

MOUNT POCONO BOROUGH PLANNING COMMISSION
REGULAR MEETING AGENDA
Wednesday, Jun 18, 2025 – 6:30 PM

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

____ K. Hart, ____ S. Speno, ____ J. Kingel, ____ G. Melbert, ____ C. Connor

4. Preliminary Announcements

5. Consider Approval of Minutes – Regular Meeting Minutes

a. May 21, 2025

6. New Business

a. American Water Pine Hill Land Development Application

7. Project Updates

8. Liaison Reports

a. Zoning Hearing Board

9. Public Participation

10. Adjournment

**MOUNT POCONO BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
Wednesday, May 21, 2025 – 6:30 PM**

The Planning Commission Regular meeting was opened at 6:39 P.M. by K.Hart.

Pledge of Allegiance – was said by all.

Roll Call – The following were present: __K. Hart; __G. Melbert; __J. Klingel. Also, present were: __D. Santiago; __S. Wojciechowski Absent were: __S. Speno; __C. Connor

PRELIMINARY ANNOUNCEMENTS – None

APPROVAL OF MINUTES – G. Melbert moved to accept the Regular Meeting minutes of Wednesday, March 19, 2025, as presented. J. Klingel seconded. Motion carried.

UNFINISHED BUSINESS – None

NEW BUSINESS- Sheetz Final Development Plan George Strunk, Shaun Haus and Dave Smith as a call in – in attendance

Presentation by George Strunk, from LANGAN engineering

Road Improvements:

- Sheetz will begin by widening Pine Hill Road on their property. The improvements will tie into a broader borough project involving Route 611 and Sterling Road.

Traffic & Access:

- The project will include new traffic controls, including a left-turn lane and traffic signal at Sterling and Pine Hill Roads as required by PennDOT. Driveway access points were discussed in detail, including a waiver request to allow a third driveway based on site frontage.

Stormwater Management:

- Due to environmental concerns related to gas station use, Sheetz is proposing a managed release basin instead of infiltration. Further consultation with the DEP and Monroe County Conservation District is pending.

Landscaping & Visibility:

- Sheetz requested a waiver for street trees along the front of the property, citing safety and visibility concerns. Enhanced buffering at the rear of the site, especially near Snowshoe Condos, is planned to address neighbor concerns.

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Utility Work:

- Modifications to water and sewer lines will be made, and existing laterals will be abandoned. Utility pole relocation is planned along Pine Hill Road.

Encroachment Issue:

- An existing encroachment by a neighboring liquor store was noted. Solutions, including possible drainage redirection, are under review.

Waivers:

- Several waivers were discussed, including setbacks, parking buffer requirements, driveway access, and street tree planting.
- J. Klingel moved to accept the Waiver requests recommendation to Borough Council. G. Melbert seconded. Motion carried.

PUBLIC PARTICIPATION – None

Adjournment – The Planning Commission adjourned at 7:18 P.M.

Submitted by,

Destiny Santiago
Planning Commission Recording Secretary



LETTER OF TRANSMITTAL

Project: American Water Pine Hill Well PFAS Treatment Improvements

Date: 5/30/2025

To: Borough of Mount Pocono – Subdivision and Land Development
Attn: Destiny Santiago
1361 Pocono Boulevard
Suite 100
Mount Pocono, Pennsylvania 18344

The Following Items are enclosed:

No. Of Copies	Description
1	\$500 Land Development Application Fee
1	\$5,000 Land Development Application Fee
1	Signed Land Development Application
0	All other submission items for application were mailed separately

If items are not received as listed, please notify sender

Thank you,

Jacob Rowe, P.E.
Senior Project Engineer
Pennsylvania American Water
852 Wesley Drive
Mechanicsburg, PA 17055
(570) 702-2835

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

By Whom: _____ Person Subdividing (No subdivisions, construction contracted by Owner)
_____ Other Developer
_____ Purchasers of individual lots

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

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

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

14. Present zoning classification and zoning changes, if any, to be requested:
Special exception and variances approved by Zoning Board on 3/24/25

