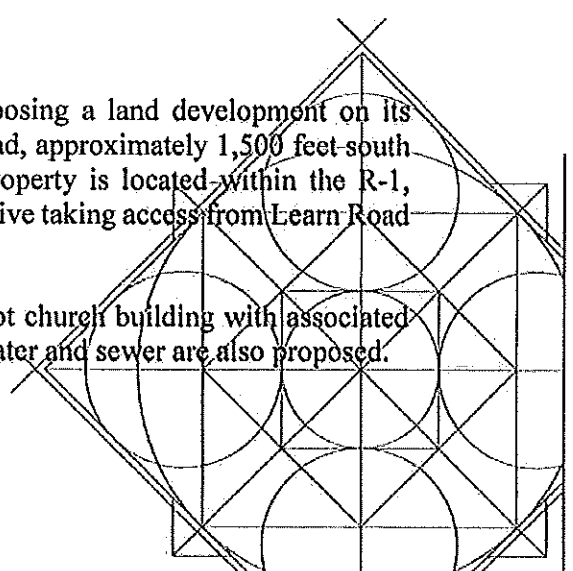
Pursuant to the Township's request, we have completed an acceptance review of the Land Development Plan Application for Daystar Bible Holiness Church, Inc. The submitted information consists of the following items.

- 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.

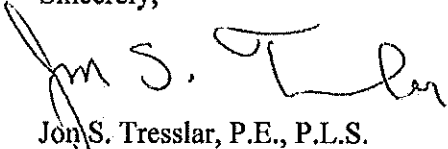


Pocono Township Planning Commission  
February 10, 2017  
Page 2 of 2

Based upon our review, we recommend the Planning Commission accept the Minor Subdivision Plan for review providing all other requirements have been met including, but not limited to, formal written applications and application fees with establishment of an escrow to cover the costs of review.

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

Sincerely,



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

JST/mep/cg

cc: 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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**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

Commerce Corporate Center  
5100 Tilghman Street, Suite 150  
Allentown, PA 18104  
(610) 366-8064  
Fax (610) 366-0433

**LETTER OF TRANSMITTAL**

Date: 2/3/17  
File No.: 1605008A  
Reference: Daystar Bible Holiness  
Church Land Development  
Plan Submission

**VIA FEDERAL EXPRESS**

Pam Finkbeiner, Township Secretary  
Pocono Township Municipal Building  
112 Township Drive, P.O. Box 197  
Tannersville, PA 18372  
(570) 629-1922 (ext. 219)

RECEIVED  
FEB 06 2017  
POCONO TOWNSHIP

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

☐ Shop Drawings/ Submittals ☐ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Copy of Letter ☐ Change Order ☐ Other \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
14	11/11/16	1	Pocono Township Land Development Application - Signed
14		2	Modification Request
6	12/1/16	3	Land Development Plans (3 sheets)
6	12/1/16	4	Stormwater Management Report
6	12/1/16	5	E&S Report
1	12/1/16	6	CD (PDF plan set)
1	12/8/16	7	Cover Letter, 3 Checks (No. 1014, 1015, 1016), W-9, & Prof. Services Agreement

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☒ For review and comment ☐ PRINTS RETURNED AFTER LOAN TO US  
☐ For BIDS DUE \_\_\_\_\_

**REMARKS:**

Pam,  
Attached are plans and reports in support of the land development of 134 Learn Road. Let me know if you have any questions or require anything additional.

Signed: \_\_\_\_\_

Sean F. Policelli, P.E.

cc: Victor Chestez

*If enclosures are not included with this transmittal, kindly contact this office at once.*

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184 W. Main Street | Suite 300 | Trappe, PA 19426 | 610-489-4949 | 610-489-8447  
425 McFarlan Road | Suite 102 | Kennett Square, PA 19348 | 610-444-9006 | 610-444-7292  
5100 Tilghman Street | Suite 150 | Allentown, PA 18104 | 610-366-8064 | 610-366-0433  
One Penn Center at Suburban Station | 1617 JFK Blvd. | Suite 425 | Philadelphia, PA 19103 | 215-687-4246 | 215-564-1780  
www.gilmore-assoc.com



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

Pam Finkbeiner  
Township Secretary  
Pocono Township  
112 Township Drive  
P.O. Box 197  
Tannersville, PA 18372

RECEIVED  
FEB 06 2017  
POCONO TOWNSHIP

December 8, 2016  
File No. 16-05008A

Reference: Daystar Bible Holiness Church  
134 Learn Road  
Pocono Township, Monroe County, PA  
Land Development Plan Submission

Dear Ms. Finkbeiner:

On behalf of the owner/developer (Daystar Bible Holiness Church), Gilmore & Associates, Inc. is submitting to you these Land Development Plans and Reports for the above-referenced project and offers the following comments for consideration by the Pocono Township Board of Supervisors and Planning Commission:

The project proposes the construction of a new 1,000 s.f. church, parking lot, and a stormwater management facility (i.e. rain-garden) on an existing 2 acre lot along Learn Road (TMP# 12637200633003). The site currently has access to Learn Road via a gravel drive located in the southwestern corner of the property. Site access is proposed to remain at this location. The northern half of the property is traversed by overhead electric transmission lines and a corresponding 100-ft wide PP&L easement. The southern half of the site is wooded. The church will be served by an on-lot well; sanitary will be served by an on-lot septic system if connection to public sewer is unavailable. Stormwater runoff will be managed by a proposed rain-garden. The site drains toward the southwest corner of the site; the rain-garden has been positioned at this location. No storm sewer structures or piping are proposed. The rain-garden berm will be 2-feet in height with a ponding depth of 1.3-feet. The property is located in the R1 – Low Density Residential Zoning District.

If you have any questions regarding the above, please contact this office.

Sincerely,

Sean F. Policelli, PE  
Project Manager  
Gilmore & Associates, Inc.

cc: Victor Chestez – property owner/developer (via e-mail)  
file

**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 \_\_\_\_\_ Sketch Plan

2. Name of Land Development: Day Star Bible Holiness Church

Plan Dated: \_\_\_\_\_ County Deed Book No.: 2464

Volume No.: \_\_\_\_\_ Page No.: 6397

Property located in the Township's Designated R-1 Zone.

3. Name of Property Owner(s): Day Star Bible Holiness Church Inc.  
(If corporation, provide corporations' name and address and two officers of corporation)

Address: 69 Lake Lane, East Stroudsburg, PA 18301

(Victor Chester) Phone No.: 570-730-4317

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

Address: 69 Lake Lane  
Daystar Bible Holiness Church  
East Stroudsburg, PA 18301 Phone No.: \_\_\_\_\_

5. Applicant's interest in other than owner: Daystar Bible Holiness Church

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

Cailmare & Associates, Inc.

Address: 5100 Tilghman St, Suite 150

Allentown, PA 18104 Phone No.: 610-366-8064

7. Total Acreage: 2.15 Total Number of Lots: 1

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

9. Type of Development Planned: Single Family: \_\_\_\_\_  
Two-Family: \_\_\_\_\_  
Multi-Family: \_\_\_\_\_  
Commercial: \_\_\_\_\_  
Industrial: \_\_\_\_\_  
Other: Church

## POCONO TOWNSHIP LAND DEVELOPMENT APPLICATION

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

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)

12. Type of sanitary sewage Disposal proposed: \_\_\_\_\_ Public (Municipal) system  
\_\_\_\_\_ Private (Centralized)  
X \_\_\_\_\_ 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

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

Present zoning is R1. No change is proposed.

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

17. Material accompanying this Land Development Application:

Number	Item
a) _____	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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Date: 11/11/16  
Signature of Owner or Applicant: Vicki Christ

(By) Berlene Christ - Secretary Daystar Bible Holiness Church  
69 Lake Lane  
East Stroudsburg, PA 18301

## APPENDIX G

### REQUEST FOR MODIFICATION

Name of Applicant: Daystar Bible Holiness Church

Name of Subdivision or Land Development: Daystar Bible Holiness Church Land Development

Section of Subdivision and Land Development Ordinance: Z-106

Justification for Relief: Due to the small scale of the  
development, the applicant requests to submit a preliminary/final  
(combined) plan.

Is the hardship self-imposed? ☐ Yes ☒ No

Is the hardship related to financial issues? ☒ Yes ☐ No

Will relief from the referenced section of the Subdivision and Land Development Ordinance alter the intent of the Ordinance?

Yes ☒ No Explain: Due to the small scale of the development,  
no changes would be anticipated between a  
preliminary and final plan.









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570-629-0300  
Fax 570-629-0306

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Bethlehem, PA 18018  
610-419-9407  
Fax 610-419-9408  
[www.bjengineers.com](http://www.bjengineers.com)

February 10, 2017

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

**SUBJECT: LARSON MINOR SUBDIVISION ON BROOKDALE ROAD REVIEW NO. 2  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
PROJECT NO. 1630029R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our second review of the Larson Minor Subdivision Plan Application. The submitted information consists of the following items.

- Response letter prepared by Niclaus Engineering Corporation, dated January 26, 2017.
- Monroe County Parcel data for Parcel Nos. 12/11/1/31 and 12/11/1847.
- Lot Closure for Lot 1 Net Area prepared by Niclaus Engineering Corporation, dated January 3, 2017.
- Lot Closure for Lot 2 Net Area prepared by Niclaus Engineering Corporation, dated January 3, 2017.
- Lot Closure for Lot 3 Net Area prepared by Niclaus Engineering Corporation, dated January 3, 2017.
- Lot Closure for Lot 4 Net Area prepared by Niclaus Engineering Corporation, dated January 3, 2017.
- Minor Subdivision Plan (2 sheets) prepared by Niclaus Engineering Corporation, dated November 2016, last revised January 16, 2017.

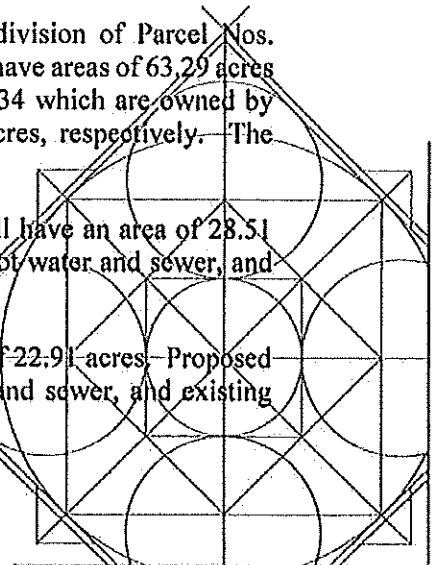
**BACKGROUND INFORMATION**

The Applicant, Steven Larson, is proposing a minor subdivision and lot line adjustment on the southwestern side of Brookdale Road, approximately  $\frac{3}{4}$  miles northwest of the intersection with State Route 611. The existing properties are located within the RD, Recreation Zoning District.

The proposed minor subdivision plan includes the consolidation and subdivision of Parcel Nos. 12/11/1/13 and 12/11/1847, which are owned by Larson, Jacob & Higgins and have areas of 63.29 acres and 13.42 acres, respectively, and of Parcel Nos. 12/11/1/31-6 and 12/11/1/34 which are owned by Steven and Mary Agnes Larson and have areas of 0.38 acres and 0.41 acres, respectively. The subdivision of these properties includes three (3) proposed lots.

Proposed Lot 1 will be conveyed to Steven and Mary Agnes Larson and will have an area of 28.51 acres. Proposed Lot 1 will consist of the existing Larson dwelling with on-lot water and sewer, and existing wetlands and woodland areas. Scot Run traverses the proposed lot.

Proposed Lot 2 will be conveyed to Veronica Higgins and will have an area of 22.91 acres. Proposed Lot 2 will consist of an existing single family dwelling with on-lot water and sewer, and existing wetlands and woodland areas. Scot Run traverses the proposed lot.



Proposed Lot 3 will be conveyed to Gerard Jacob and Coleen Higgins and will have an area of 22.94 acres. Proposed Lot 3 consists of existing wetlands and woodland areas. Scot Run traverses the proposed lot.

In addition to the proposed lot consolidation and subdivision, a lot line adjustment is proposed for Parcel No. 12/11/1/31-3, owned by Howard Seidel & Carol Ann Held. The existing property is bordered by Proposed Lot 1 on three (3) sides, has an area of 0.34 acres and consists of a single family residential dwelling with on-lot water and sewer. The proposed lot line adjustment will increase the lot area to 0.82 acres.

An existing 1.01-acre property is located within Existing Parcel No. 12/11/1/13 (Proposed Lot 1). This property is proposed to remain.

Based upon our review of the Minor Subdivision, we offer the following comments and/or recommendations for your consideration.

