



## POCONO TOWNSHIP PLANNING COMMISSION

### AGENDA

September 9, 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

- Resignation received from Marie Guidry, who has been with the Pocono Township Planning Commission since March of 2013.

### OLD BUSINESS

- Motion to approve the minutes of the August 12, 2024 meeting of the Pocono Township Planning Commission. **(Action Item)**
- Re-Organization of Planning Commission due to Vice Chair resignation. **(Possible Action Item)**

### SKETCH PLANS

**SEWAGE PLANNING MODULES:** Component 4A for the following: **(Action Item)**

- Kalahari Resort/ KR SPE

## NEW PLANS

- Brookdale Spa (LDP #1425) – Nate Oiler, RKR Hess – (**Action Item**)

## FINAL PLANS UNDER CONSIDERATION

## PRELIMINARY PLANS UNDER CONSIDERATION

- Iroquois Ridge (LDP #1431) – Plans were administratively accepted at the 7/8/24 P.C. meeting with approval deadline of Nov. 11, 2024. **Deadline for P.C. consideration is Oct. 15, 2024. (Possible Action Item)**
- 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 November 13, 2024. **Deadline for P.C. consideration is 10/15/24.**
- Brookstead Apartments – (LDP# 1423) – Plans were administratively accepted at the 5/13/24 P.C. meeting. Approval deadline of December 9, 2024. **Deadline for P.C. consideration is 11/12/24**

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

- Tannersville Point Apartments (LDP# 1358) – Plans were administratively accepted at the 6/10/24 P.C. meeting. Approval deadline of December 31, 2024 (**Deadline for P.C. consideration is 12/9/24**)
- 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 Nov. 14, 2024. **Deadline for P.C. consideration is 10/15/24**
- 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.**
- 135 Warner Road – JBAR Pocono LLC (LDP# 1414) – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of March 9, 2025. **Deadline for P.C. consideration is 2/10/25.**
- 1124 Sky View Drive Mono-pine Tower (LDP# 1424) – Plans were administratively accepted at the 4/8/24 P.C. meeting with approval deadline of Nov. 4, 2024. **Deadline for P.C. consideration is 10/15/24.**
- Simpson Minor Subdivision (LDP #1426) – Plans were administratively accepted at the 7/8/24 P.C. meeting with approval deadline of Jan 6, 2025. **Deadline for P.C. consideration is Dec. 9, 2024.**

## 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. (September Meeting has been cancelled)

**UNFINISHED BUSINESS –**

**ZONING HEARING BOARD SCHEDULE**

September 26, 2024 Donald & Sheri Simpson Variance

**NEW BUSINESS**

**PUBLIC COMMENT & ADJOURNMENT**

# POCONO TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

August 12, 2024

The regular meeting of the Pocono Township Planning Commission was held on Monday, August 12, 2024 and was opened at 6:00 p.m. by Jeremy Sawicki.

### ROLL CALL

Joe Folsom, present via zoom; Marie Guidry, absent; 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. Jerrod Belvin, Township Manager

### PUBLIC COMMENT

Cindy Gregor (Resident) – Presented items found around a mono-pine tower drop zone and how it can contaminate the water supply and animals.

Dawn Eilber (Resident) – Presented items found around a mono-pine tower drop zone and how it will affect her property if 1124 Sky View Drive Mono-Pine tower is approved.

Ellen Gndt (Commissioner) – Voiced concerns regarding the Special Exceptions being met prior to the plan moving forward.

### CORRESPONDENCE – None

### OLD BUSINESS

D. Purcell made a motion, seconded by C. Kauffman, to approve the minutes of the July 8, 2024 meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

### SKETCH PLANS

### SEWAGE PLANNING MODULES

C. Peechatka made a motion, seconded by C. Learn to Table the sewage planning modules, component 4A on Kalahari Resort/KR SPE. All in favor. Motion carried.

### NEW PLANS

### FINAL PLANS UNDER CONSIDERATION

### PRELIMINARY PLANS UNDER CONSIDERATION

- Sanofi Building 57 Addition (LDP #1430) – Plans were administratively accepted at the 7/8/24 P.C. meeting with approval deadline of Oct. 6, 2025. ***Deadline for P.C. consideration is Sep. 9, 2024.*** Aaron Sisler with Borton Lawson to discuss waivers on the plans and ask for conditional approval based on the August 7, 2024.

The Planning Commission recommended the following waivers on this project:

C. Peechatka made a motion, seconded by C. Kauffman, to recommend a waiver for SALDO Section 390.19.M. All in favor. Motion carried.

J. Sawicki made a motion, seconded by D. Purcell, to recommend a waiver for SALDO Section 390.29.g(7). All in favor. Motion carried.