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

16. Material accompanying this Land Development Application:

Number:	Item:
a) <u>1</u>	Preliminary Plan
b) _____	Final Plan
c) _____	Final Plan-Minor Subdivision
d) _____	Development Agreement
e) _____	Street Profiles and Cross-sections
f) _____	Other

17. List all subdivision standards and requirements which have not been met and for which a waiver or change is to be required:
(N/A)

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

Date: _____

Signature of Owner or Applicant: _____

(By)

Jacob Rone



AMERICAN WATER

May 30, 2025

Mount Pocono Borough Planning Commission
1361 Pocono Blvd.
Mt. Pocono, PA 18344

**RE: Land Development Plan Application
Pennsylvania American Water
Pine Hill Treatment Improvements Project
PWSID No. PA2450063
Green Area 1 Edgewood Rd., Mount Pocono, Monroe County, PA**

To Whom It May Concern:

Enclosed please find an application package for a Land Development Plan for the Pennsylvania American Water (PAAW) Pine Hill Treatment Improvements project. PAAW owns and operates the Pocono/Tobyhanna Water System (PWSID 2450063) located in Monroe County, Pennsylvania. The existing well and treatment building (to be replaced) are located in Mount Pocono Borough. The purpose of this project is to design and construct a new treatment facility for the on site well. This project will enable PAAW to meet the water quality standards for manganese and PFAS and increase overall system resiliency. Zoning approval for this project was received on March 25th, 2025. PAAW is requesting to be included on the agenda for the June 18th Planning Commission meeting.

The application package contains the following:

1. Mount Pocono Borough Land Development Application – submitted under separate cover
2. Two checks (\$500 for application fee, \$5,000 for escrow fee) – submitted under separate cover
3. Seven (7) Sets of Engineering plans, with the following sheets:

G1	Cover Sheet - Drawing Index & Location Map
G2	Zoning Requirements & General Notes
R1	Removals Plan
C1	Existing Conditions Plan



AMERICAN WATER

C2	Site Plan
C3	Outside Piping Plan
C4	Construction Details- 1
C5	Construction Details- 2
C6	Construction Details- 3
C6A	Construction Details - 4
C7	Erosion & Sediment Control Plan
C8	Erosion & Sediment Control Notes
C9	Erosion & Sediment Control Details- 1
C10	Landscape & Lighting Plan
C11	Spill Containment Basin – Plan, Sections & Details
A3	Architectural Elevations

4. PNDI Receipt
5. Site Deed (BK 2048, PG 1922)
6. PennDOT Notice of Proposed Construction

Should you have any questions about the submission, please do not hesitate to contact me.

Sincerely,

Douglas E. Potts, P.E.
Principal Design Engineer
American Water Engineering
1 Water Street, Camden, NJ 08102
856-955-4162
Douglas.Potts@amwater.com

PNDI Receipt

1. PROJECT INFORMATION

Project Name: **PAWC NE Pine Hill Well #7**

Date of Review: **12/5/2023 09:38:59 AM**

Project Category: **Development, Additions/maintenance to existing development facilities**

Project Area: **0.35 acres**

County(s): **Monroe**

Township/Municipality(s): **MT POCONO**

ZIP Code:

Quadrangle Name(s): **BUCK HILL FALLS**

Watersheds HUC 8: **Middle Delaware-Mongaup-Brodhead**

Watersheds HUC 12: **Paradise Creek**

Decimal Degrees: **41.136436, -75.357494**

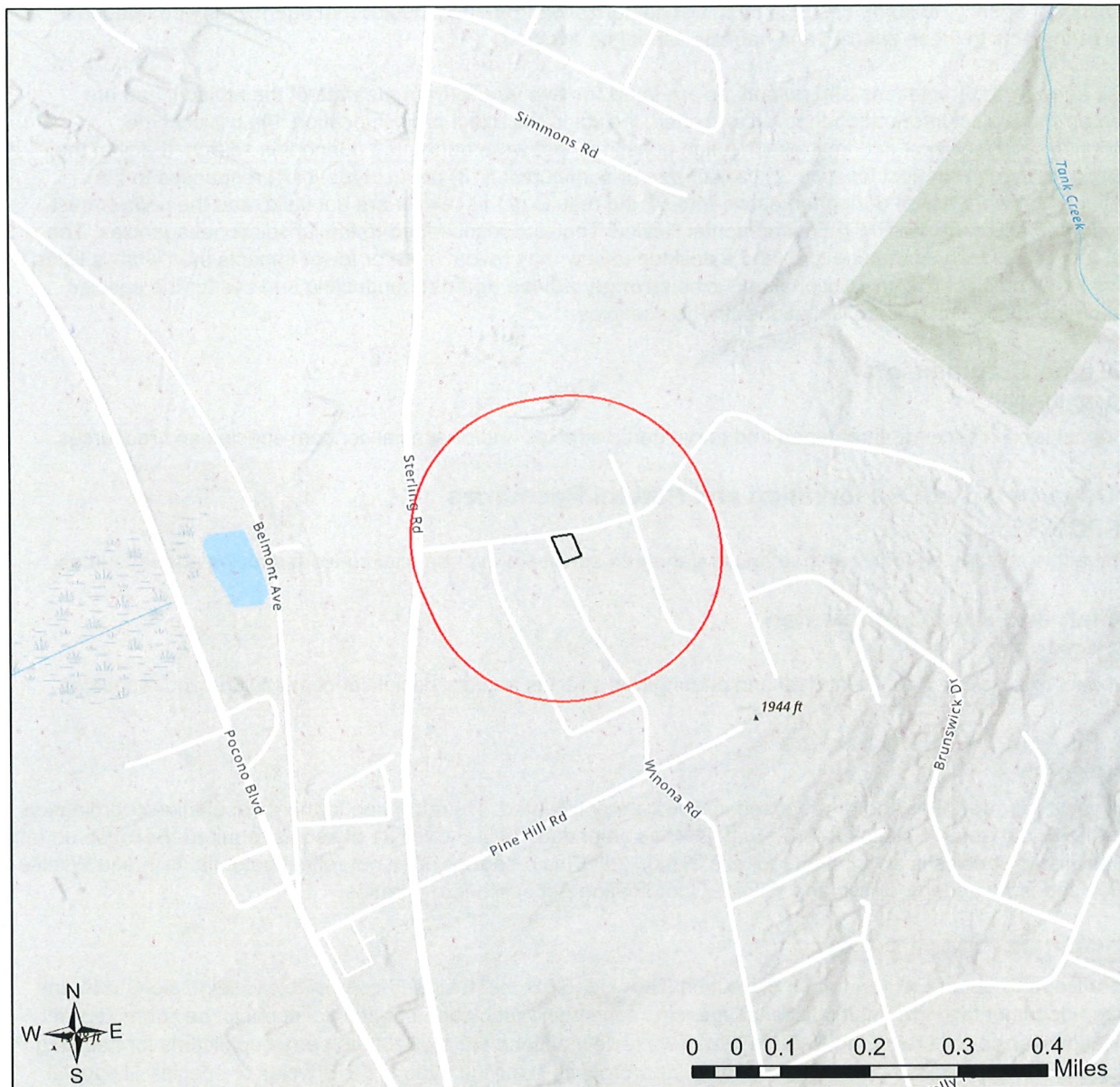
Degrees Minutes Seconds: **41° 8' 11.1710" N, 75° 21' 26.9767" W**

2. SEARCH RESULTS

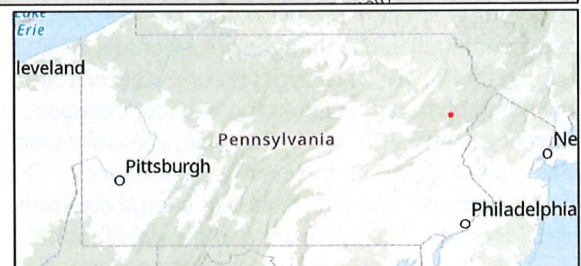
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

PAWC NE Pine Hill Well #7



- Buffered Project Boundary
- Project Boundary



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

PA Fish and Boat Commission

Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

PA Game Commission

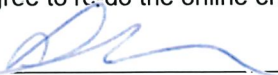
Bureau of Wildlife Management
Division of Environmental Review
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Sean Naylor
Company/Business Name: Mott MacDonald
Address: Two Allegheny Center, Nova Tower 2, Suite 1301
City, State, Zip: Pittsburgh, PA 15212
Phone: (412) 497-2907 Fax: ()
Email: sean.naylor@mottmac.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.