#### **ZONING ORDINANCE COMMENTS**

1. In accordance with Section 404.B.1.f, single family dwellings are permitted within the RD, Recreation Zoning District. *(Previous Comment) The existing and future uses of the proposed lots is single family dwellings which is permitted in the RD, Recreation Zoning District. No further action is required.*
2. In accordance with Section 404.C.1.a, the minimum lot area is two (2) acres. *Existing Lots 1 have a total area of 0.73 acres and are existing non-conformities. These lots are proposed to be consolidated with Proposed Lot 1 which has an area of 28.51 acres and eliminates the non-conformities. In addition, Existing Lot 4 has an area of 0.34 acres and is also an existing non-conformity. The proposed lot line adjustment creates an area of 0.82 acres on Proposed Lot 4 which reduces the existing non-conformity.*

*In accordance with Article II, Lot Area is defined 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 plan shows the gross lot area of all proposed lots. The net lot area for each proposed lot must also be provided on the plan to determine compliance with Section 404.C.1.a. (Previous Comment) No further action is required.*

3. In accordance with Section 404.C.1.b, the minimum lot width is 200 feet. *Existing Lots 1 have lot widths less than 200 feet and are existing non-conformities. These lots are proposed to be consolidated with Proposed Lot 1 and eliminated the existing non-conformities. In addition, Existing Lot 4 has a lot width of 100 feet and is an existing non-conformity. The proposed lot line adjustment creates a lot width of 150 feet on Proposed Lot 4 which reduces the existing non-conformity. (Previous Comment) No action is required.*
4. Comment satisfied.
5. In accordance with Sections 404.C.2.a, 404.C.2.b, and 404.C.2.c, the required front, side, and rear yard depths are 50 feet, 25 feet, and 40 feet, respectively. *The required, and existing*

*and/or proposed front, side, and rear yards must be shown on the plan to determine compliance with these Sections. (Previous Comment) The existing house on Existing Lots 1 is located within the required 25-foot side yard and is an existing non-conformity. These lots are proposed to be consolidated with Proposed Lot 1 and eliminates the existing non-conformity. The required front, side, and rear yard setbacks must still be shown on Proposed Lot 4, and Note 2 must still be revised to include the provided setbacks at each proposed lot.*

6. In accordance with Sections 404.C.2.d and 404.C.2.e, the required well and septic setbacks are 15 feet and 10 feet, respectively. *The existing and/or proposed well and septic setbacks must be dimensioned on the plan to determine compliance with these Sections. The existing well servicing Existing Lot 4 is not located on the property and is an existing non-conformity. The proposed lot line adjustment places the existing well within Proposed Lot 4 which reduces the existing non-conformity. (Previous Comment) No action is required.*
7. Comment satisfied.

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

8. Comment satisfied.
9. In accordance with Section 2.304.B.4, the Final Minor Subdivision Plan must include "sufficient data, acceptable to the Engineer to determine readily the location, bearing and length of every boundary, street and lot line (based upon accurate field survey, closed with an error not to exceed one in five thousand and balanced). All dimensions shall be shown in feet and hundredths of a foot with all bearings shown to the nearest one second of an arc. The area of each lot or parcel." *On Proposed Lot 4, the bearing along Brookdale Road is not consistent between the plan and lot closure report, and must be revised. In addition, metes and bounds, and lot closures in support of the net lot areas must be provided for each proposed lot. (Previous Comment) The following comments are related to our review of the submitted lot closures for the gross and net lot areas of all proposed lots.*
  - a. *All bearing and distances along the Ultimate Right-of-Way must be shown on the plan. In addition, all distances (i.e., 30-feet at bearing S32°14'19"W shared with Proposed Lots 1 and 2) must be taken to the hundredth decimal place.*
  - b. *On Proposed Lot 1, the distances at bearings N01°23'18"E and N54°22'01"E (as shown on the plan) for the net lot area must be provided on the plan. In addition, the bearings N54°22'01"E and S43°19'41"W, and the distance along bearing S43°19'41"W, as shown on the plan, are inconsistent with that in the closure report for the net lot area, and must be revised.*
  - c. *The distance of 95-feet along bearing S45°16'27"W shared between Proposed Lots 1 and 4 is not consistent with that in the closure report for the net lot area and must be revised.*
10. Comment satisfied.
11. In accordance with Section 2.304.B.7, the Final Minor Subdivision Plan must include "building setbacks. Any existing buildings located on the tract being subdivided shall be platted, to demonstrate compliance with setback requirements." *The required and existing and/or*

*proposed building setbacks must be shown on the plan. (Previous Comment) The required building setbacks must still be shown on Proposed Lot 4, and Note 2 must still be revised to include the provided setbacks at each proposed lot.*

12. Comment satisfied.

13. In accordance with Section 2.304.B.10, the Final Minor Subdivision Plan must include the "Certificate of Ownership and Acknowledgement of plan in the form set forth in Appendix C, which shall be accurately completed, signed by the Owner of the property, dated and notarized". *A Certificate of Ownership and Acknowledgement of Plan and a Permit Certification are provided on Sheet 1 and are both signed by Steven Larson. Notarized statements from the property owners Gerard Jacob & Colleen Higgins Jacob, Carol Ann Held, and Veronica Higgins have been provided with the submission permitting Steven Larson to proceed with the proposed subdivision. (Previous Comment) We request the Township Solicitor review these statements and the plan certifications. Any comments from the Township Solicitor must be addressed prior to plan recordation.*

14. Comment satisfied.

15. Comment satisfied.

16. Comment satisfied.

17. Comment satisfied.

18. In accordance with Section 3.209.B.4, "all subdivisions and land development plans shall include a delineation of the steep slope areas, as defined herein." *The existing steep slopes per Section 3.209.A must be shown on the plan. (Previous Comment) The existing steep slopes must still be shown on the plan in order to provide the required easement that is to be recorded with the property deeds.*

19. In accordance with Section 3.209.B.5, "the Final Plan shall be recorded with a steep slope easement. The easement shall be comprised of at least sixty five percent (65%) of the total existing area and located within the original boundaries of the steep slope area. Allocation of the easement should be made as evenly as possible throughout the lots to allow each lot adequate room for additional grading, accessory structures, etc." *The plan must show the required steep slope easement. (Previous Comment) The steep slope easement must be shown on the plan as this is required to be recorded with the property deeds.*

20. Comment satisfied.

21. In accordance with Section 3.209.B.7, "all deeds for lots created by subdivision and all land developments to which the provisions of this Section 3.209 are applicable shall contain language detailing the easements' location and the restrictions imposed". *The recorded property deeds must contain all required language. (Previous Comment)*

22. Comment satisfied.

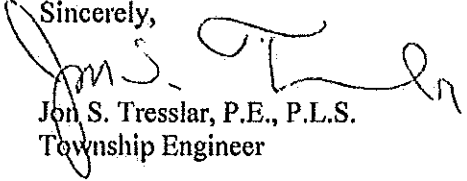
#### **MISCELLANEOUS COMMENTS**

23. Comment satisfied.

24. Note 2 on Sheet 1 must be revised to include all required zoning data and all proposed and/or existing data for each proposed lot. *(Previous Comment) The provided front, side, and rear yard setbacks for each proposed lot must still be provided in Note 2.*
25. Comment satisfied.
26. Note 13 on Sheet 1 references a reserve area for the shared use by Larson, Higgins, and Jacobs, Tenants in Common. This area shall be designated by an easement and provided in the recorded deed. In addition, septic areas are shown as proposed within this area. These areas must be removed, or addressed. *(Previous Comment) The reserved area on Proposed Lot 1 is for an entity that differs from the property owner of Proposed Lot 1. Therefore, an easement consistent with the 4.82 acres  $\pm$  of reserved area must be shown on the plan and provided in the recorded deed, or the reserved area notation and Proposed Lot 1 area of 22.81 acres shall be removed from the plan.*
27. Comment satisfied.
28. Comment satisfied.
29. Comment satisfied.
30. Comment satisfied.

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

Sincerely,



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

JST/mep/cg

cc: Charles J. Vogt, Township Manager  
Pam Tripus, Township Secretary  
Michael Tripus, Township Zoning Officer  
Leo DeVito, Esquire – Township Solicitor  
Lisa Pereira, Broughal & DeVito, LLP  
Charles Niclaus, P.E., Niclaus Engineering Corporation – Applicant's Engineer  
Steven and Mary Agnes Larson – Applicant/Owner  
Gerard F. Jacob & Coleen P. Higgins-Jacob – Owner  
Howard Seidel and Carol Ann Held – Owner  
Veronica M. Higgins – Owner  
Melissa E. Prugar, P.E. – Boucher & James, Inc.



**Boucher & James, Inc.**  
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February 10, 2017

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

**SUBJECT: WEIS MARKETS STORE NO. 166 GAS 'N' GO  
FINAL LAND DEVELOPMENT REVIEW NO. 2  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
PROJECT NO. 1630010R**

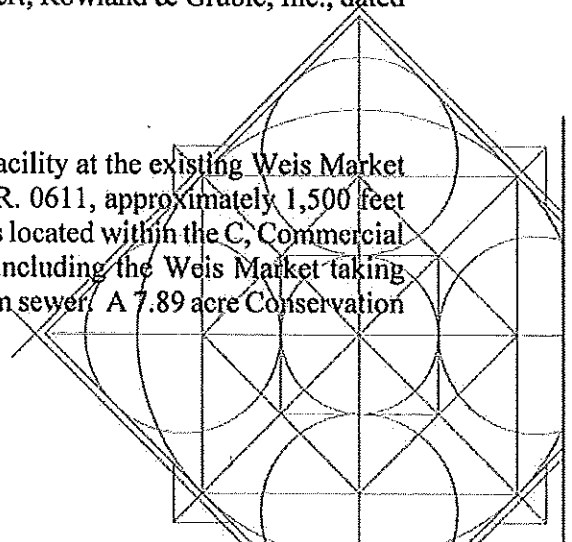
Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our second review of the Weis Markets Store No. 166 Gas 'n' Go Land Development Application. The submitted information was prepared by Herbert, Rowland & Grubic, Inc. and consists of the following items.

- Response letter prepared by Herbert, Rowland & Grubic, Inc., dated February 3, 2017.
- Updated Waiver Request letter prepared by Herbert, Rowland & Grubic, Inc., dated February 3, 2017.
- Community Impact Analysis, Traffic Impact Investigation, prepared by Herbert, Rowland & Grubic, Inc., dated February 3, 2017.
- Community Impact Analysis, Final Land Development Plan, prepared by Herbert, Rowland & Grubic, Inc., dated February 3, 2017.
- Weis Markets, Inc. Fueling Stations Operating and Best Management Practices for Weis Markets, Inc., Store #166 Gas 'n' Go, prepared by Weis Markets, Inc., updated January 12, 2017.
- Final Land Development Plan (15 sheets) prepared by Herbert, Rowland & Grubic, Inc., dated November 18, 2016, revised February 3, 2017.

**BACKGROUND INFORMATION**

The Applicant, Weis Markets, Inc., is proposing a Gas 'n' Go facility at the existing Weis Market located within the Tannersville Plaza on the western side of S.R. 0611, approximately 1,500 feet south of the intersection with S.R. 0715. The existing property is located within the C, Commercial Zoning District and consists of existing retail establishments including the Weis Market taking access from S.R. 0611 with associated parking, utilities and storm sewer. A 7.89 acre Conservation Area exists along the western boundary line.



The proposed Land Development includes the construction of a Gas 'n' Go facility with six (6) fueling stations within the existing parking lot. Parking spaces will be removed for the construction of the fueling stations and the existing 361 space parking lot located at the front of Weis Markets will be reconfigured.

Based upon our review of the Land Development, we offer the following comments and/or recommendations for your consideration.

#### **ZONING ORDINANCE COMMENTS**

1. In accordance with Sections 405.C.2.a, 405.C.2.b, and 405.C.2.c, the required front yard, side yard, and rear yard depths are 75 feet, 20 feet, and 25 feet, respectively. *The building setback lines extend through the Conservation Easement Area at the rear of the property. The intent of the easement area must be noted on the plan. If the intent is for preservation, the building setback lines shall terminate at the easement boundary. In addition, the provided front, side and rear yards in the Zoning Requirements Table on Sheet 2 must be revised to represent the distances to the existing buildings located closest to the property lines and rights-of-way. (Previous Comment) The required rear yard has been set back from the boundary of the Conservation Easement Area. The provided rear yard setback listed in the Zoning Requirements Table is 340 feet to the Weis Markets building. The distance in the table shall be revised to represent the 49 feet dimensioned on Sheet 3.*
2. Comment satisfied.
3. In accordance with Section 512, one (1) parking space for each 100 square feet of bank area, plus one (1) space for each employee, and one (1) parking space for each 150 square feet of gross retail floor area, plus one (1) space for each employee on the peak shift are required. *The Parking Requirements on Sheet 2 must provide a required parking calculation for both the existing bank and retail use to determine compliance with this Section. It is noted that the number of parking spaces will not change as a result of the proposed development.*

*The proposed eight (8) space parking row behind Weis Markets is located in an area where bollards, raised manholes, and cleanouts exist. This parking row must be relocated. In addition, there is concern with tractor trailer access to the existing loading docks near the proposed eight (8) and six (6) space parking rows behind Weis Markets. Truck turning templates must be provided showing accessibility to the existing loading docks, or the parking rows relocated. (Previous Comment) Refer to Comment 17 regarding the abandonment of the existing septic tanks. The disposition of the existing septic tanks and existing sanitary sewer line may affect the proposed parking located at the rear of the Weis Markets building.*

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

4. In accordance with Section 2.106, "preliminary approval shall not be considered complete

and shall not be effective until the Board of Commissioners has approved the Preliminary Plan.” *The Applicant is requesting a waiver from Section 2.106 to permit the submission and review of a Preliminary/Final Land Development Plan. The Applicant has indicated that this waiver is requested due to the simplicity of the project, the negligible impact to the neighboring public, no new public infrastructure, and no proposed stormwater management. (New Comment)*