J. Sawicki made a motion, seconded by C. Peechatka, to recommend a waiver for SALDO Section 390.29.J.(6). All in favor. Motion carried.

J. Sawicki made a motion, seconded by C. Kauffman, to recommend a waiver for SALDO Section 390.32.B and 390-35. All in favor. Motion carried.

J. Sawicki made a motion, seconded by C. Peechatka, to recommend a waiver for SALDO Section 390.41. All in favor. Motion carried.

J. Sawicki made a motion, seconded by D. Purcell, to recommend a waiver for SALDO Section 390.55.F(3). All in favor. Motion carried.

J. Sawicki made a motion, seconded by C. Peechatka, to recommend a waiver for SALDO Section 365-8.L., All in favor. Motion carried.

J. Sawicki made a motion, seconded by C. Peechatka, to recommend a waiver for SALDO Section 365-27. All in favor. Motion carried.

J. Sawicki made a motion, seconded by C. Kauffman, to recommend Sanofi Building 57 Addition (LDP #1430) to the Board of Commissioners for approval based on the Engineers letter dated August 7, 2024. All in favor. Motion carried.

Iroquois Ridge (LDP #1431) – Plans were administratively accepted at the 7/8/24 P.C. meeting with approval deadline of Oct. 6, 2024. **Deadline for P.C. consideration is Sep. 9, 2024.** D. Purcell made a motion, seconded by C. Peechatka, to table the plan. All in favor. Motion carried.

Simpson Minor Subdivision (LDP #1426) – Plans were administratively accepted at the 7/8/24 P.C. meeting with approval deadline of Oct. 6, 2024. **Deadline for P.C. consideration is Sep. 9, 2024.** J. Sawicki made a motion, seconded by C. Peechatka, to table the plan. All in favor. Motion carried.

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 November 13, 2024. **Deadline for P.C. consideration is 10/15/24.** J. Sawicki made a motion, seconded by C. Peechatka, to table the plan. All in favor. Motion carried.

1124 Sky View Drive Mono-pine Tower (LDP# 1424) – Plans were administratively accepted at the 4/8/24 P.C. meeting with approval deadline of Nov. 4, 2024. **Deadline for P.C. consideration is 10/15/24.** Atty. Phil Sparola representing SBA Tower spoke with regard to the plan and the site plan as it has progressed. D. Purcell asked where it is located in conjunction with the wetlands. Cassie Robinson, LaBelle presented the plan. Nicole Hayne, TarraCon explained how she reviewed the wetland delineation for SBA.

J. Sawicki made a motion, seconded by C. Learn to table the plan. All in favor. Motion carried.

Brookstead Apartments – (LDP# 1423) – Plans were administratively accepted at the 5/13/24 P.C. meeting. Approval deadline of December 9, 2024. **Deadline for P.C. consideration is 11/11/24.** J. Sawicki made a motion, seconded by C. Peechatka, to table the plan. All in favor. Motion carried.

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

- Tannersville Point Apartments (LDP# 1358) – Plans were administratively accepted at the 6/10/24 P.C. meeting. Approval deadline of December 31, 2024 (**Deadline for P.C. consideration is 12/9/24**)
- 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 Nov. 14, 2024. **Deadline for P.C. consideration is 10/15/24**
- 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.**
- 135 Warner Road – JBAR Pocono LLC (LDP# 1414) – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of March 12, 2025. **Deadline for P.C. consideration is 2/10/25.**

**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. This month we will be meeting on the 28<sup>th</sup> due to the holiday.

#### **UNFINISHED BUSINESS**

#### **ZONING HEARING BOARD SCHEDULE**

#### **NEW BUSINESS**

#### **PUBLIC COMMENT**

#### **ADJOURNMENT**

J. Sawicki made a motion, seconded by C. Learn, to adjourn the meeting at 7:00 p.m. All in favor. Motion carried.



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

**TRANSMITTAL LETTER  
FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)  
PA Department of Environmental Protection  
Northeast Regional Office, 2 Public Square  
Wilkes Barre, PA 18711-0790

Date 2024

PA Department of Environmental Protection

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Pennonni Associates Inc.  
Gregory R. Rogalski, PE - Division Manager (Name)  
(Title) for Kalahari Resort / KR SPE  
(Name)  
a subdivision, commercial, or industrial facility located in Tobyhanna Township  
(City, Borough, Township) Monroe County.

**Check one**

- ☒ (i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed ☒ revision ☐ supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is ☒ adopted for submission to DEP ☐ transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

- ☐ (ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

**Check Boxes**

- ☐ Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- ☐ The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- ☐ Other (attach additional sheet giving specifics).

