



POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

May 13, 2024 6:00 p.m.

112 Township Drive | Tannersville, PA 18372

**Dial-In Option: 646 558 8656**

**Meeting ID: 892 102 5946**

**Passcode: 18372**

**Zoom Link:**

<https://us06web.zoom.us/j/8921025946?pwd=Q1VtaFVkVEpRWtUvdIFrSHJ1cE1Tdz09>

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC COMMENT**

*For any individuals wishing to make public comment tonight, please state the spelling of your name and identify whether you are a taxpayer of Pocono Township.*

*Please limit individual comments to five (5) minutes and direct all comments to the Chair. Public comment is not for debate or answering questions, rather it is for "comment on matters of concern, official action or deliberation...prior to taking official action" [PA Sunshine Act].*

**CORRESPONDENCE**

**OLD BUSINESS**

- Motion to approve the minutes of the April 8, 2024 meeting of the Pocono Township Planning Commission. **(Action Item)**

**SKETCH PLANS**

- Brookdale Spa – (LDP#1425) – Sketch plan submitted proposing Nordic style spa with year-round self-guided, thermal, and hydrothermal experiences.

**NEW PLANS**

- Brookstead Apartments – (LDP# 1423) - 64 Unit Apartment Complex in Scotrun on Rte. 611

**FINAL PLANS UNDER CONSIDERATION –**

## PRELIMINARY PLANS UNDER CONSIDERATION

Spirit of Swiftwater – Phase II (LDP# 1287)– Plans administratively accepted at the 9/11/23 P.C. meeting. Extension request received with approval deadline of September 6, 2024. **Deadline for P.C. consideration is 8/12/24.**

611 Land Development LLC (LDP #1401) – Dual Brand Hotel – Hotel by Marriot -Plans administratively accepted at the 4/8/24 P.C. meeting. Approval deadline of July 7, 2024. **Deadline for P.C. consideration is 6/10/24**

Motion to table the following plans (**Action Item**):

135 Warner Road – JBAR Pocono LLC (LDP# 1414) – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of July 12, 2024. **Deadline for P.C. consideration is 6/12/24.**

Cranberry Creek Apartments Land Development Plan (LDP# 1369) – Plans were administratively accepted at the 7/25/22 P.C. meeting. Extension letter request received with approval deadline of August 15, 2024. **Deadline for P.C. consideration is 7/14/24.**

Alaska Pete’s Roadhouse Grille (173 Camelback Road) Land Development Plan (LDP# 1387) – Plans were administratively accepted at the 4/10/23 P.C. meeting. Extension request received with approval deadline of December 31, 2024. **Deadline for P.C. consideration is 12/9/24.**

1124 Sky View Drive Mono-pine Towner (LDP# 1424) – Plans administratively accepted at the 4/8/24 P.C. meeting. With approval deadline of July 7, 2024. **Deadline for P.C. consideration is 6/10/24.**

## SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS

### PRIORITY LIST

- Zoning Ordinance, Zoning Map & SALDO Amendments
  - Review process will continue with Nanci Sarcinello, Sarcinello Planning & GIS Services on the 4<sup>th</sup> Monday of each month.

### UNFINISHED BUSINESS

### ZONING HEARING BOARD SCHEDULE

May 30<sup>th</sup> continuance of Pocono Places LLC Hearing

### NEW BUSINESS

### PUBLIC COMMENT

### ADJOURNMENT

# POCONO TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

April 8, 2024

The regular meeting of the Pocono Township Planning Commission was held on Monday, April 8, 2024 and was opened at 6:00 p.m. by Jeremy Sawicki.

### ROLL CALL

Joe Folsom, present; Marie Guidry, present; Christina Kauffman, present; Claire Learn, present; Chris Peechatka, present; Dennis Purcell, present; Jeremy Sawicki, present.

Planning Commission Alternates: Kyle VanFleet, absent; Bruce Kilby, present.

### IN ATTENDANCE

Amy Montgomery, Twp. Engineer; Lisa Pereira, Township Solicitor; Krisann MacDougall, Township Asst. Secretary.

### PUBLIC COMMENT

Cindy Greggor (Resident) – Voiced her concerns regarding the SBA Cell Tower submission along with handouts regarding health and safety issues.

Dawn Eilber (Resident) – Expressed concern regarding the right of way along with noise pollution, bridge concerns and home values due to the SBA Mono-pine tower submission.

### CORRESPONDENCE – None

### OLD BUSINESS

J. Folsom made a motion, seconded by C. Kauffman, to approve the minutes of the March 11, 2024 meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

### SKETCH PLANS

- MCTA – Sketch Plan for Site Improvements. The applicant outlined the plan to build a new “Pole Barn” building to house the buses already on site and allow for better parking of all existing employees and vehicles. Discussion was had regarding water infiltration. A formal submission was recommended by the board.
- Exclusive Pocono Properties LLC (329 Scotrun Ave) – Sketch plan submitted proposing transient rentals on a 10-acre parcel of land in the commercial district.

### NEW PLANS

- 1124 Sky View Drive Mono-pine Tower - New 150' mono-pine communications tower. M. Guidry made a motion, seconded by C. Learn, to accept the plans for consideration. All in favor. Motion carried.
- 611 Land Development LLC – Dual Brand Hotel – Hotel by Marriot C. Peechatka made a motion, seconded by J. Folsom, to accept the plans for consideration. All in favor. Motion carried.

## FINAL PLANS UNDER CONSIDERATION

- Ertle Bartonsville Wawa (3453 Route 611) – Plans were administratively accepted at the 10/9/23 P.C. meeting. Extension request received with new approval deadline of April 6, 2024. **Deadline for P.C. consideration is 3/11/24.**

Discussion was had regarding the site, along with former tanks and soil testing between the Planning Commission and Applicant.

## WAIVERS REQUESTED

J. Folsom made a motion, seconded by C. Kauffman, to recommend the waiver of SALDO 220-8.C. All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Learn, to recommend the waiver of SALDO 390-17.B All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Peechatka, to recommend the waiver of SALDO 390-48.T.(6). All in favor. Motion carried.

M. Guidry made a motion, seconded by Dennis Purcel, to recommend the waiver of SALDO 390-55.C.(2)(b). All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Kauffman, to recommend the waiver of SALDO 390-55.c.(2)(e). All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Peechatka, to recommend the waiver of SALDO 390-55.F.(3)( c). All in favor. Motion carried.

D. Purcel made a motion, seconded by C. Peechatka to recommend the waiver of SALDO 390-55.F.(3)(d)[3]. All in favor. Motion carried.

C Peechatka made a motion, seconded by M. Guidry to recommend the waiver of SALDO 390-55.F.(3) (e). All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Peechatka to recommend the waiver of SALDO 390-56.A.(6)( c). All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Peechatka to recommend the waiver of SALDO 390-48.O.(2)(a). All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Learn, to recommend the waiver of SALDO 390-48.T.(14). All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Peechatka to recommend the waiver of SALDO 390-50.D.(5). All in favor. Motion carried.

D. Purcel made a motion, seconded by C. Kauffman to recommend the waiver of SALDO 390-50.D.(8). All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Guidry, to recommend the waiver of SALDO 390-43.A.(6)(e). All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Learn, to recommend the waiver of SALDO 390-52(1)(d)[4]. All in favor. Motion carried.

C. Peechatka made a motion, seconded by C. Kauffman, to recommend the waiver of SALDO 365-8.L. All in favor. Motion carried.

C. Peechatka made a motion, seconded by M. Guidry, to recommend the waiver of SALDO 365-13.B. All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Kauffman, to recommend the waiver of SALDO 390-48.S(1). All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Learn, to recommend the waiver of SALDO 390-49.A(4), All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Guidry, to recommend the waiver of SALDO 390-49.b.(4). All in favor. Motion carried.

M. Guidry made a motion, seconded by D. Purcel, to recommend the waiver of SALDO 390-48.T.(13)(B). All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Guidry for conditional approval subject to the terms of the engineering review letter dated March 19, 2024. All in favor. Motion carried.

## **PRELIMINARY PLANS UNDER CONSIDERATION**

C. Kauffman made a motion, seconded by J. Folsom to table the following plans: All in favor. Motion carried.

135 Warner Road – JBAR Pocono LLC – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of July 12, 2024. **Deadline for P.C. consideration is 6/8/24.**

Cranberry Creek Apartments Land Development Plan – Plans were administratively accepted at the 7/25/22 P.C. meeting. Extension letter request received with approval deadline of August 15, 2024. **Deadline for P.C. consideration is 7/14/24.**

Spirit of Swiftwater – Phase II – Plans administratively accepted at the 9/11/23 P.C. meeting. Extension request received with approval deadline of September 6, 2024. **Deadline for P.C. consideration is 8/12/24.**

Alaska Pete’s Roadhouse Grille (173 Camelback Road) Land Development Plan – Plans were administratively accepted at the 4/10/23 P.C. meeting. Extension request received with approval deadline of December 31, 2024. **Deadline for P.C. consideration is 12/9/24**

## **SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS - None**

### **PRIORITY LIST**

- Zoning Ordinance, Zoning Map & SALDO Amendments
  - The review process will continue with Nanci Sarcinello, Sarcinello Planning & GIS Services on the 4<sup>th</sup> Monday of each month.

### **UNFINISHED BUSINESS**

### **ZONING HEARING BOARD SCHEDULE**

### **NEW BUSINESS**

### **PUBLIC COMMENT**

Dawn Eilber (Resident) – Played a recording from the sounds of a single tower for the Planning Commission. She also asked that the board take a trip up to the location prior to considering the SBA Mono-pine tower along with the police and fire department.

Tim Eilber (Resident) – asked the board to consider the pristine water way on the property and how the SBA Mono-pine tower will affect it.

Jim Pellegrini (Resident) – Questioned the zoning regarding the Sketch plan submitted on 329 Scotrun Ave.

Cindy Greggor – (Resident) Reiterated the earlier concerns regarding the SBA tower and its noise and potential other pollutants.

## ADJOURNMENT

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

DRAFT



YOUR GOALS. OUR MISSION.

May 6, 2024

Pocono Township Planning Commission  
112 Township Drive  
Tannersville, PA 18372

**SUBJECT: BROOKDALE SPA – 2436 BACK MOUNTAIN DRIVE  
SKETCH PLAN REVIEW #1  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
POCONO TOWNSHIP LDP NO. 1425, T&M PROJECT NO. POCO-R0680**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our first review of a Sketch Plan Application for Brookdale Spa. The submitted information consists of the following items.

- Pocono Township Land Development Application dated March 27, 2024.
- Brookdale Spa Project Narrative prepared by RKR Hess.
- Steep Slope Exhibit (1 sheet) prepared by RKR Hess, dated March 26, 2024.
- Brookdale Subdivision – Lot 2 Preliminary Stormwater Infiltration Report prepared by GTA dated March 27, 2024.
- Special Warranty Deed dated October 29, 2020.
- Sewage Facilities Planning Exemption application and documentation.
- Sewage Planning Plan (1 sheet) prepared by RKR Hess, dated March 29, 2024.
- Traffic Analysis Spa Report prepared by Benchmark Civil Engineering Services, Inc., dated March 2024.
- Traffic Analysis Spa Report cover letter prepared by Benchmark Civil Engineering Services, Inc., dated March 27, 2024.
- Brookdale Spa Sketch Plan (3 sheets) prepared by RKR Hess, dated March 29, 2024.