applicant/project proponent signature

12/05/2023

date

Site Deed

32.50 22 / 6P 3N
TAX CODE # 10/24/1/64

DEED

THIS INDENTURE made this 7th day of MAY, 1998 between NATIONAL UTILITIES, INC., previously known as the POCONO WATER COMPANY, a Pennsylvania Corporation, with offices at 1120 South Washington Avenue, Scranton, Pennsylvania and POCONO WATER COMPANY, (hereinafter referred to as "Grantors")

AND

PENNSYLVANIA-AMERICAN WATER COMPANY, a Pennsylvania Corporation, with offices located at 800 West Hershey Park Drive, Hershey, Pennsylvania, (hereinafter referred to as "Grantee").

WITNESSETH:

AFFIDAVITS FILED

The said Grantors, for and in consideration of the sum of One (\$1.00) Dollar lawful money of the United States of America, and other good and valuable consideration, unto it well and truly paid by the said Grantee, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, and intending to be legally bound, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said Grantee, its successors and assigns, forever.

ALL THOSE CERTAIN various and several easements and rights of way located in the County of Monroe, Commonwealth of Pennsylvania, as more particularly described on Exhibit "A" attached hereto and made a part hereof. Including the parcel of land located in the Borough of Mount Pocono, Monroe County, identified as Tract 3 (0.182 acres) on Exhibit "A".

TOGETHER WITH all buildings, privileges, hereditaments, and appurtenances whatsoever, thereunto belonging or in any way appertaining, and the reversions or remainders, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, in law, equity or otherwise, however, in and to the same and every part thereof, except as set forth herein.

THIS DEED IS UNDER AND SUBJECT TO all easements and rights of way of record and is set forth herein, running with the land, and all easements, restrictions, privileges and other appurtenant rights belonging to all public utility companies, and also existing building restrictions, or like matters of record, or easements or restrictions visible upon the ground.

BK2048PG1922

- 1) Leaving a point on the southerly side of Edgewood Road, South 02 degrees 43 minutes 21 seconds West, 63.56 feet to a point; thence,
- 2) Along lands N/F Bezdecki, South 83 degrees 11 minutes 22 seconds West, 100.36 feet to a point, said point also being on the easterly side of Edgewood Road; thence,
- 3) Along said Right-Of-Way, North 11 degrees 41 minutes 08 seconds West, 82.78 feet to a point; thence,
- 4) Still along the Right-Of-Way, South 87 degrees 16 minutes 39 seconds East, 119.57 feet to the point of BEGINNING.

CONTAINING: 0.182 Acres \pm or 7,938 Square Feet \pm .

EXCEPTING AND RESERVING thereout and therefrom a certain easement or Right-Of-Way in favor of Landmark International, Ltd. and Summit Management and Utilities, Inc., its successors and assigns, along the course and distance identified in 1) described hereinabove approximately 20 foot in width.

BEING the same premises, easements and rights-of-way conveyed to the Grantor herein by deed dated August 4, 1986 and recorded on August 4, 1986 in Monroe County Deed Book 1503, Page 83.

AFFIDAVIT

Commonwealth of Pennsylvania

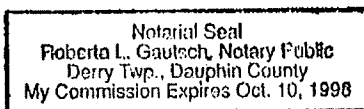
: ss.

County of Dauphin

On this 7th day of May, 1998 before me, a notary public, the undersigned officer, personally appeared Gary Nawrocki, who acknowledged himself to be the President of the National Utilities, Inc., a Pennsylvania Corporation and that he as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Roberta L. Gautsch



AFFIDAVIT

Commonwealth of Pennsylvania

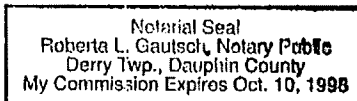
: ss.