5. Comment satisfied. (Previous Comment 4)
6. Comment satisfied. (Previous Comment 5)
7. Comment satisfied. (Previous Comment 6)
8. Comment satisfied. (Previous Comment 7)
9. Comment satisfied. (Previous Comment 8)
10. Comment satisfied. (Previous Comment 9)
11. Comment satisfied. (Previous Comment 10)
12. Comment satisfied. (Previous Comment 11)
13. In accordance with Sections 2.302.B.21, 2.302.D.4.a, 2.303.B.28, if the proposed Land Development is to be served with water by an existing water company or authority, the Developer shall submit two (2) copies of a letter from the water company or authority which states that the company or authority can adequately serve the development. *The plan indicates water service will be provided to the proposed kiosk at the vehicle fueling station. The Applicant must provide evidence of approval for the water service. (Previous Comment 12) The response indicates this is not a requirement as the proposed restroom within the kiosk will be supplied directly from the existing Weis Markets building. Confirmation of this statement from the approving agency must be submitted.*
14. In accordance with Sections 2.302.D.14 and 2.303.B.31, “steep slope information as required by Section 3.209 of this Ordinance” must be provided on the plan. *It appears steep slopes exist along Pocono Creek and must be identified on the plan. (Previous Comment 13) While we agree that steep slopes exist within the Conservation Easement Area, the existing steep slopes must still be delineated on the plan to show the extent of the steep slopes located within and outside of the Conservation Easement Area.*
15. In accordance with Section 2.302.D.15, a Community Impact Analysis is required for “all non-residential developments (with the exception of agricultural development) with buildings containing in excess of twenty thousand (20,000) square feet of floor space in the aggregate.” *The proposed development increases floor area and has the potential to increase the use of the existing property as a result of the proposed vehicle fueling station.*

*The required Community Impact Analysis must be provided. (Previous Comment 14) A Community Impact Analysis dated February 3, 2017 was submitted. The Analysis references a Phase I Environmental Assessment, however, this was not included with the submission and shall be provided.*

16. Comment satisfied. (Previous Comment 15)

17. In accordance with Sections 2.303.E.4, 3.204, 3.205, 3.614, all land developments shall be served with adequate water supply and sewage system. *Public water and sewer are shown for the proposed kiosk. The Applicant shall provide evidence of approval for the water service and Sewage Facilities Planning Module or Exemption. (Previous Comment 16) The response letter indicates that approval of the proposed water service, and Sewage Facilities Planning Module or Exemption are not required as the proposed restroom within the kiosk is directly connected to the existing Weis Markets building. Confirmation of this statement from the approving agency must be submitted.*

*In addition, the response letter proposes to fill the existing septic tanks and remove aboveground appurtenances to provide space for proposed parking at the rear of the Weis Markets store. The location of the existing sanitary sewer lateral from the Weis Markets store must be shown on the plan to ensure that the abandonment of the existing septic tanks does not impact the existing sewer lateral.*

18. In accordance with Sections 2.402.A and 2.402.B, a performance guarantee and development agreement must be provided. *A performance guarantee and development agreement must be provided prior to Final Plan recordation. A construction cost estimate shall be submitted for review. (Previous Comment 17) The response letter indicates a construction cost estimate and development agreement will be provided.*

19. In accordance with Section 3.202.A, "if required by regulations of the Department of Environmental Protection, an Applicant shall submit with the Preliminary Plan an "Erosion and Sediment Control Plan" prepared by a person trained and experienced in erosion and sedimentation control methods and techniques as provided for under Title 25 Rules and Regulations, Chapter 102, issued by the Department of Environmental Protection. *The disturbance is less than 1 acre and therefore a submission to the Monroe County Conservation District is not required. The following comments are based upon our review of the Erosion and Sediment Control Plan and Report. (Previous Comment 18)*

*a. Comment satisfied.*

*b. Comment satisfied.*

*c. Comment satisfied.*

*d. Pre-Construction Steps 3 and 4 of the Sequence of E&S BMP Installation and Removal must also include the Township. The Township must also be included in*

***Pre-Construction Steps 3 and 4 in the Construction Sequence on Sheet 10. In addition, Step 9 under the Parking Island and Parking Lot Improvements Construction Sequence, and Step 13 under the Gas -n- Go Improvements Construction Sequence on Sheet 10 shall also include the Township.***

- e. *Installation of the underground tanks, vehicle fueling stations, pavement, curb, reinforced concrete pad, kiosk, etc. must be included in the Sequence of E&S BMP Installation and Removal. The Construction Sequence on Sheet 10 must be revised to also include the filling of the existing septic tanks and removal of the aboveground appurtenances.*
- f. *Comment satisfied.*
- g. *The plan must address how parking and traffic will be handled during construction. (Previous Comment 18.g) The response indicates that the work area will be completely fenced to prevent vehicular and pedestrian traffic through the work area. This must be noted on the plan.*

20. Comment satisfied. (Previous Comment 19)

21. In accordance with Section 3.209.B.4, "all subdivisions and land development plans shall include a delineation of the steep slope areas, as defined herein." *The existing steep slopes per Section 3.209.A must be shown on the plan. (Previous Comment 20) While we agree that steep slopes exist within the Conservation Easement Area, the existing steep slopes must still be delineated on the plan to show the extent of the steep slopes located within and outside of the Conservation Easement Area.*

22. Comment satisfied. (Previous Comment 21)

23. Comment satisfied. (Previous Comment 22)

24. In accordance with Section 3.209.B.7, "all deeds for lots created by subdivision and all land developments to which the provisions of this Section 3.209 are applicable shall contain language detailing the easements' location and the restrictions imposed." *A deed containing all required language must be recorded for the property. (Previous Comment) A waiver from Section 3.209.B.7 has been requested as there are no proposed development that would affect existing easements or restrictions, and there are no proposed easements or restrictions. Steep slopes are located in an existing Conservation Easement Area, but plans must indicate if any steep slopes extend beyond this easement.*

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

The proposed development is located within the Brodhead Creek watershed and is tributary to Pocono Creek which is a High Quality, Cold Water Fishery (HQ/CWF). The proposed land

development is regulated by the Stormwater Management Ordinance and shall comply with the comments below.

25. In accordance with Section 104, land developments are regulated activities. *The existing parking lot is being reconfigured and the impervious and green areas are proposed to be relocated. In addition, as previously discussed, it appears that the proposed six (6) and eight (8) space parking rows located behind Weis Markets will need to be relocated. The existing and proposed impervious areas must be listed on the plan. The stormwater management design requirements in this Ordinance will be required should the impervious area increase by 5,000 square feet or more. (Previous Comment 24) Refer to Comment 17 regarding the abandonment of the existing septic tanks, and proposed parking. The disposition of the existing septic tanks and existing sanitary sewer line may affect the proposed parking located at the rear of the Weis Markets building and, ultimately, the proposed area of impervious.*
26. In accordance with Section 301.L, "roof drains should not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment." *The proposed kiosk roof drains are connected directly to the proposed storm sewer. A waiver is required as proposed. (Previous Comment 25) A waiver is requested from Section 301.L to permit the proposed roof drains to directly connect to the storm sewer system. Per the discussion at the Planning Commission meeting held on January 9, 2017, we have no objection to this request.*
27. Comment satisfied. (Previous Comment 26)
28. Comment satisfied. (Previous Comment 27)
29. In accordance with Sections 307.C and 307.D, any other stormwater conveyance facility that does not fall under Chapter 105 regulations must be able to convey, without damage to the stormwater structure or roadway, runoff from the 50-year design storm with a minimum 1.0 foot of freeboard. *Storm sewer calculations must be provided for the existing storm sewer. Should inlet EX I-1 not provide sufficient capacity as required in this Section, additional measures may be taken (i.e., additional filter at downslope inlet) to ensure any fuel spills will be handled for water quality. (Previous Comment 28) A waiver is requested from Sections 307.C and 307.D as the proposed development will not create an increase in stormwater flow to the existing storm sewer system. We have no objection to this request.*
30. In accordance with Section 308.A, "any earth disturbance must be conducted in conformance with PA Title 25, Chapter 102, "Erosion and Sediment Control." *The following comments are based upon our review of the Erosion and Sediment Control Plan and Report. (Previous Comment 29)*

- a. *Comment satisfied.*
- b. *Comment satisfied.*
- c. *Comment satisfied.*
- d. *Pre-Construction Steps 3 and 4 of the Sequence of E&S BMP Installation and Removal must also include the Township. The Township must also be included in Pre-Construction Steps 3 and 4 in the Construction Sequence on Sheet 10. In addition, Step 9 under the Parking Island and Parking Lot Improvements Construction Sequence, and Step 13 under the Gas -n- Go Improvements Construction Sequence on Sheet 10 shall also include the Township.*
- e. *Installation of the underground tanks, vehicle fueling stations, pavement, curb, reinforced concrete pad, kiosk, etc. must be included in the Sequence of E&S BMP Installation and Removal. The Construction Sequence on Sheet 10 must be revised to also include the filling of the existing septic tanks and removal of the aboveground appurtenances.*
- f. *Comment satisfied.*
- g. *The plan must address how parking and traffic will be handled during construction. (Previous Comment 29.g) The response indicates that the work area will be completely fenced to prevent vehicular and pedestrian traffic through the work area. This must be noted on the plan.*

#### **MISCELLANEOUS COMMENTS**

- 31. Comment satisfied. (Previous Comment 30)
- 32. Comment satisfied. (Previous Comment 31)
- 33. Comment satisfied. (Previous Comment 32)
- 34. Comment satisfied. (Previous Comment 33)
- 35. Comment satisfied. (Previous Comment 34)
- 36. Comment satisfied. (Previous Comment 35)
- 37. Comment satisfied. (Previous Comment 36)
- 38. Comment satisfied. (Previous Comment 37)
- 39. Comment satisfied. (Previous Comment 38)

- 40. Comment satisfied. (Previous Comment 39)
- 41. Comment satisfied. (Previous Comment 40)
- 42. Comment satisfied. (Previous Comment 41)
- 43. The type of concrete utilized for the bollard foundation must be identified in the Steel Pipe Bollard Detail on Sheet 11. *(Previous Comment 42) The type of concrete utilized for the bollard foundation must still be identified in the detail.*
- 44. Comment satisfied. (Previous Comment 43)
- 45. Comment satisfied. (Previous Comment 44)
- 46. Comment satisfied. (Previous Comment 45)
- 47. Comment satisfied. (Previous Comment 46)
- 48. Comment satisfied. (Previous Comment 47)

#### **PLAN REVISION COMMENTS**

- 49. The note "Prior to construction, the Contractor must clearly mark or delineate the limits of disturbance in a manner acceptable to the Monroe County Conservation District" on Sheet 10 must be revised to also include the Township.
- 50. All references to Board of Supervisors must be revised to reference the Board of Commissioners.
- 51. Township Covenant/Note 8 shall be removed from the Cover Sheet.
- 52. On Sheet 6, the shading delineating the proposed heavy duty pavement is no longer shown, and the plan shall be revised.
- 53. On Sheet 10, the sheet reference noted for the "Typical Section Through Parking Lot Island" must be revised to reference Sheet 12.

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 nature of comments in this review, the receipt of new information may generate new comments.

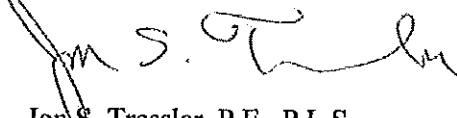
In order to facilitate an efficient re-review of revised plans, the Design Engineer shall provide a letter, addressing item by item, their action in response to each of our comments.

Pocono Township Planning Commission  
February 10, 2017  
Page 9 of 9

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

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

Sincerely,



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

JST/mep/cg

cc: Charles J. Vogt, Township Manager  
Pam Tripus Township Secretary  
Michael Tripus, Township Zoning Officer  
Leo DeVito, Esquire – Township Solicitor  
Lisa Pereira, Broughal & DeVito, LLP  
William R. Swanick, P.E., Herbert, Roland & Grubic, Inc. – Applicant's Engineer  
Alex Ororbia, AIA, Weis Markets, Inc. – Applicant  
Tannersville Realty Company, L.P. – Owner  
Melissa E. Prugar, P.E. – Boucher & James, Inc.