### **BACKGROUND INFORMATION**

The Applicant, Brookdale Enterprises, LLC, has submitted a sketch plan proposing the Brookdale Spa Land Development on the southern side of Back Mountain Road, west of the intersection of Dyson and Brookdale Roads. The existing property, Lot 2 of the Brookdale Subdivision, is located within the RD, Recreation Zoning District and consists of a single parcel (Tax ID No. 12/11/1/32-4). The property has an area of 31.6 acres and consists of mostly woodland areas with steep slopes, Scot Run watercourse, and wetlands.

The site is proposed to be developed with a Nordic Spa which consists of outdoor thermal and hydrothermal amenities as well as a 3-story 39,000 s.f. building with traditional spa services, restaurant, reception area, retail spaces, and locker rooms. The narrative states that the spa can accommodate 400 to 525 people and will have up to 55 staff members. Spa services are booked for 4-hour sessions. The sketch plan proposes 322 parking



spaces and 2 bus parking spaces. Access to the development will be via a driveway taking access from Back Mountain Road. The plan also depicts above ground and underground stormwater management facilities, retaining walls, and a maintenance building. The project is proposed to be served by on-lot water and central sewage disposal via the existing Brookdale Resort Wastewater Treatment Facility.

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 470-19.B.(1)(b) and the 470 Attachment 1 Zoning Use Schedule Commercial indoor and outdoor recreational and entertainment uses, including restaurants, are permitted in the RD District. *No action required.*
2. Per Section 470-77.B., Restaurants, “No part of the subject property shall be located within 200 feet of any residential district.” *The subject tract does abut a residential (R-1) zoning district; however, the closest portion of the proposed main building is approximately 384 feet from the residential district. We recommend the Applicant request an official determination on this matter from the Zoning Officer.*
3. In accordance with Section 470-121, no building, structure, or sign shall be erected, constructed, moved, demolished, added to, or structurally altered, nor shall any use of any land, building structure, or sign be changed or expanded, without a zoning permit therefor issued by the Zoning Officer. No such permit shall be issued except in conformity with the provisions of this chapter; and:
  - a. The applicant supplying satisfactory evidence, where applicable, that the property and the proposed use thereof in compliance of the Sewage Facilities Act of the Commonwealth of Pennsylvania and regulations promulgated pursuant thereto by the Pennsylvania Department of Environmental Protection.” *All approvals required by the Pennsylvania Department of Environmental Protection shall be provided to the Township.*
  - b. The applicant supplying, where applicable, stormwater management plans approved by the Pocono Township Board of Commissioners in accordance with the applicable Pocono Township stormwater management ordinances, and an erosion and sedimentation control plan approved by the applicable governmental body or agency charged with that responsibility, with respect to any proposed construction, excavation, or other earthmoving activity. *All associated stormwater management plans, erosion control plans and approvals shall be provided.*
4. All proposed signs shall conform to the requirements of Article VII of the Zoning Ordinance and must receive approval by the Township Zoning Officer prior to erection. *All proposed signage must be submitted to and approved by the Township Zoning Officer.*

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

5. Section 390-43.A.(2) and Table 390-43 summarizes the required improvements for various types of subdivisions and land developments. *The Applicant shall refer to this section when preparing their future Land Development Plan.*
6. In accordance with Section 390-43.A.(6) regarding natural features, care shall be taken to preserve





natural features such as agricultural land, woodland and specimen trees, wetlands, watercourses, views, and historical features, such as buildings and stone walls, which will maintain the attractiveness and value of the land. *The Applicant must comply with these requirements with future Land Development Plans. It is noted that numerous existing stone walls are shown in addition to woodlands, wetlands, steep slopes, and a watercourse.*

7. In accordance with Section 390-48.H.(1), “wherever there exists a dedicated or platted portion of a road or alley along a boundary of the tract being subdivided or developed the remainder of said road or alley shall be platted to the width required by this chapter based on the classification of the road within the proposed development.” *The Sketch Plan does not show dimensions for the cartway, shoulders or right-of-way of Back Mountain Road which is a Collector Road. Minimum design standards are shown in Table 390-48-1 of the ordinance.*
8. Access drives shall comply with the applicable requirements of Section 390-48.T., Driveways and Access Drives. *It is noted that the proposed driveway exceeds the width limits at the road line and must be revised to comply with these requirements.*
9. Per Section 390-48.AA., “Sidewalks; crosswalks. Sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans with Disabilities Act standards.” *Sidewalks are required along Back Mountain Road.*
10. Per Section 390-49.A.(4), monuments shall be set at all outbound locations where permanent monuments did not exist at the time of the perimeter survey unless site conditions preclude the installation and the missing monument shall be noted on the final plan. *The required monumentation must be shown on the future Land Development Plans.*
11. In accordance with Section 390-50.B., a stormwater drainage and management plan shall be required for all major subdivisions and all land developments, and all subdivisions and land developments shall comply with Chapter 365, Stormwater Management. *Stormwater management in accordance with these requirements shall be addressed on future Land Development Plans.*
12. In accordance with Section 390-51.A, “all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control.” *All proposed development shall meet the requirements of Chapter 102. Since the proposed earth disturbance would exceed one (1) acre, an NPDES Permit, and a Determination of Adequacy letter will be required from the Monroe County Conservation District and/or Pennsylvania Department of Environmental Protection.*
13. Per Section 390-52.A.(2), “All suppliers of non-municipally owned, centralized water and/or sewer services shall be organized in such a fashion as may be required by the Pennsylvania Public Utility Commission and the Developer shall provide for operation, maintenance, and continuity of services in a manner which is acceptable to the Township.” *The ownership of each development/lot and the ownership of the centralized sewer services (WWTP) must be reviewed, and a determination made on*



*the requirement of a PUC operational Tariff. Additionally, the O&M requirements for the facility must be provided to the Township with the future Land Development Plans.*

14. Per Section 390-52.B., “Well setbacks. All wells shall comply with the setback requirements of the Township in any Well Ordinance[1] or in Chapter 470, Zoning. Proposed well locations shall be shown on the plan to confirm compliance.” *This information will be required to be shown on the future Land Development Plans.*
15. Per Section 390-52.C., “On-lot water supply. All on-lot water supply systems shall comply with the requirements of Pennsylvania Department of Environmental Protection and/or applicable Township ordinances. The requirement for the installation of on-lot wells shall be noted on the development plan and shall be required by restrictive covenant to be approved by the Township prior to preliminary plan approval.” *This requirement will need to be addressed with the future Land Development Plans.*
16. Design standards and criteria for the centralized sewage disposal system are included in Section 390-52.G. *Adequacy of the proposed centralized sewage disposal system will be required to be provided with the future Land Development Plans. Information related to the proposed collection system, the proposed conveyance system along Dyson Road, and the as-built conditions and operational plan of the WWTP will need to be submitted.*
17. In accordance with Section 390-55., a landscape plan meeting the requirements of this section shall be prepared for all land developments and major subdivisions; and no land development or major subdivision shall be finally approved until all landscaping has been installed or guaranteed in accord with this chapter.” *A Landscape Plan is required for future Land Development Plan submissions.*
18. In accordance with Section 390-56. outdoor lighting for the proposed improvements must be designed/provided as outlined in this Section. *Lighting Plans shall be provided with future Land Development plan submissions.*
19. In accordance with Section 390-57, “if a proposed subdivision or land development includes any area that is suspected of being a wetland, then a professional wetland delineation may be required. The Township may require that the applicant obtain a jurisdictional determination from the United States Army Corps of Engineers. Until such time as the Board of Commissioners has approved application, the wetland limits shall be visibly identified in the field.” *A wetland delineation is referenced in Note 4 on Sheet C.EX.01. This report must be provided with the Land Development application.*
20. In accordance with Section 390-58.(1) and (2), Common Open Space and Recreation Space shall be provided to provide adequate open spaces, recreational lands, and recreational facilities to serve new inhabitants/occupants of new subdivisions/land developments, for both active and passive recreation, as is specifically authorized by Section 503(11) of the Pennsylvania Municipalities Planning Code (MPC); and to recognize and implement the Official Recreation Plan adopted by Pocono Township.” *The Land Development Plan shall provide the required Common Open Space and Recreation Space, as required by this Section.*
21. In accordance with Section 390-59.B., “Parking spaces and aisles. Parking space and aisle dimensions shall be no less than those listed in the following table”. *Parking spaces are required to be a minimum of 10’x18’ per this section. It is noted that the plan reflects 9’x18’ spaces as defined in the Zoning Ordinance. A waiver to the SALDO dimensions would be required as shown.*



22. In accordance with Section 390-60., a “traffic impact study shall be submitted to the Township, as part of a preliminary plan and final plan for any subdivision or land development application expected to generate more than 250 new trips per day; for residential subdivisions or land developments containing 15 or more dwelling units or residential lots in the aggregate.” *A Traffic Analysis was submitted with the Sketch Plan. The Analysis shows slight increases to peak hour traffic volumes on weekday AM, PM, and Saturdays with no additional improvements proposed within the study area. A further review of the information will be done at the time of a Land Development Plan application and based on the actual proposal at the time.*

### **OTHER ORDINANCE COMMENTS**

23. Future Land Development Plan submissions shall provide Stormwater Management in accordance with Chapter 365, Stormwater Management. In accordance with Section 470-48.F.6., drainage facilities shall be designed and constructed in accordance with the requirements of Chapter 365, Stormwater Management, of the Code of the Township of Pocono. *The Sketch Plan depicts conceptual above ground and underground stormwater management facilities. Future Land Development submissions shall include the required stormwater management details and a Post Construction Stormwater Management Report.*
24. All designs submitted for sewage permit issuance shall conform to the requirements of Section 333-3.F. *As this development proposes to connect to an existing WWTP, the applicable information required in this section, shall be provided.*

### **MISCELLANEOUS COMMENTS**

25. Consideration should be given to providing a direct vehicular connection from the front parking lot to the rear parking lot.
26. Turning Plans shall be provided demonstrating the maneuverability of a WB50 delivery truck, fire truck, and trash truck around the proposed site and driveway intersection with Back Mountain Road.
27. The number of employees identified in the Sketch Plan Narrative is 55; however, the number is indicated to be 40 in the Sewage Planning Narrative. This discrepancy must be resolved.
28. Since this is a Sketch Plan submission, it is unclear if the Planning Module Exemption Mailer has been submitted to PADEP for consideration. It is noted that additional information is required:
- a. The project narrative must be expanded to include an alternatives analysis. It is noted that this project adjoins the central sewage area owned by Pocono Township. A practical alternative may be to connect both the existing and proposed development facilities to the Township’s central system.
  - b. The existing Recovery Facility and an existing single-family home at 242 Dyson Road are believed to be the only connections to the WWTP at this time with a peak reported monthly flow of 7,700 gpd. The project narrative proposes to reduce the planning allocation flows from the Recovery Facility (Lot 1) from 26,500 gpd to 10,000 gpd. This justification is presumably because of reported peak monthly flows of 7,700 gpd. The project narrative needs to provide



more context regarding flow generation and discuss facility occupancy during the peak flow period, daily staffing, and potential utilization beyond the current utilization.