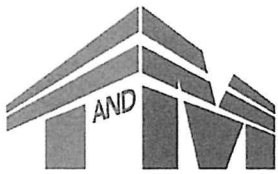
*Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.*

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Resolution of Adoption                   | <input checked="" type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input checked="" type="checkbox"/> 4A Municipal Planning Agency Review |
| <input checked="" type="checkbox"/> Module Completeness Checklist            | <input type="checkbox"/> 3s Small Flow Treatment Facilities                  | <input checked="" type="checkbox"/> 4B County Planning Agency Review    |
| <input type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage |  | <input type="checkbox"/> 4C County or Joint Health Department Review    |

*Municipal Secretary (print)*

*Signature*

*Date* 2024



YOUR GOALS. OUR MISSION.

September 5, 2024

Pocono Township Planning Commission  
112 Township Drive  
Tannersville, PA 18372

**SUBJECT: BROOKDALE SPA – 2436 BACK MOUNTAIN DRIVE  
PRELIMINARY/FINAL LAND DEVELOPMENT COMPLETENESS REVIEW  
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 performed a completeness review of the Preliminary/Final Land Development Plan Application for Brookdale Spa. The submitted information consists of the following items.

- Pocono Township Land Development Application.
- Professional Services Escrow Agreement.
- Waiver Requests.
- Brookdale Spa Four Step Design Process Narrative dated August 30, 2024.
- Community and Fiscal Impact Analysis for the Brookdale Spa prepared by RKR Hess, dated August 2024.
- Special Warranty Deed dated October 29, 2020.
- Overall Boundary Closure.
- Overall Gross Boundary Closure prepared by RKR Hess, dated August 29, 2024.
- Wetland Report for Brookdale Spa prepared by Rooted Environmental Consulting, dated May 24, 2024.
- Phase II Environmental Site Assessment prepared by LaBella Associates, dated May 8, 2018.
- WB-62 Turning Movement Plan prepared by RKR Hess, 1 sheet, dated August 30, 2024.
- Parking Lot Lighting Plan prepared by entegra, 1 sheet, dated August 19, 2024.
- Brookdale Spa Plans and Elevations prepared by Ramona Albert Design, 3 sheets, undated.
- Employee Housing Plan and Elevation prepared by Schoonover & Vanderhoof Architects, LLC, 2 sheets, dated August 25, 2024.
- Maintenance Building Plan prepared by Gary Jr., 1 sheet, dated June 21, 2024.
- PNDI Receipt dated January 3, 2024.
- Supplemental Stormwater Infiltration Report for Brookdale Subdivision – Lot 2, prepared by Geo-Technology Associates, Inc., dated August 15, 2024.
- Geotechnical Engineering Report for Brookdale Subdivision – Lot 2, prepared by Geo-Technology Associates, Inc., dated August 29, 2024.
- Traffic Analysis Spa Report prepared by Benchmark Civil Engineering Services, Inc., dated August 2024.
- Erosion & Sediment Control (E&S) Module 1 prepared by RKR Hess, dated August 30, 2024.
- Post Construction Stormwater Management (PCSM) & Conveyance Calculations Module 2 prepared by RKR Hess, dated August 30, 2024.



- Sewer Pump Station Design prepared by RKR Hess, dated August 2024.
- MCPC Checklist and Receipt dated August 30, 2024.
- Brookdale Spa Land Development Plan set prepared by RKR Hess, 41 sheets, dated August 30, 2024.

### **BACKGROUND INFORMATION**

The Applicant, Brookdale Enterprises, LLC, has submitted a 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 31.59 acres and consists of mostly woodland areas with steep slopes, the Scot Run watercourse, and wetlands.

The site is proposed to be developed with a Nordic style Spa which consists of outdoor thermal and hydrothermal amenities as well as a 2-story 35,000 s.f. building with traditional spa services, restaurant, reception area, retail spaces, and locker rooms. The plans also propose a 2-story 50-bed employee housing building and a maintenance building. The previously submitted 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 plans propose 340 parking spaces, including 9 handicap spaces, 3 bus parking spaces, and 4 off-street loading 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. The project is proposed to be served by on-lot water and central sewage disposal via the existing Brookdale Resort Wastewater Treatment Facility.

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.

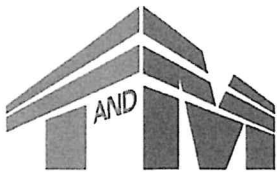
Sincerely,

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

JST/arm

cc: Jerrod Belvin – Pocono Township Manager  
Lindsay Scerbo – Zoning Officer  
Leo DeVito, Esq. – Township Solicitor  
Lisa Pereira, Esq. – Broughal & DeVito, LLP  
Brookdale Enterprises, LLC – Applicant  
Nate Oiler, P.E. – RKR Hess, a division of UTRS, Inc.  
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.