**Boucher & James, Inc.**  
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February 10, 2017

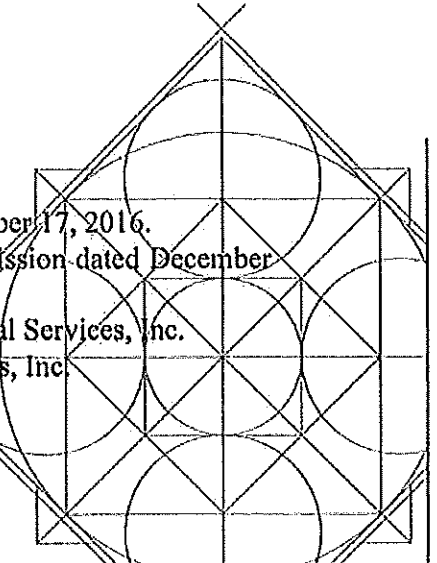
Pocono Township Planning Commission  
112 Township Drive  
P.O. Box 197  
Tannersville, PA 18372

**SUBJECT: SUMMIT HEALTH CENTER LAND DEVELOPMENT REVIEW NO. 1  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
PROJECT NO. 1630005R**

Dear Planning Commission Members:

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

- Pocono Township Land Development Application.
- Request for Modification of the Subdivision and Land Development Ordinance - §2.106.
- Request for Modification of the Subdivision and Land Development Ordinance - §2.302.A and SMO 403.B (plan size).
- Request for Modification of the Subdivision and Land Development Ordinance - §3.210.G.
- Request for Modification of the Subdivision and Land Development Ordinance - §3.307.5.
- Request for Modification of the Stormwater Management Ordinance - §303.A.
- Request for Modification of the Stormwater Management Ordinance - §306.D.
- Monroe County Planning Commission Receipt of Plan Submittal dated December 27, 2016.
- Land Development Application Supplemental Information prepared by RKR Hess, dated December 2016.
- Property deed, Deed Book 2091, Page 2089.
- Property deed, Deed Book 2252, Page 7008.
- Property deed, Deed Book 1974, Page 0513.
- Closure Report, Overall Boundary prepared by RKR Hess.
- Pennsylvania DCNR PNDI Receipt.
- Pennsylvania Historical and Museum Commission letter dated November 17, 2016.
- Fiscal Impact Analysis, prepared by Monroe County Planning Commission dated December 21, 2016.
- Phase I Environmental Site Assessment prepared by TCI Environmental Services, Inc.
- Asbestos Materials Inspection prepared by TCI Environmental Services, Inc.



- Summit Health Campus Sewage Pump Design prepared by RKR Hess, dated December 22, 2016.
- Sewage Planning Exemption Review Response prepared by RKR Hess, dated December 21, 2016.
- Building Elevation Plans prepared by Freeman White, dated December 19, 2016.
- Wetland Assessment Report prepared by Sparnon Wetland Services, Inc., dated August 25, 2016.
- Erosion and Sediment Control Narrative prepared by RKR Hess, dated November 2016.
- Post Construction Stormwater Management Report prepared by RKR Hess, dated November 22, 2016.
- Land Development Plans (31 Sheets) prepared by RKR Hess, dated December 21, 2016.

### **BACKGROUND INFORMATION**

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

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

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

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

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

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

### **ZONING ORDINANCE COMMENTS**

1. In accordance with Section 405.B.3.e, a Regional Impact Development is permitted by Conditional Use. *A Conditional Use was granted to permit the proposed Regional Impact Development. Sheet LD 1 must be revised to include the date of the Conditional Use decision and to list all conditions.*
2. In accordance with Section 405.E, "all proposed signs shall conform to the requirements of Article VII of this Ordinance." *Any proposed signage must conform to Article VII.*
3. In accordance with Section 512.B, "handicap accessible parking shall be provided in accordance with the Americans with Disabilities Act, as it may be amended from time to time." *In accordance with the 2010 ADA Standards for Accessible Design, one (1) van parking space is required for every six (6) or fraction of six (6) handicap parking spaces. The Handicap Parking Required notation on Sheet LD1, and Note 3 in the Handicap Parking Space Paint Detail on Sheet LD3 must be revised. It is noted that the number of proposed van accessible parking spaces meet the requirements of the ADA Standards.*
4. In accordance with Section 540.A, all helipad facilities "shall be designed and operated in strict compliance with all applicable State and Federal laws and regulations." *Notes to this effect must be provided on a plan to be recorded.*
5. In accordance with Section 540.B, "the applicant shall furnish evidence of obtaining a license from the Pennsylvania Department of Transportation Bureau of Aviation prior to the issuance of a zoning permit." *The required license must be provided to the Township prior to issuance of any building and/or zoning permits.*
6. In accordance with Section 542.B, "the applicant shall furnish evidence that an approved means of sewage disposal and water supply shall be utilized." *A water capacity letter dated September 23, 2014, from the Brodhead Creek Regional Authority was provided during the Conditional Use review. A response to Boucher & James, Inc.'s review of the Sewage Facilities Planning Module Exemption dated September 15, 2016 was provided with this submission and, upon review, all items have been addressed. A letter regarding the Sewage Facilities Planning Module Exemption will be provided separately. Further review of the submitted Sewage Pump Station Design will be provided under separate cover.*
7. In accordance with Section 554.A.1, "the minimum area of the regional impact development, excluding existing street rights-of-way, shall be five (5) contiguous acres." *The lot area of 43 acres appears to include the Right-of-Way along S.R. 0611. In addition, lot area is defined as "the computed area contained within the lot lines, excluding space within all road rights-of-way and within all permanent drainage*

*easements, but including the areas of all other easements, as required by the Pocono Township Subdivision and Land Development Ordinance." The gross and net lot areas shall be provided on the plan. Lot closures for the net lot area must also be submitted.*

8. In accordance with Section 554.C, "the applicant shall provide a traffic evaluation study, prepared in accordance with any requirements of the Pocono Township Subdivision and Land Development Ordinance, indicating that adverse traffic conditions are minimized." *The Transportation Impacts narrative in the Land Development Application Supplemental Information packet indicates an additional scoping analysis has been submitted per a meeting with PennDOT and Pocono Township on November 23, 2016. All reviews from and changes per the Township and PennDOT must be submitted upon receipt/completion. In addition, the approved Highway Occupancy Permit and associated Plans shall be submitted.*
9. In accordance with Section 554.J, "in addition to the screening requirements of this Ordinance and the Pocono Township Subdivision and Land Development Ordinance, the developer shall be responsible for providing landscaping throughout the entire Regional Impact Development in accordance with a landscape plan designed by a registered landscape architect. Said plan shall provide a uniform, cohesive and visually attractive landscape for the development that also de-emphasizes the size and bulk of the development so that it is visually compatible with the surrounding neighborhood." *The landscape plan referenced on the Land Development Plan Cover Sheet must be submitted.*

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

10. In accordance with Section 2.106, "preliminary approval shall not be considered complete and shall not be effective until the Board of Commissioners has approved the Preliminary Plan." In addition, and in accordance with Section 2.107, after approval of the Preliminary Plan, the Final Plan for the entire Land Development, which has been prepared in accordance with the approved Preliminary Plan, shall be submitted by the Applicant to the Planning Commission. *The Applicant is requesting a waiver from Section 2.106 to permit the submission and review of a Preliminary/Final Land Development Plan. The Applicant is requesting this waiver as there will be no sale of subdivided lots.*
11. In accordance with Sections 2.302.A and 2.303.A, Plans for Major Subdivisions and Land Developments shall be drawn at a scale not to exceed one inch equals 100 feet provided all bearings, distances and other information can be legibly and accurately presented on the plan. Plans shall be prepared on a standard sheet of 12 inch by 18 inch, 18 inch by 24 inch, or 24 inch by 36 inch. *The Applicant is requesting a waiver from Sections 2.302.A and 2.303.A to permit a sheet size of 30-inch by 42-inch in order to present the area of proposed development on one (1) sheet. We have no objection to this request.*
12. In accordance with Section 2.302.B.2, Preliminary Plans shall show a "north arrow

(indicate true or magnetic), graphic scale and date". *A graphic scale must be provided in support of the profiles on Sheets UTIL 2, PCSM 3 to PCSM 6, and ESC 3, and E2.0.0, E2.0.1, and E2.0.2. A north arrow must also be provided on Sheets E2.0.0 and E2.0.1.*

13. In accordance with Section 2.302.B.4, the Preliminary Plans shall show "proposed and existing streets and lot layout on immediately adjoining tracts, including name and rights-of-way widths that fall within 300 feet distance from the project boundary line". *The existing streets, rights-of-way widths, and lot layouts within 300 feet of the existing property boundary must be shown on the plan.*
14. In accordance with Section 2.302.B.11, Preliminary Plans shall show the "location, purpose and nature of any existing right-of-way or other easement. Location, purpose, nature and width of proposed easements, utilities and improvements." *Easements for the proposed water and sewer lines through the northern Farda Realty Associates, LP property must be shown on the plan. Easements in support of the proposed storm sewer and associated grading along the same northern property line must also be provided to ensure sufficient width is provided for the construction and maintenance of the proposed storm sewer. In addition, on Sheet LD 1, the referenced emergency access easement shall be dimensioned and associated metes and bounds shall be provided on the plan.*
15. In accordance with Section 2.302.B.13, Preliminary Plans shall show "final designs, details, specifications, etc., for all sanitary, water and storm sewage system improvements. This information shall be of the quality required for the construction of all such facilities." *The following comments are related to our review of the proposed sanitary sewer and storm sewer layout, and details associated with the proposed water service, sanitary sewer, and storm sewer. Review of the storm sewer design and calculations are provided further in this letter.*
  - a. *Dimensions indicating the required 18-inch separation between the storm sewer, sanitary sewer, and waterlines must be shown on all sanitary sewer and storm sewer profiles.*
  - b. *All proposed waterlines must be shown on the sanitary sewer profiles.*
  - c. *Four (4) inverts in are shown at MH 7 on the Hospital to Route 715 Existing Manhole Sewer Profile on Sheet UTIL 2 and two (2) inverts are shown in plan view. The plan or profile must be revised.*
  - d. *The invert and sump elevations at MH 6 on the Hospital to Route 715 Existing Manhole Sewer Profile on Sheet UTIL 2 are inconsistent between the listed elevation and what is shown graphically. In addition, a sump elevation is not provided at MH 6. The profile must be revised.*
  - e. *It appears there may be a conflict between the proposed sanitary sewer and storm sewer along the proposed emergency access near Station 3+50. The proposed storm sewer must be shown on the Hospital to Route 715 Existing Manhole Sewer*

*Profile on Sheet UTIL 2.*

- f. *In accordance with Section 404.B.2 of the Pocono/Hamilton Joint Sewer System Procedures Manual, "the slope of grade of the pipe shall be no less than one-quarter (1/4) inch per foot of length sloping downward in the direction the waste material is to flow. (0.02 Ft/Ft and 2% are equivalent slopes to 1/4-inch per foot)". The gravity sanitary sewer lateral coming from the proposed hospital building must have a minimum slope of 2 percent.*
- g. *The Typical Sewer Main Trench Detail on Sheet UTIL 3 must be revised to reference 4-inch diameter or larger stones as required in Figure 3 of the Pocono/Hamilton Joint Sewer System Procedures Manual. In addition, the manhole notes in Figure 12 F of the same Manual must be placed on the plan.*
- h. *A Type M inlet is proposed at inlets CB 1-38, CB 1-39, and CB 2-41, however it appears curbing is proposed. The plan shall be revised to clearly indicate if curbing is proposed in these areas.*
- i. *The top of grate elevations at inlets CB 1-33, CB 1-34, CB 1-35, CB 1-36, and CB 1-44 in Storm Sewer Profile CB 1-1 to CB 2-35 on Sheet PCSM 3, and at inlets CB 1-8 and CB 1-24 in Storm Sewer Profile CB 1-13 to CB 1-30 on Sheet PCSM 3 appear high when compared to the proposed grading, and the Inlet Drainage Area Map, and should be revised.*
- j. *The pipe lengths between inlets CB 1-20 and CB 1-22 provided in Storm Sewer Profile CB 1-43 to CB 1-22 on Sheet PCSM 3 do not appear correct and should be revised.*
- k. *The top of grate elevations at CB 1-40 in Storm Sewer Profile CB 1-40 to CB 1-24 on Sheet PCSM 3, at CB 1-41 in Storm Sewer Profile CB 1-41 to CB 1-29 on Sheet PCSM 3, and at inlet CB 2-18 in Storm Sewer Profile CB 2-17 to CB 2-20 appear high when compared to the proposed grading and should be revised.*
- l. *The proposed sanitary sewer between inlets CB 2-3 and CB 2-4, and between inlets CB 2-6 and CB 2-8 must be shown on Storm Sewer Profile CB 2-1 to Endwall 2-38 on Sheet PCSM 4. In addition, two (2) sanitary sewer lines are shown between inlets CB 2-8 and CB 2-9 on the same profile, and the profile must be revised to show one (1).*
- m. *The proposed waterline between inlets CB 2-31 and CB 2-32 must be shown in Storm Sewer Profile CB 2-1 to Endwall 2-38 on Sheet PCSM 4, and the two (2) 18-inch dimensions shown in the same profile should be revised as necessary. In addition, the proposed sanitary sewer between inlets CB 2-33 and CB 2-34 must be shown and labeled in the same profile.*
- n. *An 18-inch dimension is shown on Storm Sewer Profile CB 3-3 to CB 2-47 on*

*Sheet PCSM 5 between inlets CB 3-4 and CB 3-6 suggesting a utility crossing, however no utility is shown in plan view. The dimensions shall be removed from the profile.*