- c. The proposed sewage generation for Lot 2 should be further expanded to provide a more detailed explanation of “160 Guest Meals” and “525 Guests” to better justify the flow per person calculation.
29. The setback dimensions from the southern property line for the two (2) off street loading spaces and the pool area shall be added to the plans.
30. The graphic and written scales of the site on Sheet C.EX.01 are incorrect.
31. The plan identifies several areas of “manmade slopes”. The determination of “manmade” shall be justified by the Applicant.
32. Scot Run shall be labeled on the plans.

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

Sincerely,

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

JST/arm

- cc: Patrick Briegel – Acting Township Manager/Public Works Director  
Lindsay Scerbo – Township Zoning Officer  
Leo DeVito, Esq. – Township Solicitor  
Lisa Pereira, Esq. – Broughal & DeVito, LLP  
Brookdale Enterprises, LLC – Property Owner/Applicant (P.O. Box 531, Tannersville, PA 18372)  
Nate Oiler, P.E. – RKR Hess  
Amy R. Montgomery, P.E. – T&M Associates  
Melissa E. Hutchison, P.E. – T&M Associates



YOUR GOALS. OUR MISSION.

May 7, 2024

Pocono Township Planning Commission  
112 Township Drive  
Tannersville, PA 18372

**SUBJECT: BROOKSTEAD APARTMENTS FINAL/MINOR LAND DEVELOPMENT  
PLAN COMPLETENESS REVIEW  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
POCONO TOWNSHIP LDP NO. 1423, T&M PROJECT NO. POCO-R0614**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed a completeness review of the Preliminary/Final Land Development Plan Application for the Brookstead Apartments. The submitted information consists of the following items.

- Waiver Request Letter prepared by Hanover Engineering, dated April 29, 2024.
- Pocono Township Zoning Hearing Board Decision re: Request for Dimensional Variance, dated November 22, 2023.
- Viewshed Analysis.
- PADEP Planning Module Mailer with EDU calculation.
- Property Deed, Deed Book 2630, Page 9165.
- PNDI Project Receipt dated April 5, 2023.
- Wetlands and Waters Evaluation Report prepared by Hanover Engineering, dated April 29, 2024.
- Stormwater Infiltration Test Results prepared by VW Consultants, LLC, dated January 31, 2024.
- Post Construction Stormwater Management Report prepared by Hanover Engineering dated April 29, 2024.
- Preliminary/Final Land Development Plan (26 sheets) prepared by Hanover Engineering, dated April 29, 2024.

### **BACKGROUND INFORMATION**

The Applicant, Brookstead, LLC, is proposing a land development at property located on the southeastern corner of the S.R. 0611 and Scotrun Drive intersection.

The existing property has an area of 5.59 acres and is located within the C, Commercial Zoning District. It is bordered by S.R. 0611 to the west, Scotrun Drive to the north, and Robinwood Terrace to the east. The existing property includes the former Pangea restaurant with associated parking and driveway taking



access from S.R. 0611. The 100-year floodplain of Scot Run traverses the southeastern corner of the project site. The remainder of the property consists of wetland areas and woodlands.

The proposed development includes the construction of a four-story 64-unit apartment building with associated parking. Access to the proposed development will be taken from Robinwood Terrace and an emergency access is proposed via S.R. 0611.

Based upon our review, we recommend the Planning Commission accept the Preliminary/Final Land Development Plan for review, provided 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, please call me.

Sincerely,

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

JST/meh

cc: Patrick Briegel – Interim Township Manager  
Lindsay Scerbo – Zoning Officer  
Leo DeVito, Esq. – Township Solicitor  
Lisa Pereira, Esq. – Broughal & DeVito, LLP  
Anthony Maula, Brookstead, LLC – Applicant  
Salvatore J. Caiazzo, P.E., Hanover Engineering – Applicant's Engineer  
Kristina Heaney – Monroe County Conservation District  
Amy R. Montgomery, P.E. – T&M Associates  
Melissa E. Hutchison, P.E. – T&M Associates



YOUR GOALS. OUR MISSION.

April 24, 2024

Pocono Township Planning Commission  
112 Township Drive  
Tannersville, PA 18372

**SUBJECT: LANDS OF THE SPIRIT OF SWIFTWATER – PHASE II  
REVISED FINAL LAND DEVELOPMENT PLAN REVIEW NO. 2  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
POCONO TOWNSHIP LDP NO. 1287, T&M PROJECT NO. POCO-R0613**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our second review of the Spirit of Swiftwater Revised Final Land Development Plan Application. The submitted information consists of the following items:

- Response letter prepared by Hanover Engineering, dated March 29, 2024.
- Zoning Hearing Board Decision dated November 14, 2022.
- Phase II Easement Closure Reports.
- Exterior Elevations and Building Sections prepared by Alloy5 Architecture.
- Post Construction Stormwater Management Report prepared by Hanover Engineering, dated March 29, 2024.
- Lands of the Spirit of Swiftwater, Phase II Final Land Development Plan (27 sheets) prepared by Hanover Engineering, dated August 4, 2023, revised March 29, 2024.

### **BACKGROUND INFORMATION**

The Applicant is proposing a revision to Phase II of the Lands of the Spirit of Swiftwater Land Development.

The existing property (Tax ID No. 12/12/2/8-1) is located on the western side of State Route 0611, approximately 500 feet south of its intersection with Lower Swiftwater Road (S.R. 0314). The existing property has a net lot area of 8.66 acres and is located within the C, Commercial Zoning District.



Phase I is located on a separate parcel (Tax ID No. 12/12/2/8) and has been constructed. Phase I includes sixty-six (66) two-bedroom apartments with associated parking, storm sewer and stormwater management, utilities, and driveway taking access from State Route 0611. Phase I is served by public water and sanitary sewer.

Phase II (Tax ID No 12/12/2/8-1) was previously approved with a 57,400 square foot, 4-story, 100 room hotel with associated parking, storm sewer and stormwater management, extension to the existing driveway, and utilities. The submitted revised Final Phase II plan changes the previously approved hotel use to an apartment use and includes the construction of a 52-unit apartment building with associated parking, storm sewer and stormwater management, extension to the existing driveway, and utilities. Phase II will be served by public water and sanitary sewer.

Per Section 470-20.B.(1) of the Zoning Ordinance, the proposed apartments (multifamily dwellings by definition) are permitted within the C, Commercial Zoning District.

The Revised Final Phase II Land Development Plan was accepted for review by the Township Planning Commission at its meeting held on September 11, 2023. Unless a time extension is received from the Applicant, the Board of Commissioners must act on the plan by its meeting scheduled for July 1, 2024.

Based on our review of the above information and the previous LVL Engineering Group comment review letter dated October 3, 2023, we offer the following comments and/or recommendations for your consideration.

### **CONDITIONS OF APPROVAL**

Phase II was approved with conditions by the Board of Commissioners at its meeting held on June 2, 2014, by Resolution No. 2014-23. Conditions contained in Resolution No. 2014-23 still remaining to be addressed are:

- I. The Applicant shall comply with all the conditions and requirements identified in the Township Engineer's letter dated April 14, 2014.

#### **Comment 2**

ADA parking spaces have been provided to comply with Section 512.B. Additional spot shot elevations shall be provided at parking space off-loading locations, ADA curb ramps, and all access walkways to hotel in order to demonstrate compliance with the ADA standards. Sheet 4A has been revised to include spot shots at some ADA spaces. The Plans should be revised to show information at a more readable scale all parking, curb ramps, and sidewalk access. Details of curb ramps should be provided. The Applicant has indicated that revised plans demonstrating ADA ramp compliance are pending. *The proposed slopes along the handicap parking are 1% or less. Upon review of the grading the parking lot has a slope of 5.5%±. It appears the grading at the handicap parking spaces can be revised to provide a 1% or greater slope to reduce the occurrence of ponded stormwater. In addition, spot elevations at the bottom of curb along the northern*





*parking row (32 spaces) shall also be added to the plan. (Previous Comment) Comment addressed.*

#### Comment 5

Approval is required from the Brodhead Creek Regional Authority for water allocation and proposed details. Provide approval letter. *The cover letter indicates a previously issued “will serve” letter from BCRA was revoked due to a limitation of water supply along the Route 0611 corridor. Upon receipt of completeness from the Township, the Applicant will send a reservation request to BCRA to receive a new “will-serve” letter. (Previous Comment) The response letter indicates a will-serve application will be submitted to BCRA. A copy of the application shall be provided to the Township.*

#### Comment 7

Approval of sewage collection and pumping system design should be procured from the Township Sewer Engineer. [Section 2.302.D.5] Approval should address the adequacy of design, capacity, reservations, emergency power, controls, access, maintenance provisions, security, etc. Approval from Township Sewer Engineer is required. *(Previous Comment) A sanitary sewer review has been provided under separate cover.*

#### Comment 9

The procedure for installation or guarantee of required improvements shall be followed with the required information submitted for review and comment [Section 2.400]. *(Previous Comment) The Applicant indicates agreements and financial guarantees will be coordinated with the Township Solicitor and Engineer. A construction cost estimate shall be provided for review.*

#### Comment 12

The applicant must satisfy common open space, recreation areas, and in-lieu fee requirements [Section 3.212.C – adopted as part of Ordinance 121]. *The cover letter indicates that a bridge crossing the creek has been constructed to provide residents with access to open space. The constructed bridge shall be clearly shown and labeled on the plan. (Previous Comment) Common open space is proposed. A portion of this open space is located between the proposed building and parking area. The Applicant shall address whether the total proposed open space is designated for use by the general public or the residents of the proposed development only.*

*A calculation shall be provided on the plan showing the required amount of “Common Open Space” and how much (in square feet and acres) of the “Common Open Space” meets the definition of “Prime Open Space”.*

*It appears this bridge is located on Phase I and will require residents of the proposed apartments to walk along Tamarack Drive and through the parking lot of Phase I to access the bridge. The Applicant should consider providing sidewalk to ensure safe pedestrian access from Phase II to and through Phase I. (Previous Comment) The sidewalk shall still be addressed.*



Comment 14

The design of drives shall provide for safe and hazard-free internal circulation. Truck circulation should be discussed [Section 3.503]. The WB50 tractor trailer and Township ladder truck movements should be rechecked on the plan and the drive radius adjusted accordingly, especially at the top of the proposed hotel access drive. *A turning template for a fire truck and WB-50 truck have been included with this submission. The template shall be provided to the Township Fire Company for its review and comment. (Previous Comment) The response letter indicates the plan will be provided to the Township Fire Company.*

Comment 15

Stormwater revisions for the driveway through loop have not been performed and are pending. *The cover letter indicates stormwater for the emergency access was calculated and included in the revised NPDES permit extension. NPDES Permit No. PAD450110 was issued July 29, 2020. The date of the Revised Final Plan is August 4, 2023, and the list of revisions on the Cover Sheet (Sheet CS-1) do not suggest a revision made for the NPDES permit extension. The current revised plan shall be provided to the Monroe County Conservation District to determine whether an amendment to the existing NPDES permit will be required.*

*In addition, the stormwater management report/calculations shall be provided. (From Previous Comment) Comments related to our review of the submitted Post Construction Stormwater Management Report are included in this letter. In addition, all correspondence with, submissions to, and permit from the County Conservation District shall be provided to the Township.*