September 5, 2024

Pocono Township Planning Commission  
112 Township Drive  
Tannersville, PA 18372

**SUBJECT: IROQUOIS RIDGE/BACIK – MINOR SUBDIVISION PLAN REVIEW NO. 3  
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
POCONO TOWNSHIP LDP NO. 1431, T&M PROJECT NO. POCO-R0810**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed our third review of the Minor Subdivision Application for Iroquois Ridge/Bacik. The submitted information was prepared by RKR Hess and consists of the following items.

- Letter of Transmittal dated August 29, 2024.
- Response letter dated August 27, 2024.
- Minor Subdivision Plan for Lands of Iroquois Ridge Partners, LLP and Consolidation for Lands of Stephen J. & Maureen A Bacik (1 sheet) dated May 13, 2024, revised August 27, 2024.

### **BACKGROUND INFORMATION**

The Applicant is proposing a minor subdivision of a property located on the southern side of Sullivan Trail, near Deer Run. The property is located within the R-1, Residential Zoning District.

Existing Parcel 12.16.1.30 consists of 1.06 acres and Parcel 12.16.1.30-1 consists of 19.09 acres. The submitted plan proposes to subdivide and combine the parcels to create two (2) lots. Lot 1 is proposed to have 12.87 acres and Lot 2 is proposed to have 7.14 acres. It appears one or more single family homes are proposed for construction.

The plan was accepted for review by the Planning Commission at its meeting held on July 8, 2024.

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

### **ZONING ORDINANCE COMMENTS**

1. Comment 1 from Review No. 1 satisfied.
2. In accordance with Section 470-17.C.(1) and Attachment 2, the minimum lot area is 2-acres per dwelling unit. *The existing Bacik property (Parcel 12.16.1.30) has an area of 1.06 acres and is an existing non-conformity. The proposed subdivision will combine the existing parcel with*



*Proposed Lot 2 and the non-conformity will be removed. (Previous Comment 2 from Review No. 1) No action is required.*

3. Comment 3 from Review No. 1 satisfied.

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

4. In accordance with Section 390-18.B.(2)(c), the plan submission shall include “four copies of the sewage facilities planning modules and associated documentation”. *(Previous Comment 4 from Review No. 1) A waiver is requested stating that “no new building lots are being created, therefore land planning module is not necessary”. We have no objection to this request.*

5. In accordance with Section 390-18.B.(6), “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”. *Submissions to, correspondences with, and approvals from the following outside agencies shall be provided to Pocono Township. (Previous Comment 5 from Review No. 1)*

- a. *Monroe County Planning Commission – A comment letter dated July 18, 2024 has been received.*

Per Section 390-18.E, “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 – PADEP NPDES Permitting, if applicable. The proposed future right-of-way is no longer proposed and submission to the County Conservation District is not applicable.*

6. Comment 6 from Review No. 1 satisfied.

7. Comment 7 from Review No. 2 satisfied.

8. In accordance with Section 390-27.A.(19), the plan shall include “wetlands in accord with § 390-57, if required”. Per 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.” *A wetland delineation shall be completed. (Previous Comment 9 from Review No. 2) The submitted wetland study was completed in 2006. We reserve comment on the adequacy of this study until we see the extent of the proposed improvements and possible impact on wetlands.*

9. Comment 10 from Review No. 1 satisfied.



### **STORMWATER MANAGEMENT ORDINANCE COMMENTS**

10. In accordance with Section 365-10.I.(6)(a), "wetlands shall be identified in accord with the 1987 United States Army Corps of Engineers Manual for Identifying and Delineating Wetlands, as amended, and properly flagged and surveyed on site to ensure they are protected". *The existing wetlands shall be delineated as required. (Previous Comment 11 from Review No. 2) The submitted wetland study was completed in 2006. We reserve comment on the adequacy of this study until we see the extent of the proposed improvements and possible impact on wetlands.*
11. Comment 12 from Review No. 1 satisfied.

### **MISCELLANEOUS COMMENTS**

12. Comment 13 from Review No. 1 satisfied.
13. Comment 14 from Review No. 2 satisfied.

All previous engineering related comments have been addressed. The above remaining comments are related to existing non-conformities, waivers, outside agency approvals, and existing wetlands.

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: Jerrod Belvin – Township Manager  
Lindsay Scerbo – Zoning Officer  
Leo DeVito, Esq. – Township Solicitor  
Lisa Pereira, Esq. – Broughal & DeVito, LLP  
Stephen J. Bacik – Applicant  
Charles P. Gmitter, PLS – RKR Hess, Applicant's Surveyor  
Kristina Heaney – Monroe County Conservation District  
Amy R. Montgomery, P.E. – T&M Associates  
Melissa E. Hutchison, P.E. – T&M Associates