- o. The sump elevations at MH 3-26 and MH 3-30 in Storm Sewer Profile CB 3-3 to CB 2-47 on Sheet PCSM 5 must be listed on the plan.*
  - p. Storm Sewer Profile CB 3-23 to CB 3-24 should be removed from Sheet PCSM 5. This storm run is already included in Storm Sewer Profile CB 3-3 to CB 2-47.*
  - q. The existing storm sewer pipe downslope of MH 5-7 must also be shown on Storm Sewer Profile CB 5-1 to MH 5-7 on Sheet PCSM 6.*
  - r. The top of grate and all invert elevations at OS 8-1 and OS 7-1 must be listed in Storm Sewer Profile Basin 1 Outlet Structure 8-1 to Endwall 8-2 and Storm Sewer Profile Basin 2 Outlet Structure 7-1 to Endwall 7-4, respectively, on Sheet PCSM 6.*
- 16. In accordance with Section 2.302.B.22, Preliminary Plans shall show "information indicating available and safe sight stopping distances for all driveways, access drives, streets, etc., which must be in compliance with the current version Pennsylvania Department of Transportation Specifications". *Safe stopping sight distances must be provided on the plan for the proposed driveway and emergency access intersections at S.R. 0611.*
- 17. In accordance with Section 2.302.C.14, the Preliminary Plans shall provide "a listing of any zoning variances, special exceptions and/or conditional uses that have been granted, including the date of the order of the Pocono Township Zoning Hearing Board or Board of Commissioners granting the same" shall be provided. *Sheet LD 1 must be revised to include the date of the Conditional Use Decision and to list all conditions.*
- 18. In accordance with Section 2.302.D.10, "if landscaping is required by ordinance or proposed by the Applicant, a landscape plan setting forth in detail what is proposed and the location of same" shall be provided. *The landscape plan referenced on the Land Development Plan Cover Sheet must be submitted.*
- 19. In accordance with Section 2.302.D.12, "verification of approval or consent by the Pennsylvania Department of Transportation for all proposed improvements (excluding residential driveway access) within a right-of-way under that agency's jurisdiction" shall be provided. *The approved Highway Occupancy Permit and Plans must be submitted.*
- 20. In accordance with Section 2.302.D.15.C, a Phase I Environmental Site Assessment is required. *The Phase I Environmental Assessment narrative in the Land Development Application Supplemental Information packet indicates a Phase I Environmental Site Assessment Report was prepared by TCI Environmental Services, Inc. A copy of the*

*report shall be submitted.*

21. In accordance with Section 3.202.A, "if required by regulations of the Department of Environmental Protection, an Applicant shall submit with the Preliminary Plan an "Erosion and Sedimentation Control Plan" prepared by a person trained and experienced in erosion and sedimentation control methods and techniques as provided for under Title 25 Rules and Regulations, Chapter 102, issued by the Department of Environmental Protection. Such plans shall be submitted by the Applicant to the Monroe County Conservation District of review and recommendation of the District directors." *An NPDES Permit Number is referenced on the Plan and the Stormwater Management narrative in the Land Development Supplemental Information packet indicates a modification of the Erosion and Sediment Control Plan and NPDES Permit has been requested. A Letter of Adequacy from the County Conservation District and an NPDES Permit must be provided. The following are comments based upon our review of the submitted Erosion Control Plan and Narrative.*
  - a. *In accordance with the Pennsylvania Department of Environmental Protection Erosion and Sediment Pollution Control Program Manual 8-inch diameter silt socks should only be utilized on an individual house lot and control an area no greater than ¼ acre. Eight (8) inch diameter silt socks are proposed and must be revised.*
  - b. *The crest elevation of the temporary riser and the outlet elevation of the barrel are inconsistent between Standard Construction Detail #7-6 on Sheet ESC 9 and Worksheet #13 in the Erosion and Sediment Control Narrative, and must be revised.*
  - c. *The number of orifices in a row is inconsistent between Standard Construction Detail #7-7 on Sheet ESC 9 and Worksheet #15 in the Erosion and Sediment Control Narrative, and must be revised.*
  - d. *Swales 7-4 and 8-2 must also be listed in Standard Construction Detail #6-1 on Sheet ESC 9.*
  - e. *Sheet ESC 1 shows silt sock L, however this sock is not listed in the Construction Sequence on Sheet ESC 3. In addition, silt socks east of the 'H' silt sock and each of Pipe 7-1 in Stage 1 must be labeled on the plan.*
  - f. *On Sheet ESC 1, the proposed grading on the upslope end of proposed Swale 5-1 and western side of Swale 5-1 near inlet CB-1 must be revised to tie into the existing corresponding contours.*
  - g. *On Sheet ESC 1, the proposed grading between the fill for the hospital pad and existing building D2 must be revised to tie into existing corresponding contours.*
  - h. *The construction of Swale T-3 must be included in the Construction Sequence on*

*Sheet ESC 3. In addition, details for proposed Swales T-1, T-2, and T-3 must be provided on the plan.*

- i. *Swale 5-1 and storm run from inlet CB 5-1 to manhole MH-2-37, including temporary pipe is shown in Stage 1 on Sheet ESC 1, however they are not constructed until Stage 2 in the Construction Sequence on ESC 3. The plan or Construction Sequence must be revised.*
  - j. *The temporary pipe between inlets CB 3-22 and CB 5-1, and storm runs CB 1-22 to CB 1-17, CB 1-13, and CB 1-38, and CB 2-24 to CB 2-43, CB 2-45 to CB 2-44, CB 3-3 to CB 3-4, CB 3-12 to CB 3-13, and CB 3-22 to CB 3-28 must be provided in the Construction Sequence on Sheet ESC 3.*
  - k. *All proposed swales must be provided in the Construction Sequence on Sheet ESC 3.*
22. In accordance with Sections 3.204, and 3.614, all land developments shall be served with an adequate water supply and sewage system. *Public water and sewer are proposed. A water capacity letter dated September 23, 2014 from the Brodhead Creek Regional Authority was provided during the Conditional Use review. A response to Boucher & James, Inc. review of the Sewage Facilities Planning Module Exemption dated September 15, 2016 was provided with this submission and upon review all items have been addressed. A letter regarding the Sewage Facilities Planning Module Exemption will be provided separately. Further review of the submitted Sewage Pump Station Design will be provided under separate cover.*
23. In accordance with Section 3.209.B.6, "the Final Plan shall note that no structures shall be located within the easement; and that no excavation, grading, filling or other disturbance of the existing ground cover is permitted within the easement". *A note to this effect in support of the proposed steep slope easement must be provided on a plan to be recorded.*
24. In accordance with Section 3.209.B.7, "all deeds for lots created by subdivision and all land developments to which the provisions of this Section 3.209 are applicable shall contain language detailing the easements' location and the restrictions imposed". *The property deed must be recorded with the required language in support of the steep slope easements.*
25. In accordance with Section 3.210.G, "where the study shows existence of wetland areas, the delineated boundary shall be properly fenced off to prevent encroachment. Snow fence or other acceptable material shall be used (the use of silt fence is not acceptable). The fence shall be properly installed, at a minimum distance of twenty (20) feet outside the delineated boundary, prior to any construction or issuance of building permits. No land shall be disturbed within twenty (20) feet of the outer limit of the wetland boundary. The fence must be properly maintained until all occupancy permits have been issued and/or for the extent of all construction." *A waiver has been requested from this*

*requirement in order to permit the placement of fencing closer than 20-feet in areas of proposed grading for the stormwater management facilities. This request must be placed in the chart on Sheet LD 1.*

26. In accordance with Section 3.307.C.2, "the emergency access shall be acceptable to the providers of emergency services within the Township. Applicants proposing to provide emergency access shall submit evidence of such approval". *Approval of the emergency access shall be submitted.*
27. In accordance with Section 3.307.C.5, "no emergency access shall have a gate, chain or other obstructing object or device at the entrance to the same unless the gate, chain or other obstructing object or device has been approved by the Board of Commissioners". *A waiver has been requested from Section 3.307.C.5 to permit the proposed gate across the emergency access. As discussed in the Ordinance, a waiver of this Section is not required to permit the proposed gate across the emergency access. As indicated in this Section, the gate shall be discussed with the Commissioners for their approval, and the waiver request should be removed from the plan.*
28. In accordance with Section 3.503.A, "traffic movements in and out of commercial and industrial areas shall not interfere with external traffic, nor shall it create hazards for adjacent residential areas. The plan shall indicate ingress and egress points to existing public roads in conformance with Pennsylvania Department of Transportation regulations and standards." *The Transportation Impacts narrative in the Land Development Application Supplemental Information packet indicates an additional scoping analysis has been submitted per a meeting with PennDOT and Pocono Township on November 23, 2016. All reviews from and changes per the Township and PennDOT must be submitted upon receipt/completion. In addition, the approved Highway Occupancy Permit and associated Plans shall be submitted.*
29. In accordance with Section 3.503.B, "the design of streets, service drives, and pedestrian ways, shall provide for safe and hazard free internal circulation". *Truck turning templates shall be provided utilizing the largest vehicle that may access the site.*
30. In accordance with Section 3.603.D.3, one (1) monument shall be set "at the intersection of the Street right-of-way lines with exterior property lines". *Concrete monuments shall be placed at the intersections of the existing eastern and western property lines, and the Right-of-Way along S.R. 0611.*
31. In accordance with Section 3.603.D.4, concrete monuments shall be set "at all exterior property corners where permanent corners did not exist at the time of the perimeter survey. (Existing corners shall not be removed.)" *A concrete monument shall be placed at the westernmost property corner shared with other lands of Anthony M. Farda, Trustee, and PP&L Company.*
32. In accordance with Section 3.611, "traffic signals and signs shall be required to provide safe traffic circulation. Such traffic signals and signs shall meet the design standards as

established by the Pennsylvania Department of Transportation in PennDOT Bulletin No. 67." *Traffic signs must be provided throughout the site, at the handicap parking spaces, and at the intersection of the proposed driveway and emergency access, and S.R. 0611. Associated details must be provided on the plan.*

#### **STORMWATER MANAGEMENT ORDINANCE COMMENTS**

33. In accordance with Section 303.A, "for water quality and stream bank erosion, the objective is to design a water quality BMP to detain the proposed conditions 2-year, 24-hour design storm flow to the existing conditions 1-year, 24-hour design storm flow using the SCS Type II distribution. Additionally, provisions shall be made (such as adding a small orifice at the bottom of the outlet structure) so that the proposed conditions' 1-year, 24-hour design storm flow takes a minimum of 24 hours to drain from the facility, from a point where the maximum volume of water from the 1-year, 24-hour design storm is captured (i.e., the maximum water surface elevation is achieved in the facility)." In addition, "the design of the facility shall consider and minimize the chances of clogging and sedimentation. Orifices smaller than 4 inches diameter shall not be used unless the Design Professional can provide proof that the smaller orifices are protected from clogging by the use of trash racks, etc. *A waiver is requested from Section 303.A to permit a 3-inch orifice and a dewatering time less than 24 hours. It does not appear calculations showing the dewatering time of the proposed basins have been provided. Calculations showing the 1-year, 24-hour post development storm takes a minimum of 24 hours to discharge from the proposed basins must be submitted. In addition, an orifice smaller than 4 inches may be utilized provided the Design Engineer can show the orifices are protected from clogging. Trash racks are shown in the Permanent Outlet Structure details on Sheet PCSM 9 and details for the trash racks must be provided on the plan for review.*
34. In accordance with Section 303.I.6.b, "a 50-foot buffer, measured perpendicular to and horizontally from the edge of the delineated wetlands, shall be maintained for all wetlands, with the exception of the Cranberry Bog, where the buffer shall be 75 feet measured perpendicular to and horizontally from the edge of the Cranberry Bog. In addition, where the 300 feet of land adjacent to the edge of a delineated wetland has an average upland slope greater than 5%, the minimum buffer width shall be increased by four feet for each percent of slope at or above 5%, subject to a maximum cumulative buffer of 100 feet. *The required 50-foot buffer shall also be shown along the southeastern boundary of the existing wetlands on Proposed Lot 1, and around all the existing wetlands on Proposed Lot 3.*
35. In accordance with Section 303.I.6.b.i, "stormwater conveyance required by the Municipality or other body or agency having jurisdiction; buffer maintenance and restoration; the correction of hazardous conditions; stream crossings permitted by DEP and passive unpaved stable trails shall be permitted within the wetland buffer. No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted within the wetland buffer." *Proposed grading along the northern property line (adjacent to the Route 80 ramp), and storm sewer MH 7-3 to*

*Endwall 7-4 and associated grading and rock riprap are located within the required 50-foot wetland buffer. Although it appears no revisions to the proposed grading along the northern property line would reduce disturbance to the wetland buffer, it does appear that Endwall 7-4 could be relocated to minimize disturbance of the wetland buffer, and should be reanalyzed.*

36. In accordance with Section 303.I.7.b, "stormwater conveyance required by the Municipality or other body or agency having jurisdiction, buffer maintenance and restoration, the correction of hazardous conditions, boat docks and unpaved trails shall be permitted provided no buildings are involved". *Proposed grading for Basins 1 and 2 encroach into the required 50-foot pond buffer and must be revised.*
37. 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 design 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 calculation indicating a required recharge volume of 1.98 acre-feet has been provided in the Post Construction Stormwater Management Report. The Report also indicates 2 acre-feet is infiltrated during the 2-year storm event. The proposed basins discharge stormwater during the 2-year storm event and therefore do not infiltrate the entire volume. The volume infiltrated shall be calculated utilizing the area of stormwater stored under the discharge orifice elevations for each proposed basin. Revised recharge calculations shall be provided.*
38. In accordance with Section 304.A.2.a, infiltration BMPs shall be constructed on soils that have "a minimum depth of 24 inches between the bottom of the BMP and the limiting zone". *The bottom of proposed Basin 3 varies between elevations 911 and 906. The soil testing was completed at elevation 912. Additional testing must be completed at an elevation 24-inches below the proposed basin bottom.*
39. In accordance with Section 304.A.2.c, infiltration BMPs shall be constructed on soils "capable of completely infiltrating the recharge volume within 4 days". *Calculations must be provided showing the proposed basins can infiltrate the required recharge volume in 4 days.*
40. In accordance with Section 304.B.2, "provide site-specific infiltration test results (at the level of the proposed infiltration surface) in accordance with the BMP Manual and/or ASTM Guide No. D5126 to determine the appropriate hydraulic conductivity rate". *The following comments are related to the tested and design infiltration rates.*
  - a. *The bottom of proposed Basin 3 varies between elevations 911 and 906. Infiltration testing was completed at elevation 914.20 and additional testing must be performed at the proposed bottom elevation.*
  - b. *Due to the location of the infiltration testing, only testing within the area of infiltration in proposed Basin 2 (I-5 and I-7) shall be utilized to calculate the*