Comment 16

Fire lanes are required for new buildings set back more than 150' from the right-of-way. [Ordinance 101] The dimensions and requirements of the ordinance for the designated lanes shall be provided for on the plan, including provisions for turn radius and turnaround areas. The Applicant has indicated that fire lanes will be added "once the hotel design is finalized". The plans have been revised to include conceptual grading/or a continuous drive loop however final details and notations have not been provided on the plan. *The Revised Final Plan provides an emergency access road behind the proposed apartment building. The plan shall be provided to the Pocono Township Fire Company for review and comment. (From Previous Comment) The response letter acknowledges the need to submit to the Township Fire Company.*

Comment 18

Retaining wall systems will require signed and sealed drawings for the site-specific application. *The cover letter indicates no retaining walls are proposed in Phase II. The Typical Section-Reinforced Modular Concrete Unit Retaining Wall provided on the Site & Miscellaneous Details (Sheet DET-3) shall be removed. (Previous Comment) A retaining wall is now proposed and the detail on Sheet DET-3 remains. The Retaining Wall Note in the detail shall be revised to require the retaining wall design plans and calculations be "reviewed and approved prior to construction".*



Comment 20

Given the density of the development, it is recommended that the fire department provide input on the adequacy of the fire hydrant layout (one hydrant proposed) and truck access. ***(Previous Comment) The response letter indicates a copy of the plan will be submitted to the Fire Chief for review.***

Comment 21

The following is a summary of the Permits/Approvals required for this Land Development. Copies of all applications, comments, and response letters should be provided to the Township for review through the course of permit procurement:

- a. Monroe County Planning Commission – Land Development review. ***(Previous Comment) The Revised Final Plan shall be submitted to the County Planning Commission with proof of submission provided to the Township.***
- b. Monroe County Conservation District – Erosion & Sedimentation Pollution Control Plan Review & Approval – ***(Previous Comment) The Revised Final Plan shall be submitted to the County Conservation District.***
- c. Pennsylvania Department of Environmental Protection
  - i. NPDES Permit for Stormwater Discharges Associated with Construction - *NPDES Permit No. PAD450110 was issued July 29, 2020. The date of the Revised Final Plan is August 4, 2023, and the list of revisions on the Cover Sheet (Sheet CS-1) do not suggest a revision made for the NPDES permit extension. (Previous Comment) The current revised plan shall be provided to the Monroe County Conservation District to determine whether an amendment to the existing NPDES permit will be required. All correspondence with, submissions to, and permit from the County Conservation District shall be provided to the Township.*
  - ii. Water Obstruction and Encroachment Permit, Extension through 2016 – ***(Previous Comment) Bridge constructed, and no further review is required.***
  - iii. Sewage Facilities Planning Module – *An exemption letter was issued by the Pennsylvania Department of Environmental Protection on March 31, 2016. (Previous Comment) Refer to the sanitary sewer review for any related comments.*
- d. Sewer Authority Approval – ***(Previous Comment) A sanitary sewer review has been provided under separate cover.***
- e. Water Authority Approval - *A previously issued “will serve” letter from BCRA was revoked due to a limitation of water supply along the Route 0611 corridor. (Previous Comment) The previous submission suggested that upon receipt of completeness from the Township, the Applicant will send a reservation request to BCRA to receive a new “will-serve” letter.*
- f. Pennsylvania Department of Transportation, Highway Occupancy Permit – ***(Previous Comment) Permit issued, and driveway constructed. No further review required.***



- II. The applicant shall address the Fire Department comments attached to the Township Engineer's letter dated April 14, 2014. *The cover letter indicates two fire hydrants and sprinklers are proposed. The plan shall be provided to the Pocono Township Fire Company for review. (Previous Comment) The response letter acknowledges this comment.*
- III. The applicant shall submit to the Township Engineer, for his review and approval, the stormwater management plan which was redesigned due to the addition of the loop road. *The cover letter indicates a 0.07-acre reduction in impervious cover is proposed. The revised stormwater management report/calculations shall be submitted. (Previous Comment) Comments related to our review of the submitted Post Construction Stormwater Management Report are included in this letter.*
- IV. The applicant shall enter into an Improvements Agreement with the Township and provide appropriate security at the time of Final Plan approval. *The cover letter indicates a construction cost estimate was provided with this submission; however, none was received. The construction cost estimate shall be provided for review. (Previous Comment) The response letter indicates a construction cost estimate will be provided with a future submission.*
- V. The applicant shall enter into a Maintenance Agreement with the Township and provide appropriate security at the time of Final Plan approval. *(Previous Comment) The previous cover letter indicates coordination with the Township Solicitor will occur.*
- VI. The applicant shall enter into a Stormwater Management and Maintenance Agreement with the Township at the time of Final Plan approval. *(Previous Comment) The previous cover letter indicates coordination with the Township Solicitor will occur.*
- VII. The applicant shall pay all necessary fees associated with the Plan, but not limited to any outstanding plan account charges and all professional service fees, prior to the recording of the Final Plan. *(Previous Comment) The previous cover letter acknowledged the required fees.*
- VIII. The applicant shall obtain all required permits and approvals from other governmental and regulatory agencies prior to presenting the Final Plan for signatures. *(Previous Comment) The previous cover letter indicated permitting from PennDOT and PADEP (NPDES) were received. Refer to Item I, Comment 15. In addition, the previous cover letter acknowledged the need for a sewer review and "will-serve" letter from BCRA. Refer to Condition I, Comment 21.*
- IX. The applicant shall submit a final plan in accordance with Section 508 of the Municipalities Planning Code. *(Previous Comment) This submission is for a Revised Final Land Development Plan.*
- X. The applicant shall comply with all final plan requirements identified in the Subdivision and Land Development Ordinance. *(Previous Comment)*
- XI. The applicant shall provide three (3) mylars for recording the plans and eight (8) sets of paper prints which are signed and notarized by the owner and sealed by the engineer. *The applicant shall confirm with the Township the number of plans required for recording. (Previous Comment) The response letter acknowledges this comment.*
- XII. The applicant shall complete the development in strict accordance with the Plan, notes on the Plan,



this conditional Preliminary Approval, and the improvements Agreement (except as said Plan or conditions of approval may be revised during the Final Plan approval process) or as approved by the Township Engineer. ***(Previous Comment) The previous cover letter acknowledged these requirements.***

- XIII. The applicant shall accept these conditions in writing within five (5) days of receipt of the Board of Commissioners Resolution, otherwise the application is denied. ***(Previous Comment) The previous cover letter indicated this was completed.***

#### **ZONING ORDINANCE COMMENTS**

1. Comment 1 from Review No. 1 satisfied.

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

2. Comments 2 through 7 from Review No. 1 satisfied.
3. In accordance with Section 390-29.J.(2), the Land Development Application shall include “exterior elevations of any proposed buildings including at least the front and side elevations”. *Architectural drawings of the proposed apartment building shall be provided to the Township. (Previous Comment 8 from Review No. 1) Architectural drawings have been provided with this submission.*

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

4. In accordance with Section 365-11.B.(3), “design the infiltration structure for the required storm volume based on field- determined capacity with the appropriate safety factors applied (as noted in the Pennsylvania Stormwater Best Management Practices Manual) at the level of the proposed infiltration surface”. ***(New Comment) The infiltration rate utilized in the Pond Report for Basin D6 is the average rate without any applied safety factors. The Pond Report shall be revised for compliance with this Section.***

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

5. Based upon our review of the Revised Final Plan and the stamped for construction plan dated December 2006 and last revised March 9, 2016, the proposed storm sewer has been revised. Calculations in support of the revised storm sewer shall be submitted for review. ***(Previous Comment 9 from Review No. 1) Comments related to our review of the submitted Post Construction Stormwater Management Report are included in this letter.***
6. Inlet D6-1 is identified as an M inlet in the D6-1 to D6-5 Profile on Sheet SW-1. Inlet D6-1 is located along curb and should be identified as a C inlet. In addition, the inlet type for D6-10 shall be identified in the D6-10 to D6-15 Profile on SW-1. The profiles shall be revised accordingly. ***(Previous Comment 10 from Review No. 1) The structure and invert information at D7 shall be shown and labeled in the F-1 to D7 Profile on Sheet SW-1.***
7. The cover over the storm sewer pipes between inlet D1-12 and endwall D1-13 in the D12-D13 Profile is less than 2-feet. The cover has been reduced from that proposed on the previous plan and the storm sewer is located under the access driveway and parking area. Based upon the storm pipe slopes it appears the covers could be increased to provide a minimum of 2-feet. ***(From***



***Previous Comment 11 from Review No. 1) The cover at inlet D1-12 is still less than 2-feet and shall be revised.***

8. Previous Comments 12 and 13 from Review No. 1 satisfied.
9. The top of grate elevation at F-3 in the F-1 to D7 Profile on Sheet SW-2 is high when compared to the proposed grading on Sheet GU-1. The profiles shall be revised. ***(From Previous Comment 14 from Review No. 1) The outlet structure at Basin D1 (inlet F-3) has a top of grate elevation of 1185.50 and an orifice elevation of 1184.00. The proposed grading and/or placement of the outlet structure shall be revised to reflect the proposed elevations.***
10. Comment 15 from Review No. 1 satisfied.
11. The proposed retaining wall shall not be shown on the Pre Development Drainage Area Plan. ***(New Comment)***
12. The length utilized in the time of concentration calculation for Pre Offsite Basin D6 is short when compared to the plan. The calculations shall be revised. ***(New Comment)***
13. The following comments are related to the land use areas utilized in the Offsite-1 Pre Drainage CN calculation. The calculations shall be revised accordingly.
  - a. The impervious area is high when compared to the plan.
  - b. The area of woods in A soils is low and the area of grass in A soils is high when compared to the plan.
  - c. Woodlands exist in the entire area of C soils.***(New Comment)***
14. The time of concentration calculation in support of the Post Basin D6 path shown on the Post Development Drainage Plan shall be submitted. ***(New Comment)***
15. The Pre and Post Offsite Basin D6 time of concentration calculations utilizes different “land slopes”. No grading is proposed and the calculations shall be revised accordingly. ***(New Comment)***
16. The proposed grade at Swale J (elevation 1250) and the top of berm elevation (1187) at Detention Basin D1 shall be labeled on the Grading and Utility Plan (Sheet GU-1). ***(New Comment)***
17. In plan view, the side slopes within and outside Basin Berm D6 are 2:1 and 3:1, respectively. The Bioinfiltration Berm D6 detail on Sheet PCSM-3 shall be revised for consistency. ***(New Comment)***

### **MISCELLANEOUS COMMENTS**

18. The cover letter indicates that the traffic generation of the proposed apartment use will be less than the previously approved hotel use. Based upon the data provided in the ITE Trip Generation Manual, the proposed apartments will generate less traffic than the previously proposed hotel during the AM and PM weekday peak hours and the Saturday and Sunday peak hours. ***(Previous***