County of Dauphin

On this 7th day of May, 1998 before me, a notary public, the undersigned officer, personally appeared Gary Nawrocki, who acknowledged himself to be the President of the Pocono Water Company, a Pennsylvania Corporation and that he as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Roberta L. Gautsch



I hereby certify the precise address of the Grantee herein is:
800 West Hersheypark Drive
Hershey, PA 17033

Susan E. Dumas



I Hereby CERTIFY that this document is recorded in the Recorder's Office of Monroe County, Pennsylvania.

Dennis W. Deshler

BK2048PG1926

PennDOT Notice of Proposed Construction



pennsylvania
DEPARTMENT OF TRANSPORTATION
www.penndot.gov

2025-BOA-0403-0E

NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION

RECEIVED

APR 7 REC'D

MULTIMODAL OFFICE

PLEASE TYPE OR PRINT ALL INFORMATION IN BLUE OR BLACK INK

DATE: 02/11/2025

SPONSOR INFORMATION

NAME OF SPONSOR Pennsylvania American Water Company		SPONSOR'S REPRESENTATIVE (If different than Sponsor) Douglas Potts - American Water	
DAYTIME PHONE NUMBER	EMAIL OR FAX NUMBER	DAYTIME PHONE NUMBER (856) 955-4162	EMAIL OR FAX NUMBER douglas.potts@amwater.com
STREET ADDRESS/P.O. BOX 2699 Stafford Ave.		STREET ADDRESS/P.O. BOX 1 Water St.	
CITY Scranton	STATE PA	ZIP CODE 18505	CITY Camden
			STATE NJ
			ZIP CODE 8102

NATURE OF PROPOSAL

A. NOTICE OF: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alteration		B. DURATION: <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Temporary (___ months, ___ days)		C. WORK SCHEDULE DATES: Beginning 01/2026 End 03/2027	
D. DESCRIPTION OF PROPOSAL Include sketches, diagrams and/or maps as necessary to depict the location or structures. <input type="checkbox"/> Antenna Tower <input type="checkbox"/> Crane <input checked="" type="checkbox"/> Building <input type="checkbox"/> Landfill <input type="checkbox"/> Wind Turbine <input type="checkbox"/> Pole <input type="checkbox"/> MET Tower <input type="checkbox"/> Other _____ _____ _____					

LOCATION OF STRUCTURE**HEIGHT & ELEVATION**
(Complete to nearest foot)

A. Coordinates: (To nearest second)		B. Nearest City or Town, and State: Mount Pocono		C. Name of nearest airport, heliport or seaplane base: Pocono Mountains Regional		A. ELEVATION OF SITE: (above mean seal level) 1888	
LATITUDE 41° 8' 11"		D. County Monroe		Distance from C: 1 miles		B. HEIGHT OF STRUCTURE: Including all appurtenances and lighting (if any) above ground level. 22	
LONGITUDE -75° 21' 27"				Direction from structure to airport: West		C. OVERALL HEIGHT: (above mean sea level (A + B)) 1910	

CERTIFICATION

I HEREBY CERTIFY that all of the above statements made by me are true, complete, and correct to the best of my knowledge. In addition, I agree to obstruction mark and/or light the structure in accordance with established marking and lighting standards if necessary.

DATE: 3/27/25	NAME/TITLE OF PERSON FILING NOTICE (Print): Douglas Potts, PE/ Principal Design Engineer	SIGNATURE: <i>Douglas Potts</i>
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FOR BUREAU OF AVIATION USE ONLY**THE PROPOSAL:**

- ☒ IS NOT IDENTIFIED AS AN OBSTRUCTION under any standard of FAR Part 77, Subpart C and PA Aviation Code, Act 1984-164.
- ☐ IS IDENTIFIED AS AN OBSTRUCTION under the standards of FAR Part 77, Subpart C and PA Aviation Code, Act 1984-164.
- ☐ Should be obstruction ☐ marked, ☐ lighted per FAA Advisory Circular 70/7460-1. Chapter(s) 3 & 4.
- ☒ Obstruction marking and lighting are not necessary.
- ☐ Proposal was determined to be a NON-COMPATIBLE LAND USE in accordance with Pennsylvania Airport Land Use Compatibility Guidelines.

SIGNATURE:

Justin O. Palmer

DATE:

04/07/2025