*design infiltration rate.*

- c. The bottom of proposed Basin 2 is at existing elevation 882 and infiltration testing was completed below this elevation. Additional testing must be completed at elevation 882 due to the change in soil conditions between this elevation and the tested elevation.*
  - d. The infiltration rate provided in the pond report for Basin 3 is not consistent with the tested rate with the applied safety factor and must be revised.*
41. In accordance with Section 306.D, "all calculations using the Rational Method shall use rainfall intensities consistent with appropriate times-of-concentration for overland flow and return periods from the Design Storm Curves from PA Department of Transportation Design Rainfall Curves (1986) (Figures B-2 to B-4). Times-of-concentration for overland flow shall be calculated using the methodology presented in Chapter 3 of Urban Hydrology for Small Watersheds, NRCS, TR-55 (as amended or replaced from time to time by NRCS). Times-of-concentration for channel and pipe flow shall be computed using Manning's equation." *A waiver is requested from Section 306.D to utilize rainfall intensities from the NOAA rather than the Pennsylvania Department of Transportation. We have no objection to the request to utilize the rainfall intensities from the NOAA. If granted, it should be noted that this is a partial waiver from the rainfall intensity portion of Section 306.D.*
- It appears the predevelopment peak flow calculations utilize onsite drainage areas and offsite time of concentration paths. Time of concentration paths in support of the on-site drainage areas shall be shown on the Predevelopment Drainage Area Map and shall be utilized in the time of concentration and peak flow calculations. In addition, post development time of concentration calculations have been provided, however they do not appear to be utilized in the post development peak flow calculations. The post development time of concentration paths and calculations must also be addressed.*
42. In accordance with Section 306.E, "runoff Curve Numbers (CN) for both existing and proposed conditions to be used in the Soil Cover Complex method shall be obtained from Table B-2 in Appendix B of this Ordinance". *The curve number for lawn over 'C' soils is 74 in Table B-2. The predevelopment curve number calculation for "Total Areas by Cover to Drainage Area 1 to Culvert 1 -- includes Area 3" utilizes a curve number of 77 and must be revised. As discussed in Comment 51, upon review of the site area on the USDA NRCS Websoil Survey, it appears 'C' soils do not exist within the area of the predevelopment drainage areas and the calculations should be revised.*
43. 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 (c) provided for woods and lawn over 'A' soils in the storm sewer Rational 'C' calculations appear low when compared to the other 'C' values (i.e., lawn), and should be revised.*

44. In accordance with Section 307.A, "any stormwater management facility (i.e., BMP, detention basin) designed to store runoff and requiring a berm or earthen embankment required or regulated by this Ordinance shall be designed to provide an emergency spillway to handle flow up to and including the 100-year proposed conditions. The height of embankment must provide a minimum 1.0 foot of freeboard above the maximum pool elevation computed when the facility functions for the 100-year proposed conditions inflow." *The spillway calculations for proposed Basins 1 and 2 shall be revised to not utilize infiltration. Spillway calculations have been provided utilizing the outlet structure (primary spillway) of proposed Basin 2. An emergency spillway must also be provided for Basin 2, and associated calculations submitted.*

*The Post Construction Stormwater Management Report indicates an open grate on manhole MH 5-1A is provided to act as an emergency spillway for proposed Basin 3. This storm sewer run is not shown as connected to Basin 3. In addition, this spillway is located upslope of Basin 3. If stormwater is ever discharged through the emergency spillway the stormwater will be directed back to the basin. The emergency spillway shall be relocated and a detail provided.*

45. In accordance with Section 307.D, "storm sewers must be able to convey the proposed conditions runoff from a 50-year design storm without surcharging inlets". *The storm sewer calculations for storm run CB 5-1 to the discharge at the existing pond must also include the existing pipe from MH 5-7 to the existing pond. In addition, the 50-year peak flow from Basin 3 must be utilized in the storm sewer calculation for Line 3-30 in the Storm Sewer Tabulation provided in the Post Construction Stormwater Management Report.*
46. In accordance with Sections 308.A and 403.A.4, any earth disturbance must be conducted in conformance with PA Title 25, Chapter 102, "Erosion and Sediment Control", and all reviews and letters of adequacy from the County Conservation District must be submitted. *An NPDES Permit Number is referenced on the Plan and the Stormwater Management narrative in the Land Development Supplemental Information packet indicates a modification of the Erosion and Sediment Control Plan and NPDES Permit has been requested. A Letter of Adequacy from the County Conservation District and an NPDES Permit must be provided. Refer to Comment 21 for our review of the Erosion and Sediment Control Plan and Narrative.*
47. In accordance with Section 403.B, "map(s) of the project area shall be submitted on 24-inch x 36-inch sheets and/or shall be prepared in a form that meets the requirements for recording at the offices of the Recorder of Deeds of Monroe County". *The Applicant is requesting a waiver from Section 403.B to permit a sheet size of 30-inch by 42-inch in order to present the area of proposed development on one (1) sheet. This request must be listed in the chart on Sheet LD 1. We have no objection to this request.*
48. In accordance with Section 403.B.2, "existing and final contours at intervals of two feet" shall be provided. *The proposed grading must be shown on the Inlet Drainage Area Map.*

49. In accordance with Section 403.B.14, "the total tract boundary and size with accurate distances to hundreds of a foot and bearings to the nearest second" shall be provided. *The property boundary dimensions must be provided on Sheets PCSM 1 and PCSM 2.*
50. In accordance with Sections 701 and 703, a performance guarantee and maintenance agreement are required for the proposed stormwater management facilities. *The performance guarantee and maintenance agreement are required prior to plan recordation. A construction cost estimate shall be submitted for review.*

#### **STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS**

51. The predevelopment and post development curve number and rational coefficient (c) calculations provided in the Post Construction Stormwater Management Report reference 'C' soils. Upon review of the site area on the USDA NRCS Websoil Survey it appears 'C' soils do not exist within the drainage areas and the calculations should be revised.
52. The amount of impervious area in the predevelopment curve number calculations to Culvert 1 appears high when compared to that shown on the plan, and should be revised.
53. Hydrographs for the predevelopment and post development peak flows for all storm events must be submitted.
54. Drainage lines to close the drainage areas to inlets CB 1-2 and CB 2-34 must be provided on the Inlet Drainage Area Map.
55. A drainage line separating the drainage areas for inlets CB 1-44 and CB 1-37 must be shown on the Inlet Drainage Area Map. In addition, the Rational 'C' calculations must be revised to separate drainage areas for inlets CB 1-44 and CB 1-37, and Swale 1-44.
56. The drainage line between inlets CB 2-19 and CB 2-46 must be shown on the Inlet Drainage Area Map, or the drainage areas DA 2-19 and DA 2-46 must be labeled correctly. In addition, there is an unlabeled drainage area between DA 2-20 and DA 2-21 that must be labeled.
57. Separate drainage areas must be delineated for inlets CB 2-16 and CB 2-39 on the Inlet Drainage Area Map.
58. A drainage area line must be provided between DA Basin 2 Lot and DA Basin 3B on the Inlet Drainage Area Map. In addition, the DA Basin 3 Lot and DA Basin 3B labels on the Inlet Drainage Area Map are not consistent with the Rational 'C' calculations, and must be revised.
59. The drainage areas to Lines 1-44R and 1-35R are not consistent between the Storm Sewer Tabulation provided in the Post Construction Stormwater Management Report and Inlet Drainage Area Map, and must be revised.

60. The drainage areas and rational coefficients (c) for Lines 1-14 and 3-27 in the Storm Sewer Tabulation provided in the Post Construction Stormwater Management Report are inconsistent with the Rational 'C' calculations, and must be revised. In addition, the drainage area for Line 1-9, and the rational coefficients (c) for Lines 1-8, 1-9, and 1-11 area also inconsistent between the Storm Sewer Tabulation and the Rational 'C' calculations, and must be revised.
61. Rational 'C' calculations must be provided for inlets CB 1-2, CB 2-43, and CB 2-46. In addition, the calculated Rational 'C' for inlet CB 1-20 appears low and should be revised.
62. The roof area of 1,468 square feet referenced in the Rational 'C' calculation for inlet CB 1-20 appears to be directed toward inlet CB 2-40 via a roof drain shown on the Inlet Drainage Area Map. In addition, DA 1-36R is included in the drainage area to inlet CB 1-36, but is shown draining to CB 1-44 on the Inlet Drainage Area Map. The Rational 'C' calculations and/or the plan must be revised.
63. Inlets CB 1-2 to CB 1-6 collect and convey stormwater into storm sewer run CB 1-7 to CB 1-45. The drainage areas contributing to storm sewer CB 1-2 to CB 1-6 shall be included in the post development peak flow calculation for Basin 1.
64. The drainage area label for inlet CB 2-21 must be revised to DA 2-21 on the Inlet Drainage Area Plan.
65. The roof area utilized in the Rational 'C' calculation for inlets CB 2-32 and CB 2-45 must be shown on the Inlet Drainage Area Map.
66. An area for a "walk" is provided in the Basin 3B Rational 'C' calculation, and an area for "roof" is provided in the Basin 3A Rational 'C' calculation. The walk and roof areas do not appear to be presented on the Inlet Drainage Area Map within the two (2) drainage areas. The calculations should be revised.
67. The rational coefficients (c) at Lines 2-1 and 2-44, and the drainage area and the rational coefficient (c) at Line 2-2 in the Storm Sewer Tabulation in the Post Construction Stormwater Management Report are inconsistent with the Rational 'C' calculations, and must be revised.
68. The total drainage area in the Rational 'C' calculation for Inlet CB 3-28 appears high when compared to that shown on the Inlet Drainage Area Map, and should be revised.
69. The labels for DA 4-2, DA 4-3, and DA 4-4 must be consistent between the Rational 'C' calculations and the Inlet Drainage Area Map. In addition, separate Rational 'C' calculations shall be provided for inlets CB 4-2, CB 4-3, and CB 4-4, and Swales 4-1 and 4-5.
70. Impervious areas exist in DA 4-2 and DA 4-3 and must be utilized in the Rational 'C' calculations.

71. The drainage area and curve number utilized in the Proposed Area 4 within LED hydrograph (Hydrograph No. 13) is inconsistent with that utilized in the curve number calculation, and must be revised.
72. The spread at inlets CB 4-1 and CB 4-3 is greater than the area provided behind the proposed berm. The proposed grading, or inlet type or number of proposed inlets shall be revised. In addition, the width of inlet CB 4-1 shall be revised in the Inlet Report provided in the Post Construction Stormwater Management Report to be consistent with the proposed 2-foot by 2-foot inlet.
73. The proposed berm elevation of 890 at Basin 2 is shown on Sheet PCSM 2 while the pond report calculates the basin volume to elevation 891. The pond report must be revised to match the proposed berm elevation shown on Sheet PCSM 2.
74. The water surface elevation at Basins 1 and 2, the pipe slope at Basin 2, and pipe lengths at Basins 1 and 2 are inconsistent between the Antiseep Collar Design and the respective pond reports, and must be revised.
75. Basin 3 has an irregular shape and inconsistent depth. Storm Sewer Profile CB 3-3 to CB 2-47 on Sheet PCSM 5 does not depict the area of Basin 3 as it is shown in plan view on Sheet PCSM 1, and shall be revised.
76. The top of stone shown in Storm Sewer Profile CB 3-3 to CB 2-47 is shown at elevation 315. The elevation of the top of stone shall be revised to provide adequate depth for topsoil between manholes CB 3-25 and CB 3-26.
77. The pond report for Basin 3 includes volume between elevations 915 and 916, and must be revised to only provide volume to the top of stone at elevation 915. In addition, the maximum water elevation during the 100-year storm event exceeds the top of stone elevation in Basin 3. The basin design shall be revised to reduce the maximum water elevation to below the top of stone elevation.
78. Due to its irregular shape Basin 3 is located under a main access driveway. To reduce compaction of Basin 3 the Design Engineer should consider relocating this portion of Basin 3 to pervious or less travelled areas.
79. The areas of land uses contributing to the "Total Bypass to Existing Pipe to Existing Pond (Run 5)" must be shown in the Rational 'C' calculation.
80. Various pipe lengths and slopes are inconsistent between the storm sewer profiles and Storm Sewer Tabulation in the Post Construction Stormwater Management Report. All proposed lengths and slopes shall be confirmed.
81. The invert elevation at inlet CB 1-35 from 1-34R is inconsistent between Storm Sewer Profile CB 1-1 to CB 2-35 on Sheet PCSM 3 and the Storm Sewer Tabulation provided in the Post Construction Stormwater Management Report, and must be revised.