***Comment 16) No action required.***

19. The Applicant shall discuss the number of bedrooms in each unit with the Township. ***(Previous Comment 17) The response letter indicates one (1) to two (2) bedrooms will be provided for each unit.***
20. Previous Comments 18 through 22 from Review No. 1 satisfied.
21. The Sign Tabulation on the Record Plan (Sheet RP-1) and the Reserved Parking Sign details on Sheet DET-3 shall be revised to provide the current nomenclature for the ADA Van Accessible plaque. ***(Previous Comment 23) The nomenclature for the van accessible plaque is R7-8P. The Sign Tabulation on Sheet RP-1 and the details on Sheet DET-3 shall still be revised.***
22. Previous Comments 24 and 25 from Review No. 1 satisfied.
23. Boundary closure reports for the proposed Drainage and Slope Easements, the proposed Pocono Township/BCRA Easement, and the 40' Wide Emergency Access Easement shall be submitted for review. Distances along the southern property line (S53°43'53"E) shall be provided on the Phasing and Easement Plan (Sheet EAS-1) in support of the northerly Drainage and Slope Easement and the 40' Wide Emergency Access Easement. ***(Previous Comment 26 from Review No. 1) The following comments are related to our review of the submitted boundary closure reports and the Phasing & Easement Plans (Sheets EAS-1 to EAS-4).***
  - a. ***The acreage of the Open Space Easement presented on Sheet EAS-1 (6.22 acres) is inconsistent with the area calculated in the boundary closure reports (7.04 acres). The plan shall be revised.***
  - b. ***The points of beginning shall be labeled for each proposed easement.***
  - c. ***Metes and bounds to tie the proposed easements into an existing known point shall be provided on the plan.***
  - d. ***Proposed grading is shown within the Drainage & Slope Easement and the easement shall be revised accordingly.***
  - e. ***Line 124 of the Drainage & Slope Easement shall be labeled.***
24. A 40' Wide Emergency Access Easement is proposed to connect the proposed Tamarack Drive with the existing Tamarack Drive. The easement is through existing woodlands which are not proposed to be removed. The use of the Emergency Access Easement shall be discussed. ***(Previous Comment 27) The response letter acknowledged this comment.***
25. Previous Comments 28 and 29 from Review No. 1 satisfied.
26. The stilling basins at D6-5, D6-15, D1-4, D1-13, D7, and D7-2/F-1 shall be identified on the Grading and Utility Plan (Sheet GU-1), in the profiles on Sheet SW-1, on the Post Construction Stormwater Management Plan (Sheet PCSM-1), and in Standard Construction Detail #9-4 on Sheet PCSM-2. ***(Previous Comment 30 from Review No. 1) Stilling Basin F shall be listed in Standard Construction Detail #9-4 on PCSM-2.***



27. Previous Comments 31 through 37 from Review No. 1 satisfied.
28. The spillway elevation listed for D6 in the Infiltration Basin/Detention Design/Bioretenion Area detail on PCSM-3 is inconsistent with that specified in the Bioinfiltration Berm D6 detail. In addition, the design information listed for D1 in the Infiltration Basin/Detention Design/Bioretenion Area detail is inconsistent with that provided in the Detention Basin Outfall D1 detail. The details shall be revised for consistency. *(Previous Comment 38 from Review No. 1)*
  - a. *The emergency spillway elevation utilized in the Pond Report for Basin/Berm D6 (1212.90) is inconsistent with that shown in plan view on Sheet PCSM-1 and specified in the Bioinfiltration Berm D6 and the Infiltration Basin/Detention Design/Bioretenion Area details on Sheet PCSM-3 (1212.30). The plan view and detail shall be revised for consistency.*
  - b. *The 15-inch HDPE specified in the Detention Basin Outlet Structure – D1 detail on Sheet PCSM-3 shall be revised to an 18-inch HDPE for consistency with the Detention Basin Outfall D1 detail and the associated Pond Report.*
29. Previous Comment 39 from Review No. 1 satisfied.

#### **PLAN REVISION COMMENTS**

30. The steep slope note on the Cover Sheet (Sheet CS-1) shall be numbered (previously Note 18). *(New Comment)*
31. The Requests for Modification on the Cover Sheet (Sheet CS-1) shall list the approval dates of the waivers from Sections 3.463 and 2.302.D.15. *(New Comment)*
32. The metes and bounds of the existing property shall be shown on the Existing Resources and Site Analysis Plan (Sheet ER-1). *(New Comment)*
33. The proposed retaining wall labeled shall be removed from the Demolition Plan (Sheet DP-1). *(New Comment)*
34. The rim elevations at sanitary manholes SMH-1, SMH-2, and SMH-3 shall be provided in the Proposed Sanitary Profile on Sheet SP-1. *(New Comment)*
35. The Typical Curb Taper Detail provided on Sheet DET-3 and the TC/BC elevations provided in the Handicap Parking Blow-Up on Sheet GU-1 show a 6-inch curb reveal. However, the Concrete Curb and Concrete Curb/Sidewalk Details specify an 8-inch curb reveal. The plan view and details shall be revised for consistency. *(New Comment)*

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

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





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.

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/meh

cc: Patrick Briegel, Interim Township Manager  
Lindsay Scerbo, Township Zoning Officer  
Leo DeVito, Esquire – Township Solicitor  
Lisa Pereira, Esquire, Broughal & DeVito, LLP  
Salvatore J. Caiazzo, P.E., Hanover Engineering – Applicant's Engineer  
Anthony Maula – Owner/Applicant  
Amy R. Montgomery, P.E. – T&M Associates  
Melissa E. Hutchison, P.E. – T&M Associates



YOUR GOALS. OUR MISSION.

May 7, 2024

Pocono Township Planning Commission  
112 Township Drive  
Tannersville, PA 18372

**SUBJECT: 611 LAND DEVELOPMENT LLC – DUAL BRAND HOTEL  
FINAL MINOR SUBDIVISION PLAN & LOT 2 PRELIMINARY LAND DEVELOPMENT  
PLAN REVIEW NO. 1  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
POCONO TOWNSHIP LDP NO. 1401, T&M PROJECT NO. POCO-R0630**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed our first review of the Final Minor Subdivision Plan and Lot 2 Preliminary Land Development Plan Application for the 611 Land Development LLC – Dual Brand Hotel by Marriot. The submitted information consists of the following items.

- Transmittal Letter dated March 18, 2024 from 611 Land Development LLC.
- Pocono Township Land Development Application.
- Hamilton Township Subdivision Application, Land Development Application, Consumptive Use Tracking, and Stormwater Application.
- MCPC Checklist Application.
- Deeds and Existing Easements.
- Wetland Delineation Report prepared by Kingfisher Group last revised September 21, 2023.
- Geotechnical Engineering Report prepared by Midlantic Engineering, Inc. dated October 8, 2021.
- Geotechnical Engineering Report prepared by Midlantic Engineering, Inc. dated June 1, 2023.
- Individual NPDES Permit Submission prepared by Devco Infra LLC dated March 7, 2024.
- Post Construction Stormwater Management Report Volumes I and II prepared by Devco Infra dated March 7, 2024.
- Final Minor Subdivision Plan (7 sheets) prepared by Devco Infra, LLC, dated March 7, 2024.
- Post Construction Stormwater Management Plan (44 sheets) prepared by Devco Infra, LLC, dated



March 7, 2024.

- Preliminary Land Development Plan (70 sheets) prepared by Devco Infra, LLC, dated March 7, 2024.

### **BACKGROUND INFORMATION**

The Applicant, 611 Land Development LLC, is proposing to subdivide a 46.503 acre property located along the northern side of SR 0611 between Bartonsville Avenue and Frantz Road. The site has frontage on all three (3) roadways and is located in Pocono, Hamilton, and Stroud Townships. The property is located in the C-Commercial District in Pocono Township. The natural resource areas present on the site include wetlands, streams, woodlands, and steep slopes. A vacant house and several out-buildings are also located on the site.

Proposed Lot No. 1 is shown to be 41.826 acres and Lot No. 2 as 4.677 acres. The plans propose development of Lot No. 1 with a stormwater infiltration basin while Lot No. 2 will be developed with a proposed hotel with a total of 120 rooms; 60 for Springhill Suites and 60 for Townplace Suites. A new access drive will be constructed from SR 0611 within Hamilton Township. The developed area is mostly within Hamilton Township; however, a loading area, and a portion of the proposed parking and dumpster areas are within Pocono Township. A stormwater infiltration basin on Lot No. 1 is also within Pocono Township. The site will be served by public water and sewer.

The plans were accepted by the Township Planning Commission at its meeting held on April 8, 2024. Unless a time extension is provided by the Applicant, the Board of Commissioners must act on the plan by its meeting held on July 1, 2024.

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

### **ZONING ORDINANCE COMMENTS**

1. In accordance with Section 470-20.B.(1)(gg), “customary accessory uses incidental to the above permitted uses” are permitted.
  - a. *During the proposed land development, the existing dwelling (principal use) on Proposed Lot #1 will be removed. However, the existing garage, barn, shed, and chicken coop are shown to remain. The existing accessory uses shall be removed with the existing dwelling (principal use).*
  - b. *After the proposed subdivision, the existing garage will remain on Proposed Lot #2, and it’s principal use will be located on Proposed Lot #1. The existing garage shall be shown as “to be removed”.*
2. In accordance with Sections 470-20.C.2.(a) and (b), the required front yard depth and side yard width are 75-feet and 20-feet, respectively. *The existing dwelling and accessory uses shown to remain on Proposed Lot #2 are located within the front and side yards. These are existing non-conformities, and the proposed subdivision does not affect the existing non-conformities.*
3. In accordance with Section 470-20.C.2.(c), the required rear yard depth is 25-feet. *The rear yard*



*shown in plan view on Proposed Lot #2 and located within Pocono Township has a depth of 20-feet and shall be revised.*

4. In accordance with Section 470-34.D.(1), “Required loading spaces. Every building or structure, lot or land hereafter put to a commercial or industrial use or an existing building or structure enlarged shall provide one off-street truck loading and unloading space for the first 5,000 square feet or less of gross floor area, plus a minimum of one additional off-street truck loading area for each additional 10,000 square feet of gross floor area.” *The plan must reflect the locations and number of loading spaces provided within the depicted “Loading Zone”.*
5. All signs shall meet the requirements of Article VII of the Zoning Ordinance. *A note to this effect shall be placed on the plan.*

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

### **MINOR SUBDIVISION PLAN COMMENTS**

The following items are required in support of the Minor Subdivision Plan (Sheet C-101).