82. The top of grate elevation at inlet CB 1-40 in Storm Sewer Profile CB 1-40 to CB 1-24 on Sheet PCSM 3 is inconsistent with the Storm Sewer Tabulation provided in the Post Construction Stormwater Management Report, and must be revised.
83. The slope between inlets CB 1-42 and CB 1-22 in Storm Sewer Profile CB 1-42 to CB 1-22 on Sheet PCSM 3, and the length and slope between inlets CB 1-20 and CB 1-22 in Storm Sewer Profile CB 1-43 to CB 1-22 on Sheet PCSM 3 are inconsistent with the Storm Sewer Tabulation provided in the Post Construction Stormwater Management Report, and must be revised.
84. The top of grate elevations at inlet CB 1-38 in Storm Sewer Profile CB 1-38 to CB 1-14 and at inlet CB 1-17 in Storm Sewer Profile CB 1-17 to CB 1-18 on Sheet PCSM 3 are inconsistent with the Storm Sewer Tabulation provided in the Post Construction Stormwater Management Report, and must be revised.
85. The top of grate elevations at inlets CB 1-13, CB 1-14, CB 1-15, CB 1-16, CB 1-18, and CB 1-24 in Storm Sewer Profile CB 1-13 to CB 1-30 on PCSM 3 are inconsistent with the Storm Sewer Tabulation provided in the Post Construction Stormwater Management Report, and must be revised.
86. The invert in elevation at inlet CB 2-45 from CB 2-44 is inconsistent between Storm Sewer Profile CB 2-44 to CB 2-45 on Sheet PCSM 4 and the Storm Sewer Tabulation provided in the Post Construction Stormwater Management Report, and must be revised.
87. The top of grate elevations at inlet CB 2-43 in Storm Sewer Profile CB 2-43 to CB 2-24 and at inlet CB 2-24 in Storm Sewer Profile CB 2-40 to CB 2-25 on Sheet PCSM 4 are inconsistent with the Storm Sewer Tabulation provided in the Post Construction Stormwater Management Report, and must be revised.
88. The top of grate elevation at inlet CB 2-7 in Storm Sewer Profile CB 2-7 to CB 2-8 on Sheet PCSM 4, and the top of grate and invert out elevations at inlet CB 2-11 and the slope between CB 2-11 and CB 2-12 in Storm Sewer Profile CB 2-11 to CB 2-12 on Sheet PCSM 3 are inconsistent with the Storm Sewer Tabulation provided in the Post Construction Stormwater Management Report, and must be revised.
89. The top of grate elevation at inlet CB 2-22 and the invert in elevation from inlet CB 2-22 are inconsistent between Storm Sewer Profile CB 2-13 to CB 2-23 on Sheet PCSM 3 and the Storm Sewer Tabulation provided in the Post Construction Stormwater Management Report, and must be revised. In addition, the lengths between inlets CB 2-21 and CB 2-22, and inlets CB 2-22 and CB 2-23 in the same profile are also inconsistent with the Storm Sewer Tabulation, and must also be revised.
90. The top of grate elevations at inlets CB 2-6, CB 2-25, CB 2-26, CB 2-29, and CB 2-31, the rim elevations at manholes MH 2-35 and MH 2-37, the pipe size between inlets CB 2-34 and CB 2-35, the pipe size indicated at the invert in at inlet CB 2-35 from CB 2-34, the lengths between inlets CB 2-47 and CB 2-37, and inlets CB 2-37 and Endwall

2-38, and the slope between inlets CB 2-37 and Endwall 2-38 in Storm Sewer Profile CB 2-1 to Endwall 2-38 on Sheet PCSM 4 are inconsistent with the Storm Sewer Tabulation provided in the Post Construction Stormwater Management Report, and must be revised.

91. The top of grate and invert out elevations at inlet CB 3-7, and the length between CB 3-7 and CB 3-8 are inconsistent between Storm Sewer Profile CB 3-7 to CB 3-10 on Sheet PCSM5, and the Storm Sewer Tabulation provided in the Post Construction Stormwater Management Report, and must be revised.
92. The top of grate elevation at inlet CB 3-17 is inconsistent between Storm Sewer Profile CB 3-17 to CB 3-19 on Sheet PCSM 5 and the Storm Sewer Tabulation provided in the Post Construction Stormwater Management Report, and must be revised. In addition, the top of grate elevations at inlets CB 3-12 and CB 3-13 are also inconsistent between Storm Sewer Profile CB 3-12 to CB 3-16 on Sheet PCSM 5 and the Storm Sewer Tabulation, and must be revised.
93. The invert out elevation at inlet CB 3-20, the invert in and invert out elevations at inlet CB 3-28, and the top of grate elevation at inlet CB 3-21 are inconsistent between Storm Sewer Profile CB 3-20 to CB 3-21 on Sheet PCSM 5 and the Storm Sewer Tabulation provided in the Post Construction Stormwater Management Report, and must be revised.
94. The pipe slope between CDS 3-25 and MH 3-26 is inconsistent between Storm Sewer Profile CB 3-3 to CB 2-47 on Sheet PCSM 5 and the Storm Sewer Tabulation provided in the Post Construction Stormwater Management Report, and must be revised.
95. The top of grate and invert out elevations at inlet CB 5-1, the rim elevations at manholes MH 5-1A, MH 5-2, and MH 5-5, the pipe lengths between CB 5-1 and MH 5-1A, MH5-1A and MH 5-2, MH 5-3 and MH 5-4, MH 5-5 and MH 5-6, and MH 5-6 and MH 5-7, and the slopes between CB 5-1 and MH 5-1A, and MH 5-1A and MH 5-2 are inconsistent between Storm Sewer Profile CB 5-1 to MH 5-7 on Sheet PCSM 6and the Storm Sewer Tabulation provided in the Post Construction Stormwater Management Report.
96. The invert elevations of Inlet Pipe 1 and Outlet Pipe 1 are inconsistent between the Hydrodynamic Separator – CDS 2-36 detail on Sheet PCSM 7 and Storm Sewer Profile CB 2-1 to Endwall 2-38 on Sheet PCSM 4, and must be revised.
97. A peak flow calculation must be provided for Swales 1-42, 1-44, 2-45, 3-20, and 3-23 in support of that listed in the Drainage Swales chart provided in the Post Construction Stormwater Management Report.
98. The Erosion Control Materials Design worksheet for Swale 1-44 also references Swale 1-42, and does not utilize the design criteria for Swale 1-44. Separate worksheets must be provided for Swales 1-42 and 1-44.

99. The slopes for Swales 2-18 and 4-1 listed in the Drainage Swales chart provided in the Post Construction Stormwater Management Report do not appear consistent with what is shown on Sheet PCSM 1 and should be revised.
100. The design flows for Swales 2-17 and 2-18 are not consistent with that provided in the Rational 'C' calculations and must be revised.
101. It does not appear the proposed grading along Swales 3-23 and 4-1 allow for the top widths noted in the Drainage Swales chart. The proposed grading should be revised.
102. The peak flow for Swale 5-1 listed in the Drainage Swales chart provided in the Post Construction Stormwater Management Report is inconsistent with the Rational 'C' calculation and the Erosion Control Materials Design worksheet, and must be revised. In addition, the design flow for Swale 5-1 list in the Drainage Swales chart provided in the Post Construction Stormwater Management Report is lower than the 100-year peak flow discharging at Endwall 4-5 and must be revised.
103. The lining for Swales 4-5 and 5-1 are inconsistent between the Drainage Swales chart provided in the Post Construction Stormwater Management Report and Standard Construction Detail #6-1 on Sheet PCSM 7, and Erosion Control Materials Design worksheets, and must be revised.
104. Peak flow calculations and Erosion Control Materials Design worksheets in support of Swales 1 and 2, and Temporary Swale 1 must be provided.
105. The referenced footnote in the Drainage Swales chart under the heading "Swale Design Depth (ft)" must be described on the chart.

#### **MISCELLANEOUS COMMENTS**

106. Detailed grading of the handicap parking spaces, ramps, and accessible routes must be provided on the plan. In addition, handicap ramp details must also be provided on the plan.
107. Details for the proposed concrete pads and bollards must be provided on the plan.
108. The Joint Permit referenced on the Land Development Plan Cover Sheet must be submitted.
109. All references to Board of Supervisors must be revised to reference Board of Commissioners.
110. An existing Sunoco sign and billboard are shown as to remain on the property along the northeastern property boundary adjacent to the Route 80 ramp. The continued access and maintenance of the sign and billboard must be addressed.
111. Note 10 on Sheet EXF and the Natural Features and Existing Conditions narrative in the

Land Development Application Supplemental Information packet references a Minor Subdivision Plan. The Applicant must indicate when the subdivision plan will be submitted for review. If the subdivision plan is not provided prior to approval of the Land Development Plan, the proposed lots must be removed from the Land Development Plan.

112. The existing structure located east of the proposed main driveway is shown to be removed on Sheet DEMP, and should be not be shown on Sheet LD 1.
113. The number of parking spaces listed under the Parking Analysis on Sheet LD1 indicates 770 proposed spaces. It appears 741 spaces are provided in plan view. The Parking Analysis also indicates 18 handicap parking spaces including 4 van accessible spaces are proposed. It appears 27 handicap parking spaces including 8 van accessible spaces are provided in plan view. The Parking Analysis should be revised. It is noted the number of parking spaces shown in plan view exceeds the number of required parking spaces.
114. The number of peak employees for the two (2) medical office buildings under "Proposed Development" listed on Sheet LD1 is inconsistent with that utilized in the "Required Parking Calculation" listed on the same sheet, and should be revised.
115. On Sheet LD3, the fence height shall be provided in the Typical Chain Link Fence and Decorative Aluminum fence details.
116. Sheet E2.0.1 must be revised to show footcandles to the northern and eastern existing property boundaries and to the future proposed western property boundary.
117. On Sheet PCSM 1, the proposed grading near S.R. 0611, on the western side of the proposed main driveway, and to the northeast of Endwall 4-5 must be revised to tie into existing corresponding contours. In addition, the proposed grading near S.R. 0611, on the eastern side of the proposed main driveway, creates a low point and must be revised.
118. On Sheet PCSM 2, the proposed grading at EW 8-2 is illegible and must be revised.
119. On Sheet PCSM 2, notes 1 and 2 under the Wetland/Stream Buffer Covenants and Drainage Easements shall be revised to reference the correct Stormwater Management Ordinance Sections for wetland, stream, and pond buffers.
120. On Sheet PCSM 4, the length and slope between inlets CB 2-41 and CB 2-24 are unclear in Storm Sewer Profile CB 2-40 to CB 2-25, and must be revised.
121. A maintenance and inspection schedule shall also be provided for the proposed rain gardens under the Stormwater Facility Maintenance and Inspection Program on Sheet PCSM 7.
122. The slope between OS 7-1 and MH 7-2, and the invert elevation at MH 7-2 are inconsistent between the Embankment Section Along Principal Spillway Detail on Sheet

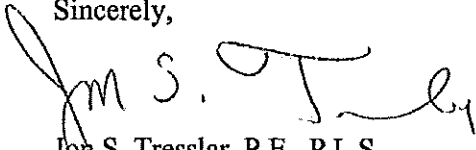
PCSM 9, Storm Sewer Profile Basin 2 Outlet Structure 7-1 to Endwall 7-4, and the pond Report for Basin 2, and must be revised.

123. On Sheet PCSM 9, the Embankment Along Principal Spillway Detail must be revised to provide an Inlet Elevation (BIE) for Basin 1, and the correct Top Elevation (ETE) for Basin 3 and 100-year Water Surface Elevations for Basins 1, 2 and 3.
124. On Sheet PCSM 9, Standard Construction Detail #7-16 must be revised to be consistent with the Antiseep Collar Design in the Post Construction Stormwater Management Report.
125. The landscape plan referenced in the Depressed Landscape Island/Rain Garden Detail on Sheet PCSM 9 must be submitted.
126. A condominium plan must be submitted prior to plan recording for review and approval by the Township.
127. During the Conditional Use Hearing it was indicated that no proposed development would encroach onto the floodplain, however grading and storm sewer is proposed within the existing 100-year floodplain. All required applications and plans for permitting through the Pennsylvania Department of Environmental Protection shall be provided, and all required permits submitted upon receipt.
128. The proposed Land Development requires the following outside agency approvals.
  - a. Pocono Township – Subdivision Plan and Land Development Plan approvals
  - b. Pocono Township – Connection of proposed sanitary sewer
  - c. Pocono Township – Fire Department
  - d. Pennsylvania Department of Environmental Protection & Monroe County Conservation District – Letter of Adequacy and NPDES Permit for Stormwater Discharges from Construction Activities (modification from existing approved Permit)
  - e. Pennsylvania Department of Environmental Protection & Army Corps of Engineers – Renewal/reissuance of existing Stream Encroachment Permit
  - f. Army Corps of Engineers – Jurisdictional Determination, *received Preliminary Jurisdiction Determination dated January 10, 2017.*
  - g. Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module Exemption
  - h. Brodhead Creek Regional Authority – Water service connection

i. Pennsylvania Department of Transportation – Highway Occupancy Permit

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

Sincerely,



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

JST/mep/cg

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

**POCONO TOWNSHIP LAND DEVELOPMENT APPLICATION**

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

RECEIVED  
FEB 03 2017  
POCONO TOWNSHIP

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: Tannersville Point – Apartment Complex

Plan Dated: \_\_\_\_\_ County Deed Book No.: 2419

Volume No.: 2419 Page No.: 1560

Property located in the Township's Designated C (Commercial) Zone.