6. In accordance with Sections 390-18.B.(6)(c) and 390-18.E, the applicant shall be responsible for submission of the plan and all required supporting documentation to the Monroe County Planning Commission. “No official action shall be taken by the Board of Commissioners until either the Township has received the comments of the Monroe County Planning Commission or a period of 30 days has expired following transmittal of the preliminary plan to the County Planning Commission.” *Proof of submission to and comments from the County Planning Commission shall be provided to the Township.*
7. In accordance with Sections 390-18.F, 390-28.C.(2), and 390-29.J.(8)(a), the Township shall concurrently make its decision on the sewage facilities planning module, and, if approval is granted, the completed sewage planning documents shall be forwarded to the Pennsylvania Department of Environmental Protection. Minor subdivision plan approval shall be conditional upon Department of Environmental Protection sewage planning approval. *Sewage planning shall be completed and approved by the Pennsylvania Department of Environmental Protection (PADEP). All correspondences with, submissions to, and permit from PADEP shall be provided.*
8. In accordance with Section 390-27.A.(3), “the survey shall not have an error of closure greater than one in 10,000 feet and shall include a boundary closure report”. In addition, and in accordance with Section 390-27.B.(11), the Minor Subdivision Plan shall include “sufficient data, acceptable to the Township, to determine readily the location, bearing and length of every boundary, road or lot line. All dimensions shall be shown in feet and hundredths of a foot. All bearings shall be shown to the nearest one second of an arc.” *Lot closure reports shall be submitted in support of the Proposed Lots #1 and #2.*
9. In accordance with Section 390-27.A.(5), “plans shall be legible in every detail”. *The text on the Subdivision Plan (Sheet C-101) is illegible at the current scale. The scale shall be revised, or additional sheets shall be provided to clearly depict all information required for the Minor Subdivision Plan.*



10. In accordance with Sections 390-27.B.(2) and 390-27.B.(3), the Minor Subdivision Plan shall include the name and address of owner of record and the developer if different from the landowner (if a corporation, give name of each officer)". *Sheet C-101 shall be revised to include the owner of record and developer information.*
11. In accordance with Section 390-27.B.(6), the Minor Subdivision Plan shall include "the deed book volume and page number reference of the latest source(s) of title to the land being subdivided". *The deed book information shall be included on Sheet C-101.*
12. In accordance with Section 390-27.B.(13), "reference monuments and/or lot markers shall be shown on the plan and shall be placed as required by § 390-49 of this chapter". *Sheet C-101 shall clearly show and label all existing and proposed monumentation.*
13. In accordance with Section 390-27.B.(21), the Minor Subdivision Plan shall include "site data including, total acreage, number of lots, existing zoning district (if zoning is in effect) and Tax Map number". *The required site data shall be included on Sheet C-101.*
14. In accordance with Section 390-27.B.(22), the Minor Subdivision Plan shall include "existing or proposed contour lines at an interval of not greater than 20 feet as superimposed from the latest USGS quadrangle or from a field survey. A minimum of two contour lines are required to show direction and amount of slope." *The existing contour lines shall be shown on Sheet C-101.*
15. In accordance with Section 390-27.B.(27), the Minor Subdivision Plan shall include "a location map at a scale of one inch equals 800 feet for the purpose of locating the property being subdivided". *Sheet C-101 shall be revised to include a location map. The location map shall identify two (2) existing streets to aid in identifying the project site.*
16. In accordance with Section 390-27.B.(28), the Minor Subdivision Plan shall include "a signature block in the lower right hand eighth of the plan immediately above the title block for recommendation by the Planning Commission and for the approval of the Board of Commissioners shall be provided including a space for the date of recommendation/approval. Include provision for plan revisions including space for a brief description of the revision directly to the left of the title block". *The required signature blocks shall be provided on Sheet C-101.*
17. In accordance with Section 390-27.B.(29), the Minor Subdivision Plan shall include "signature blocks for the Township Engineer and Monroe County Planning Commission". *The required signature blocks shall be provided on Sheet C-101. The following signature block for the Pocono Township Engineer shall be provided on the plan.*

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Pocono Township Engineer

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Date

18. In accordance with Section 390-27.B.(31), the Minor Subdivision Plan shall include a "certificate of ownership and acknowledgment of the plan, in the form provided by the Township, which shall be accurately completed, signed by the owner of the property, dated and notarized". *The certification shall be provided on Sheet C-101.*



19. The applicable notes in Section 390-27.B.(33) shall be provided on Sheet C-101.
20. In accordance with Section 390-43.A.(6)(e)[2][b], “no more than 50% of the required minimum lot area of proposed lots, as established by the underlying zoning district regulations may be comprised of steep slope areas”. *A calculation showing the existing area of steep slopes (20% and greater) located on each proposed lot shall be provided to confirm compliance with this Section.*
21. In accordance with Section 390-43.A.(10), “lot lines should follow municipal and county boundary lines, rather than cross them. Reserve strips controlling access to lots, public rights-of-way, public lands or adjacent private lands are prohibited.” In addition, and in accordance with Section 390-47.C.(2), “lots divided by municipal boundaries shall be avoided. Where a subdivision is divided by a municipal boundary, the applicant shall so notify the governing body of each municipality affected so that an administrative agreement for the platting and taxing of lots between the municipalities can be executed, if such agreement is necessary.” *The proposed subdivision creates Proposed Lot #2 which crosses the existing municipal boundary line shared between Hamilton Township and Pocono Township. The plan shall be revised.*
22. In accordance with Section 390-57.A, “if a proposed subdivision or land development includes any area that is suspected of being a wetland, then a professional wetland delineation may be required. The Township may require that the applicant obtain a jurisdictional determination from the United States Army Corps of Engineers. Until such time as the Board of Commissioners has approved application, the wetland limits shall be visibly identified in the field.” *Notes related to the wetland delineation shall also be provided on Sheet C-101.*

#### LAND DEVELOPMENT PLAN COMMENTS

23. In accordance with Section 390-16.C.(3), “the applicant shall be responsible for submission of the plan and all required supporting documentation to the Monroe County Planning Commission, the Monroe County Conservation District, PennDOT, and all other governing agencies”. In addition, and in accordance with Section 390-29.J.(19), the Land Development Plan shall include “copies of all other required permits or the applications made thereof”. *Submissions to, correspondences with, and approval from the following outside agencies shall be provided to Pocono Township:*
  - a. *Monroe County Planning Commission*

Per Section 390-16.F, “no official action shall be taken by the Board of Commissioners until either the Township has received the comments of the Monroe County Planning Commission or a period of 30 days has expired following transmittal of the preliminary plan to the County Planning Commission”.
  - b. *Monroe County Conservation District/Pennsylvania Department of Environmental Protection – Erosion Control Adequacy and NPDES Permit – An Incompleteness Letter dated April 19, 2024 was issued by the Monroe County Conservation District.*
  - c. *Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module*

Per Section 390-16.G, “the Township shall concurrently make its decision on the sewage



facilities planning module, and if approval is granted, the completed sewage planning documents shall be forwarded to the Pennsylvania Department of Environmental Protection. Preliminary plan approval shall be conditional upon Department of Environmental Protection sewage planning approval.”

d. *Pennsylvania Department of Transportation – Highway Occupancy Permit*

Per Section 390-16.H, “if a highway occupancy permit shall be required for access to a Township or state road, approval of the preliminary plan shall be conditional upon the issuance of a highway occupancy permit by the Township and/or PennDOT, as the case may be”.

e. *Pocono Township Sewer Authority – sanitary sewer service design and capacity*

f. *Brodhead Creek Regional Authority – water service will-serve and sewage treatment capacity*

g. *Pocono Township Volunteer Fire Company*

24. In accordance with Section 390-29.F, “a map compiled from existing information showing the location of the proposed land development within its neighborhood context shall be submitted. For sites under 100 acres in area, such maps shall show the relationship of the subject property to natural and man-made features existing within 1,000 feet of the site. For sites of 100 acres or more, the map shall show the above relationships within 2,000 feet of the site. The features that shall be shown on site context maps include topography (from USGS. maps), stream valleys, wetland complexes (from maps published by the United States Fish and Wildlife Service or the USDA Natural Resources Conservation Service), woodlands over 1/2 acre in area (from aerial photographs), ridgelines, public roads and trails, utility easements and rights-of-way, public land, and land protected under conservation easements.” *The required Site Context Map shall be provided in the plan set. The aerial photograph required in Comment 25 may also be used to satisfy the requirements of the Site Context Map.*
25. In accordance with Section 390-29.G.(1), “a vertical aerial photograph enlarged to a scale not less detailed than one inch equals 400 feet, with the site boundaries clearly marked” shall be provided. *The aerial photograph shall be provided in the plan set.*
26. In accordance with Section 390-29.H.(1), “a resource impact and conservation analysis shall be prepared for all land development applications to categorize the impacts of the proposed activities and physical alterations on those resources shown on the existing resources and site analysis (as required under § 390-29G). All proposed improvements, including but not necessarily limited to grading, fill, roads, buildings, utilities and stormwater detention facilities, as proposed in the other proposed land development plan documents, shall be taken into account in preparing the preliminary resource impact and conservation analysis, which shall clearly demonstrate that the applicant has minimized site disturbance to the greatest extent practicable”. *A Resource Impact and Conservation Analysis chart shall be provided on the plan listing the existing area, the disturbed area, and the protected area of each existing natural resource.*
27. In accordance with Section 390-29.I.(11), “if land to be subdivided lies partly in or abuts another



municipality, the applicant shall submit information concerning the location and proposed design of roads, layout and size of lots and provisions of public improvements on land subject to his control within the adjoining municipalities. The design of public improvements shall provide for a smooth, practical transition where specifications vary between municipalities. Evidence of approval of this information by appropriate officials of the adjoining municipalities also shall be submitted.” *Evidence of approval by Hamilton Township shall be provided upon receipt.*

28. In accordance with Section 390-29.I.(15), the Land Development Plan shall include “a signature block in the lower right hand eighth of the plan immediately above the title block for recommendation by the Planning Commission and for the approval of the Board of Commissioners shall be provided including a space for the date of recommendation/approval. Include provision for plan revisions including space for a brief description of the revision directly to the left of the title block.” *Signature blocks for the Pocono Township Planning Commission and Board of Commissioners shall be provided on the Cover Sheet.*
29. In accordance with Section 390-29.I.(16), the Land Development Plan shall include “signature blocks for the Township Engineer and Monroe County Planning Commission”. *The following signature block for the Pocono Township Engineer shall be provided on the Cover Sheet.*

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Pocono Township Engineer

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Date

30. The applicable notes in Section 390-29.I.(32) shall be provided on the plan.
31. In accordance with Section 390-29.J.(1)(c), the Land Development Plan shall include “truck turning movement diagrams for at least a WB-50 truck”. *Turning diagrams for a fire truck shall be provided. The plan shall also be provided to the Pocono Township Volunteer Fire Company for its review.*
32. In accordance with Sections 390-29.J.(10) and 390-51.A, all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control. *An Incompleteness Letter dated April 19, 2024 was issued by the Monroe County Conservation District. All submissions to, correspondences with, and permit from the County Conservation District shall be provided. The following comments are related to our review of the Final Erosion and Sediment Control Plan, Notes, and Details.*
- a. *Note 3 in the General Construction Sequence is unfinished and shall be revised.*
  - b. *The sheet reference in Note 20 in the General Construction Sequence (on Sheets C-505 and C-617) is incorrect and shall be revised.*
  - c. *The existing gravel located through Infiltration Basin 5 shall be noted as to be removed in the General Construction Sequence (on Sheets C-505 and C-617).*
  - d. *Sheet C-701 is incorrectly referenced in the Stormwater Infiltration Basin Construction*





*Sequence (on Sheets C-505 and C-617) and the sheet shall be revised.*

- e. *The limit of disturbance shall be revised to provide access to the existing dwelling to be removed.*
33. In accordance with Sections 390-29.J.(11) and 390-50.B, the Land Development Plan submission shall include a stormwater drainage and management plan meeting the requirements of this chapter and any Stormwater Management Ordinance adopted by the Township. *Refer to the Stormwater Management Ordinance Comments.*
34. In accordance with Sections 390-29.J.(15) and 390-48.T.(10), where access is to a state road, a valid state highway occupancy permit shall be obtained prior to plan recording. Where PennDOT standards differ from those of the Township, the more restrictive regulations shall apply. *All submissions to, correspondences with, and permit from PennDOT shall be provided.*
35. In accordance with Section 390-29.K, “a community impact analysis including the following information shall be required for land developments containing 15 or more dwelling units or residential lots in the aggregate; all nonresidential developments (with the exception of agricultural development) with buildings containing in excess of 20,000 square feet of floor space in the aggregate; or development of any kind impacting 30 acres of land or more in the aggregate.” *A community impact analysis shall be submitted for review.*
36. In accordance with Section 390-29.N, “prior to approval of the land development plan, the applicant shall submit to the Township a land development plan engineering certification stating that the proposed layout of proposed roads, lots, and open lands complies with the Township's ordinances, particularly those sections governing the design of subdivision roads and stormwater management facilities, and that all improvements will be installed in accord with the specific requirements of this chapter or any waivers or modifications granted by the Township. This certification requirement is meant to provide the Township with assurance that the proposed plan is able to be accomplished within the Township's current regulations.” *A note to this effect shall be provided on the plan.*
37. In accordance with Section 390-43.A.(6)(e)[2][a], “no more than 35% of the original ground cover within any designated steep slope area on the property may be disturbed by grading, filling or other means. At least 65% of the original ground cover must remain undisturbed during the establishment, alteration or maintenance the property.” *A chart showing the existing area and the disturbed area (in square feet and percent) of the existing steep slopes (25% and greater) in Pocono Township shall be provided on the plan to confirm compliance with this Section.*
38. In accordance with Section 390-43.A.(6)(e)[2][e], “the final plan shall be recorded with a steep slope easement. The easement shall be comprised of at least 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.” In addition, and in accordance with Section 390-43.A.(6)(e)[2][f], “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”. *The required steep slope easement and note shall be provided on the plan.*



39. In accordance with Section 390-43.A.(6)(f), “natural areas containing rare or endangered plants and animals, as well as other features of natural significance exist throughout the Township. Some of these have been carefully documented (e.g., by the Statewide Natural Diversity Inventory), whereas for others, only the general locations are known. Subdivision applicants shall take all reasonable measures to protect significant natural areas and features either identified by the Township Map of Potential Conservation Lands or by the applicant's existing resources and site analysis plan by incorporating them into proposed conservation open space areas or avoiding their disturbance in areas proposed for development.” *The PNDI with any required clearances shall be submitted.*
40. In accordance with Section 390-48.S, “Clear sight triangles. At all road intersections and all land development driveways/accesses, a triangular area shall be graded and/or other sight obstructions removed in such a manner as not to obscure vision between a height of two to 10 feet above the center-line grades of the intersecting roads.” *The required clear sight triangle shall be shown on the plan.*
41. In accordance with Section 390-48.T.(13), “Access drive. Access drive entrances into all nonresidential and nonagricultural use properties shall be no less than 24 feet in width, shall not exceed 36 feet in width at the road line, unless provided with a median divider, and shall be clearly defined by curbing. The curbs of these driveway entrances shall be rounded with a minimum radius of 20 feet from where they intersect a road.” *The proposed drive width exceeds 80 feet and must be reduced to meet the ordinance requirements.*
42. In accordance with Section 390-48.AA, “sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans With Disabilities Act standards.” *A Monroe County Transit Authority (MCTA) bus stop is currently located at the northeastern corner of SR 611 and Bartonsville Avenue. Sidewalks shall be provided along all project street frontages; SR 611, Bartonsville Avenue, and Frantz Road to facilitate safe pedestrian circulation.*
43. In accordance with Section 390-52.A.(1), “all subdivisions and land developments shall be served by an adequate water supply and sewage disposal system; and the developer shall provide evidence documenting said adequacy”. *Approvals from the Brodhead Creek Water Authority, Pocono Township, and the Pennsylvania Department of Environmental Protection shall be received in support of the water and sanitary sewer services.*
44. In accordance with Section 390-52.G.(1)(b)[4], “sewer mains shall be placed on six inches No. 8 stone bedding (per "PennDOT Publication 13M, Design Manual Part 2, Highway Design, latest edition") and within all roads, backfilled completely with No. 8 stone (per "PennDOT Publication 13M, Design Manual Part 2, Highway Design, latest edition"). In lawn areas, the main shall be backfilled with a minimum of 12 inches of No. 8 stone (per "PennDOT Publication 13M, Design Manual Part 2, Highway Design, latest edition") with the remaining fill material made up of clean fill with stones no greater than four inches in diameter.” *The Typical Utility Trench details on*



*Sheet C-602 require 2RC stone and shall be revised to specify No. 8 stone.*

45. In accordance with Section 390-52.G.(1)(c)[3], “manholes shall have a drop of 0.2 foot between the inlet and outlet”. *The invert in and out elevations at SAN MH B in Sanitary Profile – San Lateral – D to San MH-A on Sheet C-704 shall be revised to provide the required 0.2-foot drop.*
46. In accordance with Section 390-52.G.(1)(c)[4], “manhole cones shall be a minimum of three feet in height”. *A detail showing compliance with this Section shall be placed on the plan.*
47. In accordance with Sections 390-52.G.(1)(e)[1] and 390-52.G.(1)(e)[2], “all sewers, including mains, laterals and manholes, shall be subjected to inspections by the Township and tested for leakage in accordance with the requirements of the Township. The applicant shall be responsible for furnishing all necessary material and equipment for testing.” “Air-testing of all sewers shall be in accordance with ASTM C828.” *Notes in support of these requirements shall be added to the plan.*
48. In accordance with Section 390-55.B, “unless other provisions of this chapter require more trees or vegetation, each development site shall include a minimum of 12 deciduous or evergreen trees for each one acre. Each deciduous tree shall be 2.5 inch caliper or greater and each evergreen tree shall be six to seven feet in height or greater. As an alternate, 10 trees for each one acre shall be required if deciduous trees are four inches in caliper or greater and evergreen trees are eight feet to 10 feet in height or greater. Five shrubs 2.5 feet in height or greater may be substituted for one tree of 2.5 inch caliper for a maximum of 20% of the tree requirement.” In addition, and in accordance with Section 390-55.B.(3), “if healthy, existing trees will be preserved which will generally meet the requirements of this section, the Township may, in its discretion, permit the existing tree(s) to serve as a credit toward the number of shade trees required to be planted. In addition, the Township, in its discretion, may permit existing trees which would otherwise be required to be maintained by this chapter to be removed in exchange for the developer planting replacement trees in accord with this section. To be eligible for use as credit toward a required tree, a preserved tree shall be maintained in such a manner that a minimum of 50% of the ground area under the tree's dripline shall be maintained in natural ground cover and at the existing natural ground level. The applicant may provide a sample plot representative of the trees on the parcel to determine the credit. The following standards shall be used to determine the extent of credit:

DBH of Approved Preserved Trees	Number of Credited Trees
Greater than 30 inches	4
15 to 29 inches	3
7 to 14 inches	2
2 to 6 inches	1

*A total of 11 trees are required in Pocono Township. Two (2) trees and ten (10) shrubs are proposed for a total of four (4) trees. Therefore, seven (7) trees are still required. Existing trees*



*are proposed to remain along the western property line and may be used to meet this requirement if deemed acceptable by the Township. A calculation shall be provided on the plan showing compliance with this Section.*

49. In accordance with Section 390-55.C.(2)(g), “the placement of light standards shall be coordinated with the landscape plan to avoid a conflict with the effectiveness of light fixtures”. *The proposed lights shall also be shown on the Landscape Plan (Sheet C-802).*
50. In accordance with Section 390-55.C.(2)(h), “plants shall comply with the requirements of § 390-55G of this chapter. The use of plants selected from the List of Acceptable Plants in § 390-55H is required.” *The proposed Pinus Nigra and Juniperis Horizontalis “Wiltonii” are not listed in Appendix A and other species shall be proposed.*
51. In accordance with Section 390-55.F.(1)(a), “all subdivisions and land developments shall be landscaped with property line buffers that act to integrate new development with its surroundings and to separate incompatible land uses.”
  - a. In accordance with Table 390-55-1, a 10-foot wide low intensity buffer consisting of nine (9) canopy trees and five (5) ornamental trees are required along the western property line (418.96-feet). In addition, and in accordance with Section 390-55.F.(3)(g), “existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township.” *No trees are proposed along the western property line, however existing trees are proposed to remain. The required trees shall be provided, or the Applicant shall demonstrate the existing trees meet the intent of the required buffer.*
  - b. In accordance with Table 390-55-1, a 10-foot wide low intensity buffer consisting of five (5) canopy trees and three (3) ornamental trees are required along the northern property line (216.32-feet ±). *No trees are proposed, and the plan shall be revised.*
52. In accordance with Section 390-55.G.(2)(a), “all plants shall meet the minimum standards for health, form, and root condition as outlined in the latest edition of the American Association of Nurserymen (AAN) Standards”. *A note to this effect shall be provided on the Landscape Plan (Sheet C-801).*
53. In accordance with Section 390-55.G.(4)(a), “any tree or shrub that dies within 18 months of planting shall be replaced by the current landowner or developer. Any tree or shrub that within 18 months of planting or replanting is deemed, in the opinion of the Township, not to have survived or not to have grown in a manner characteristic of its type shall be replaced. Substitutions for certain species of plants may be made only when approved by the Township.” *A note to this effect shall be placed on the plan.*
54. In accordance with Section 390-58.E, “any subdivision or land development regulated under this § 390-58 shall be required to dedicate the specified amount of common open space, unless the Board of Commissioners and the applicant mutually agree to the payment of recreation fees-in-lieu of land, the construction of recreational facilities, the reservation/donation of common open space through an allowed alternative ownership method, or a combination of any of the foregoing”.



*Prior to final plan approval the developer shall determine whether common open space will be proposed or if a fee-in-lieu of will be provided.*

55. In accordance with Section 390-60.A, “traffic impact study shall be submitted to the Township, as part of a preliminary plan and final plan for any subdivision or land development application expected to generate more than 250 new trips per day; for residential subdivisions or land developments containing 15 or more dwelling units or residential lots in the aggregate; or all nonresidential developments (with the exception of agricultural development) with buildings containing in excess of 20,000 square feet of floor space in the aggregate; development of any kind impacting 30 acres of land or more in the aggregate.” *The required traffic impact study shall be submitted for review.*

### **STORMWATER MANAGEMENT ORDINANCE COMMENTS**

The project site is located within the C, Provisional Direct Discharge District of the Brodhead-McMichael Watershed. The receiving water is Pocono Creek which has a Chapter 93 classification of High Quality, Cold Water Fishery (HQ/CWF).