3. Name of Property Owner(s): John A. Malone Enterprises, Inc.  
(If corporation, provide corporations' name and address and two officers of corporation)

Address: 7 Boulder Hills Boulevard, Suite 4 Wantage NJ 07461

\_\_\_\_\_ Phone No.: (201)400-5888

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

Address: \_\_\_\_\_

\_\_\_\_\_ Phone No.: \_\_\_\_\_

5. Applicant's interest if other than owner: \_\_\_\_\_

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

Borton-Lawson Engineering, Project Manager – Deanna Schmoyer, P.E.

Address: 613 Baltimore Drive, Suite 300, Wilkes-Barre, PA 18702

\_\_\_\_\_ Phone No.: 570-821-1999

7. Total Acreage: 28.1 Total Number of Lots: 1 (consolidated)

8. Acreage of adjoining land in same ownership (if any): None

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

## POCONO TOWNSHIP LAND DEVELOPMENT APPLICATION

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

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

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

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

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

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

In-lieu fee is proposed to meet the open space requirements per the Pocono Township Ordinance 121 requirements. Fee will be provided upon determination by the Board of Commissioners after submission of the Land Development Plans.

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

Present Zoning Classification is C – Commercial.

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

17. Material accompanying this Land Development Application:

Number	Item
a) <input checked="" type="checkbox"/>	Preliminary Plan – SKETCH PLAN
b) <input type="checkbox"/>	Final Plan
c) <input type="checkbox"/>	Final Plan-Minor Subdivision
d) <input type="checkbox"/>	Development Agreement
e) <input type="checkbox"/>	Street Profiles and Cross-sections
f) <input checked="" type="checkbox"/>	Other

18. List all subdivision standards and requirements which have not been met and for which a waiver or change is to be required: N/A at this time

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

Date: 2/1/17

Signature of Owner or Applicant: 

(By) John A. Maione

# POCONO TOWNSHIP PLAN RECEIPT CHECK LIST

RECEIVED  
FEB 03 2017  
POCONO TOWNSHIP

Name of Subdivision or Land Development Plan: Tannersville Point - Apartment Complex Sketch Plan

Property Identification # 12/7/1/28-2 and 12/7/1/28-3

Date: February 3, 2017

Name of Developer: John A. Maione Enterprises, Inc.

Name of Engineer or Surveyor: Borton-Lawson, Deanna Schmoyer, P.E.

Address: 7 Boulder Hills Blvd., Suite 4

Address: 613 Baltimore Drive, Suite 300

Wantage, NJ 07461

Wilkes-Barre, PA 18702

Phone: 201-400-5888

Phone: 570-821-1999

Email: johnsr@maionehomes.com

Email: dschmoyer@borton-lawson.com

## SKETCH PLAN - Preliminary Major Subdivision and/or Land Development

Yes No

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

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

## Final Major Subdivision and/or Land Development

Yes No

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

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

## Minor Subdivision Plan Check List

Yes No

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

non-residential – 4 copies if Applicable.

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

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



**Borton  
Lawson**

ENGINEERING  
ARCHITECTURE

**Project Narrative**  
**Tannersville Point – Apartment Complex**  
**Pocono Township, Monroe County, Pennsylvania**

John A. Maione Enterprises, Inc. is proposing to develop two parcels (approximately 28 acres) located on Warner Road, in Pocono Township, Monroe County. The development will consist of approximately 2 high-end luxury apartment buildings. The apartments will be four-story buildings containing 40 units within each building, for a total of 80 units. Proposed improvements associated with the development will include a new access driveway onto Warner Road, parking, sidewalks, and the associated stormwater management.

The property is zoned Commercial. Multi-Family Dwellings are a permitted use in accordance with the Pocono Township Zoning Ordinance. All zoning setback requirements will be met, including the maximum impervious coverage.

The proposed access driveway will require a PennDOT Low Volume driveway permit. The traffic generated from the project would result in approximately 284 vehicles per day. In accordance with the Pocono Township Zoning Ordinance, 2.25 parking spaces are required per dwelling unit, or a total of 180 parking spaces. The sketch plan provides the required parking.

The development will be served by on-lot water and sewage disposal. The parcels are not located within the Pocono Township's Act 537 Sewer Service Area. Therefore, an on-lot sewage disposal system will be constructed. A reserve area is not required. The approximate sewage flows generated by the project will be 32,000 GPD. Soil testing was performed on the site. Multiple meetings were also conducted with PADEP regarding the proposed sewage disposal area. Sewage disposal will be through an on-lot drip system.

Stormwater Management will be designed to meet the Brodhead and McMichael's Creek Act 167 and NPDES Permit regulations. Runoff volume and water-quality will be managed through infiltration with the construction of rain gardens, permeable pavement within the parking areas, and vegetative swales. Runoff rate will be managed with the construction of a detention pond. Proposed stormwater management areas have been shown on the plans.

In accordance with Ordinance 121, Section 3.212, Common Open Space or an In-Lieu Fee is required for land development projects in accordance with the Pennsylvania Municipalities Planning Code. The owner is proposing to preserve approximately 20 acres of the parcel as a "Conservation Easement". This area should qualify for the Common Open Space requirement. There will be two wells located within this area to serve the proposed development due to the required isolation distances that will need to be met.

The roads and amenities associated with the proposed development will be owned and maintained by the applicant (property owner).

Bethlehem

Harrisburg

Pittsburgh

State College

Wilkes-Barre

**WILKES-BARRE**

613 Baltimore Drive

Suite 300

Wilkes-Barre, PA 18702

Voice: 570.821.1999

Fax: 570.821.1990



January 31, 2017

RECEIVED  
JAN 31 2017

POCONO TOWNSHIP

Hand Delivered

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

RE: Anthony and Betsy Casciano

Dear Mr. President,

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

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

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

Sincerely,

Kolby Kauffman  
Real Estate Manager, Adams Outdoor Advertising

Enclosures

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

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

Application No. \_\_\_\_\_

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

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

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

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

Explanation/Reason For Request:

SEE REASONS FOR APPEAL ATTACHED.

ADAMS OUTDOOR ADVERTISING, INC.

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

Official Use Only: Do not write below this line

Dates Advised: \_\_\_\_\_ Date Posted: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

Planning Commission Recommendation: Favorable \_\_\_\_\_  
Not Favorable \_\_\_\_\_ N/A \_\_\_\_\_

Remarks/Conditions: \_\_\_\_\_

Board of Commissioners Decision: Date \_\_\_\_\_ Approved \_\_\_\_\_ Denied \_\_\_\_\_

Remarks/Conditions: \_\_\_\_\_

Zoning Officer Review Attached ( ) yes ( ) no Date: \_\_\_\_\_

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

**BEFORE THE BOARD OF COMMISSIONERS OF POCONO TOWNSHIP**  
**MONROE COUNTY, PENNSYLVANIA**

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

**REASONS FOR APPEAL**

**I.     BACKGROUND**

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

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

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

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

## **II. CONDITIONAL USE – SPECIFIC REQUIREMENTS**

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

“Billboards are also considered signs in this definition.”

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

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

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

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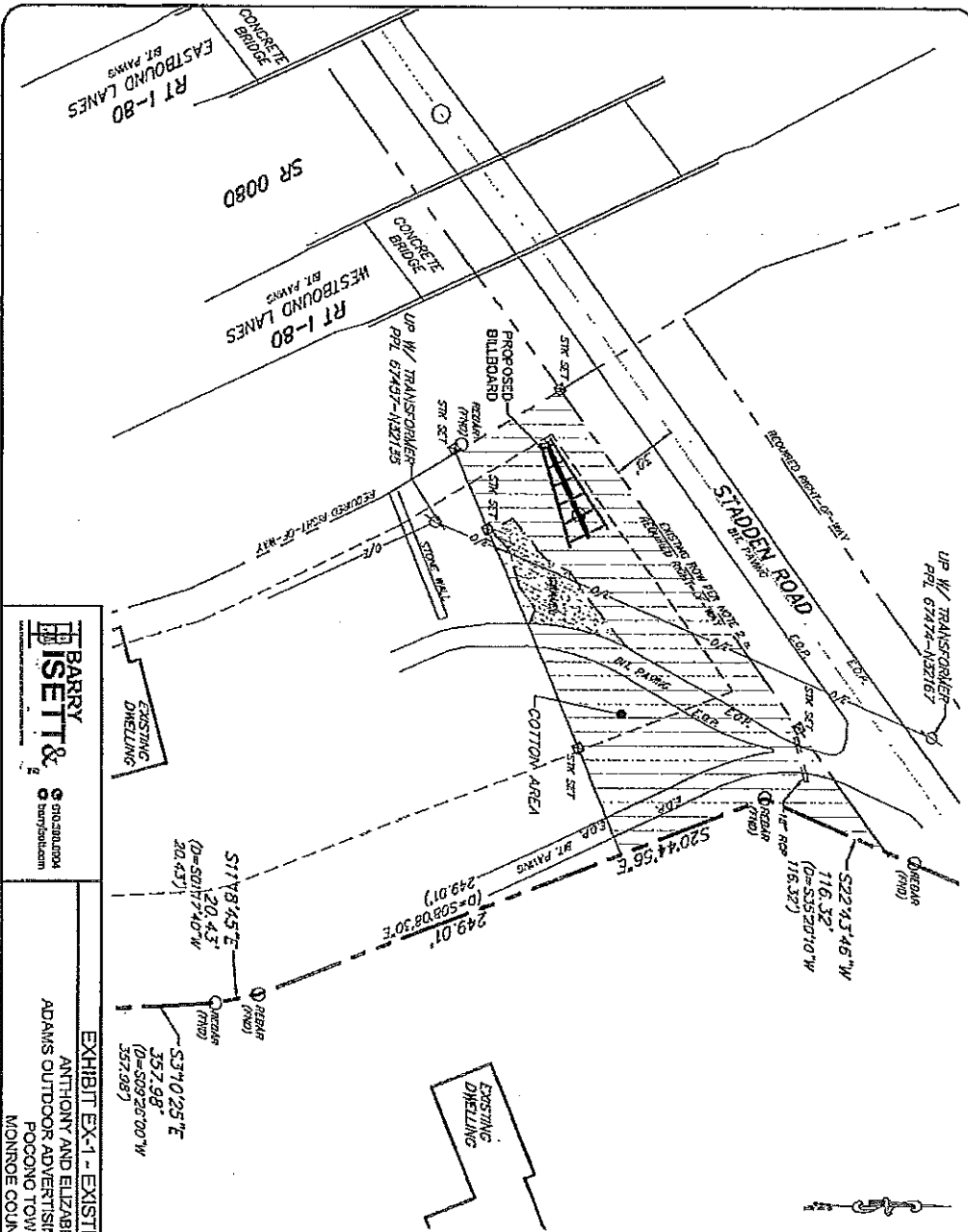
<sup>1</sup> The Board approved 540 square feet facing eastbound traffic and 370 square feet facing westbound traffic. Adams respectfully requests conditional use approval for the 672 square feet which is the standard in the industry for interstate located billboards.

**III. INTERPRETATION**

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

**IV. OTHER ZONING RELIEF**

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



**BARRY**  
**ISSETT & ASSOCIATES**  
 ENGINEERS & ARCHITECTS  
 1000 N. 10TH ST., SUITE 100  
 POCONO, PA 18342  
 TEL: 610-353-1111  
 FAX: 610-353-1112

**ADAMS OUTDOOR ADVERTISING PARTNERSHIP, LLC**  
 1000 N. 10TH ST., SUITE 100  
 POCONO, PA 18342  
 TEL: 610-353-1111  
 FAX: 610-353-1112

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

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

SCALE: 1" = 50'

0 50' 100' 150'

- NOTES:**
1. THESE DRAWINGS HAVE BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE SUBMITTER HAS NOT PERMITTED THE ACCOUNT OF THE SURVEYOR TO BE USED IN ANY MANNER THAT WOULD BE CONSIDERED AS A RESULT, CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS PRIOR TO ANY FUTURE CONSTRUCTION.
  2. REFERENCE:
    - a. DRAWINGS FOR ESTABLISHMENT OF LIMITED ACCESS HIGHWAY AND CORRIDOR OF ROUTE 744, ROUTE 144, 1002 SECTION 02, MONROE COUNTY PA, SHEET 22 OF 41.
    - b. LOT CONVEYANCE, ANTHONY & ELIZABETH CASCIANO, PARCEL 142, POCONO TOWNSHIP, MONROE COUNTY, PA, PREPARED BY RICHARD C. TUCK, P.L.S., AND DATED 10/01/01.
    - c. DEEDING DATA FOR PLAN, P.A.S.P.C. (NORTH)

**SITE DATA**

OWNER: ANTHONY & ELIZABETH CASCIANO  
 ADDRESS: 188 STADDEN ROAD  
 STRAUDESBURG, PA 18360

RECORDING REFERENCE: REC. BOOK 2197, PG. 5554  
 TAX ID: 12/08/1/10  
 TOTAL AREA: 2.45 ACRES (DEED)  
 NUMBER OF LOTS: ONE

**OWNERSHIP AND CONSENT FORM**

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

Address: 198 Stadden Road  
Stroudsburg, PA 18360

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

PIN # 126372004148205

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

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

By: Anthony Casciano III  
Anthony Casciano III

By: Betsy Casciano  
Betsy Casciano