56. In accordance with Section 365-10.I.(6)(b)[1], wetland buffer permitted activities/development includes “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.” *The proposed grading is not a permitted activity in the wetland buffer, and the plan shall be revised for compliance with this Section.*
57. In accordance with Section 365-10.I.(6)(b)[2], the area of the wetland buffer altered by activities permitted in accordance with Subsection I(6)(b)[1] above shall be minimized to the greatest extent practicable, as determined by the municipality. In no case shall more than 20% of the cumulative wetland buffer on the subject parcel be altered by the activities permitted in accordance with Subsection I(6)(b)[1]. This 20% disturbance shall include both the disturbance created by the applicant and any subsequent owner of the parcel or a portion of the parcel developed by the applicant (i.e., lot owner).” *The plan shall include a calculation showing the area of existing wetland buffer and the area of disturbed buffer (in acres and percent) to confirm compliance with this Section for activities permitted in Section 365-10.I.(6)(b)[1].*
58. In accordance with Section 365-10.I.(8)(b), stream buffer permitted activities/development, includes “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, fish hatcheries, wildlife sanctuaries and boat launch sites constructed so as not to increase the floodplain elevation, and unpaved trails, shall be permitted, providing no buildings are involved. No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted.” *The demolition of the existing house is located within the required stream buffer. The proposed land use of this area shall be discussed.*
59. In accordance with Section 365-10.I.(8)(c), “the area of the [stream] buffer altered by activities permitted in accordance with § 365-10I(8)(b) shall be minimized to the greatest extent practicable,



as determined by the municipality. In no case shall more than 20% of the cumulative stream buffer on the subject parcel be altered by the activities permitted in accordance with § 365-10I(8)(b). This 20% disturbance shall include both the disturbance created by the applicant and any subsequent owner of the parcel or a portion of the parcel developed by the applicant (i.e., lot owner).” *The plan shall include a calculation showing the area of the existing stream buffer and the area of the disturbed buffer (in acres and percent) to confirm compliance with this Section for activities permitted in Section 365-10.I.(8)(b).*

60. In accordance with Section 365-11.A.(2), infiltration BMPs intended to receive runoff from developed areas shall be selected based on suitability of soils and site conditions and shall be constructed on soils that have the following characteristics:

- (a) A minimum depth of 24 inches between the bottom of the BMP and the limiting zone.
- (b) An infiltration and/or percolation rate sufficient to accept the additional stormwater load and drain completely as determined by field tests conducted by the applicant's design professional.
- (c) The recharge facility shall be capable of completely infiltrating the recharge volume within three days.

*The Pond Report for proposed Infiltration Basin #5 utilizes an infiltration rate of 0.88 inches/hour. However, the Geotechnical Engineering Report shows no testing within the area of Infiltration Basin #5. Test pits to confirm depth to limiting zone, and infiltration testing within Infiltration Basin #5 shall be completed to ensure compliance with this Section.*

61. In accordance with Section 365-11.A.(3), the size of the recharge facility shall be based upon the criteria listed in Subsection (a). *Calculations in support of the empty time of Infiltration Basin #5 shall be provided.*

62. In accordance with Section 365-11.B, “a detailed soils evaluation of the project site shall be required to determine the suitability of recharge facilities. The evaluation shall be performed by a qualified design professional, and, at a minimum, address soil permeability, depth to bedrock and subgrade stability. The general process for designing the infiltration BMP shall be:

- (1) Analyze hydrologic soil groups as well as natural and man-made features within the watershed to determine general areas of suitability for infiltration practices.
- (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.
- (3) Design the infiltration structure for the required storm volume based on field- determined capacity with the appropriate safety factors applied (as noted in the Pennsylvania Stormwater Best Management Practices Manual) at the level of the proposed infiltration surface.
- (4) If on-lot infiltration structures are proposed by the applicant's design professional, it must be demonstrated to the municipality that the soils are conducive to infiltrate on the lots identified with site-specific testing identified in Subsection B(2) above.



*The Pond Report for proposed Infiltration Basin #5 utilizes an infiltration rate of 0.88 inches/hour. However, the Geotechnical Engineering Report shows no testing within the area of Infiltration Basin #5. Test pits to confirm depth to limiting zone, and infiltration testing within Infiltration Basin #5 shall be completed to ensure compliance with this Section.*

63. In accordance with Section 365-13.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 Pennsylvania 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. *The rainfall intensities utilized in the storm sewer calculations shall be revised for consistency with Figure B-1.*
  - b. *Time of concentration paths will be reviewed upon receipt of revised PCSM Pre-Development and Post-Development Drainage Area Plans (Sheets DA-1 and DA-3).*
64. In accordance with Section 365-14.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 A of this chapter”. *The CN value for gravel in the curve number calculations for Pre-Development Drainage Areas #1B1, #1B2, #1C1, and #1C2, and Post-Development Drainage Areas #1B1, #1B2, and #1B3 shall be revised for compliance with Table B-2.*
65. In accordance with Sections 365-14.C and 365-14.D, “any other stormwater conveyance facility and/or channel that does not fall under Chapter 105 regulations must be able to convey, without damage to the stormwater structure or roadway, runoff from the fifty-year design storm with a minimum 1.0 foot of freeboard measured below the lowest point along the top of the roadway. Any facility that constitutes a dam as defined in PA DEP Chapter 105 regulations may require a permit under dam safety regulations. Conveyance facilities to or exiting from stormwater management facilities (i.e., detention basins) shall be designed to convey the design flow to or from that structure. Roadway crossings located within designated floodplain areas must be able to convey runoff from a 100-year design storm. Any facility located within a PennDOT right-of-way must meet PennDOT minimum design standards and permit submission requirements.” “Storm sewers must be able to convey proposed conditions runoff from a fifty-year design storm without surcharging inlets, where appropriate and as supplemented by Subsection C above.” *Inlet/outlet control calculations showing the hydraulic grade line shall be submitted for review.*
66. In accordance with Sections 365-15.A, 365-19.A.(4), 365-20.C.(2), and 365-21.C, any earth disturbance must be conducted in conformance with Pennsylvania Title 25, Chapter 102, Erosion and Sediment Control. An erosion and sediment control plan, including all reviews and letters of adequacy obtained by the Conservation District shall be provided. *An Incompleteness Letter dated April 19, 2024 was issued by the Monroe County Conservation District. All submissions to, correspondences with, and permit from the County Conservation District shall be provided. Refer to Comment 32 for our comments related to the Final Erosion and Sediment Control Plan, Notes, and Details.*



67. In accordance with Section 365-19.B.(12), the plan shall have “a graphic and written scale of one inch equals no more than 50 feet; for tracts of 200 acres or more, the scale shall be one inch equals no more than 100 feet”. *The scale of the PCSM Pre-Development and Post Development Drainage Area Plans (Sheets DA-1 and DA-3) are illegible at 1”=150’ and shall be revised. Additional review of the time of concentration paths and the post-development land uses will be completed upon receipt of the revised plans.*
68. In accordance with Section 365-19.B.(19), “a fifteen-foot-wide access easement to and around all stormwater management facilities that would provide ingress to and egress from a public right-of-way” is required. *An easement shall be provided for the observation, maintenance, and repair of Infiltration Basin #5. Also refer to the required note in Section 390-29.I.(32)(n) of the Subdivision and Land Development Ordinance.*

*The proposed stormwater management facility is located on a proposed lot separate from the hotel development.*

69. In accordance with Section 365-19.B.(22), the plan shall include “a statement, signed by the applicant, acknowledging that any revision to the approved stormwater management site plan must be approved by the municipality and that a revised E&S plan must be submitted to the Conservation District for a determination of adequacy”. *The required statement shall be placed on the plan.*
70. In accordance with Section 365-19.B.(23), the following signature block for the design engineer (Pennsylvania-licensed professional engineer) shall be provided on the plan:
- "I, (Design Engineer), on this date (date of signature), hereby certify that the Stormwater Management Site Plan meets all design standards and criteria of the Pocono Township Stormwater Management Ordinance. The word 'certify' is an expression of professional opinion by the undersigned and does not constitute a guarantee or warranty." *The required signature block shall be provided on the plan.*

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

71. The existing dwellings and driveways along Mulberry Court shall be shown on the PCSM Pre-Development Drainage Area Map – SCS Method (Sheet DA-1) to confirm the existing impervious area utilized in the Pre-Development Drainage Area #1B2 curve number calculation. The existing woods line shall also be clearly shown on Sheet DA-1 to confirm the woodland, lawn, and meadow areas utilized in the Pre-Development Drainage Area #1B2 curve number calculation.
72. The amount of gravel utilized in the Pre-Development Drainage Area #1B2 curve number calculation appears high when compared to Sheet DA-1. The area of gravel shall be confirmed, and the calculation should be revised accordingly.
73. The amount of impervious utilized in the Pre-Development Drainage Area #1C1 curve number calculation appears high when compared to the plan. The amount of existing impervious area shall be confirmed, and the calculation should be revised accordingly.
74. The drainage areas to inlets I-23 and I-24 are unclear and the plan shall be revised for clarity and





further review.

75. The areas of proposed meadow shall be clearly shown and labeled on the plan.
76. The meadow and woods areas in Soils ‘A’ utilized in the Rational Equation Calculation for Inlet-23A appear high and low, respectively. The areas of meadow and woods shall be confirmed, and the calculation should be revised accordingly.
77. The proposed slope shown between HW-15 and STM-MH16 in Storm Profile – STM MH-16 to HW-15 on Sheet C-701 is incorrect when compared to the invert elevations and length between the two (2) structures. The slope shall be revised.
78. The 6” x 12” and 15” x 30” orifices at Outlet Control Structure-5 shall also be labeled in Storm Profile – EW-18 to SWMGT.

### **MISCELLANEOUS COMMENTS**

79. Plans have previously been submitted to PennDOT for intersection improvements at S.R. 0611 and Bartonsville Avenue/Rimrock Road. Part of those improvements include a right-turn lane starting at the municipal boundary with Hamilton Township. The proposed right-turn lane is now shown on the plan and labeled as “Pocono Twp. Future Road Improvement Project”.

While Pocono Township is the initiator of the project, the Township is partnering with developers to complete the improvements. The developer of the Wawa project site located across Bartonsville Avenue is proposing improvements along S.R. 0611 in close proximity to the Springhill Suites project site. 611 Land Development, LLC shall coordinate with the Wawa developer on the extent of those improvements.

80. The Subdivision Plan proposes use of only a small portion of the parcel. The Applicant shall provide additional information on the intended use for the remainder of the property.
81. The Parcel ID No. listed on the Cover Sheet is inconsistent with that provided on the deed and in the Monroe County GIS. The Cover Sheet shall be revised accordingly.
82. An overall Site Plan shall be provided within the plan set.
83. On Sheet C-202, the parking space immediately east of the dumpster enclosure shall be revised to clearly be presented as a parking space.
84. On Sheet C-202, a crosswalk should be provided for the pedestrians crossing the access driveway. Associated details shall also be provided on the plan.
85. The Subdivision line shall be shown on the Overall Grading and Drainage PCSM Plan (Sheet C-300).
86. The chart provided on the Lighting Photometric Plan (Sheet C-405) lists five (5) “A” lights, however it appears only four (4) “A” lights are shown on the plan. The number of lights shall be confirmed, and the plan should be revised accordingly.



87. The gravel area shown through Infiltration Basin #5 shall be labeled as to be removed on Sheets C-100, C-102, C-500, C-502, and C-503, and shall be removed from the plan view on Sheets C-202, C-203, C-300, C-302, C-303, and C-802. In addition, the stone row label shall be removed from Sheets C-402, C-404, C-405, DA-5, and DA-6.
88. Two (2) Sheets C-102 are included in the plan set and shall be renumbered.
89. On Sheet C-611, “Elev.=146.82” provided in the Outlet Structure #5 detail is incorrect and shall be revised.
90. On Sheet C-703, the proposed waterline between Inlet-23 and Inlet-24 shall be shown in Storm Profile – Inlet-19 to STM MH-61.

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

We recommend the above comments be addressed to the satisfaction of Pocono Township prior to approval of the Final Minor Subdivision Plan and the Preliminary Land Development Plan.

If you should have any questions, please call me.

Sincerely,

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

JST/meh

cc: Patrick Briegel – Interim Township Manager  
Lindsay Scerbo – Zoning Officer  
Leo DeVito, Esq. – Township Solicitor  
Lisa Pereira, Esq. – Broughal & DeVito, LLP  
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Joseph Stachokus, P.E. – Devco Infra, LLC  
Kristina Heaney – Monroe County Conservation District  
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