

MOUNT POCONO BOROUGH PLANNING COMMISSION
REGULAR MEETING AGENDA
Wednesday, Jul 16, 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. June 18, 2025

6. New Business

a. American Water Pine Hill Land Development Application

b. Sheetz Final Land Development Application and Waiver request

7. Project Updates

8. Public Participation

9. Adjournment

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

The Planning Commission Regular meeting was opened at 6:30 P.M. by K.Hart.

Pledge of Allegiance – was said by all.

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

PRELIMINARY ANNOUNCEMENTS:

- Ken Hart announces the planning commission is still one member short and if anyone is interested then a letter should be submitted to Marissa Duffy the Borough Manager.

APPROVAL OF MINUTES – S. Speno moved to accept the Regular Meeting minutes of Wednesday, March 19, 2025, as presented. J. Klingel seconded. Motion carried 3-0

UNFINISHED BUSINESS – None

NEW BUSINESS- American Water - Pine Hill Land Development Application Presentation by Joe Catuzzi, attorney for Pennsylvania American Water Company, presented along with engineers Maddie Gallagher and Jacob Rowe.

- The proposal concerns the Pine Hill well station at Edgewood and Road.
 - o Property is zoned R1.
 - o Variances and special exception already granted by the Zoning Hearing Board for the location and use.
- **Purpose of project:**
 - o Install new PFAS (perfluoroalkyl substances) filtration systems due to new EPA and DEP regulations.
 - o Existing building cannot house new filters; a new 1,600 sq. ft. building will be built to match the existing shed.
 - o There will be no increase in site traffic — one daily trip will continue.
 - o Immediate neighbors were contacted; no objections were raised.
- **Project Details**
 - o New shielded lighting will be added.
 - o Driveway will be extended and upgraded to include a chemical containment basin:
 - o Designed to contain any leaks during chemical deliveries, with valves to control runoff and prevent flooding or mosquito breeding.
 - o Interior will include four chemical tanks, manganese filters for pre-treatment, and connect to the sewer system in coordination with Mount Pocono Municipal Authority.
- **Engineering & Approval Process**
 - o Engineering review is still pending — no comments have been received yet.
 - o Plans must be reviewed before approval.
 - o The Commission agreed to table the discussion until the engineer's review is received.

**MOUNT POCONO BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
Wednesday, June 18, 2025 – 6:30 PM**

PUBLIC PARTICIPATION – None

Adjournment – The Planning Commission adjourned at 6:53 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

MOUNT POCONO BOROUGH LAND DEVELOPMENT APPLICATION

The undersigned hereby applies for review by the Mount Pocono Borough Planning Commission and review and approval of the Council of Mount Pocono Borough for the plans submitted herewith and described below:

1. ☒ Preliminary Plan Submission _____ Lot Line Adjustment
_____ Final Plan Submission _____ Lot Combination
_____ Final Plan-Minor Subdivision _____ Sketch Plan

2. Name of Land Development: Pine Hill Water Treatment Facility

Plan Dated: 07/16/24 County Deed Book No.: 2048

Volume No.: _____ Page No. : 1922

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

3. Name of Property Owner(s): Pennsylvania American Water Co.
(If corporation, provide corporation's name and address and two officers of corporation)

Address: 2699 Stafford Ave., Scranton, PA 18505,

Anthony Nokovich, Jacob Rowe Phone No.: 570-702-2835

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

Address: _____

_____ Phone No.: _____

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

6. Engineer, Architect, Land Surveyor, or Landscape Architect responsible for plan:
Douglas E. Potts, P.E.

Address: 1 Water St., Camden, NJ 08102

_____ Phone No.: 856-955-4162

7. Total Acreage: 0.18 Total Number of Lots: 1

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

9. Type of Development Planned:

Single Family: _____

Two-Family: _____

Multi-Family: _____

Commercial: _____

Industrial: x utility

Other: _____

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 Bone



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

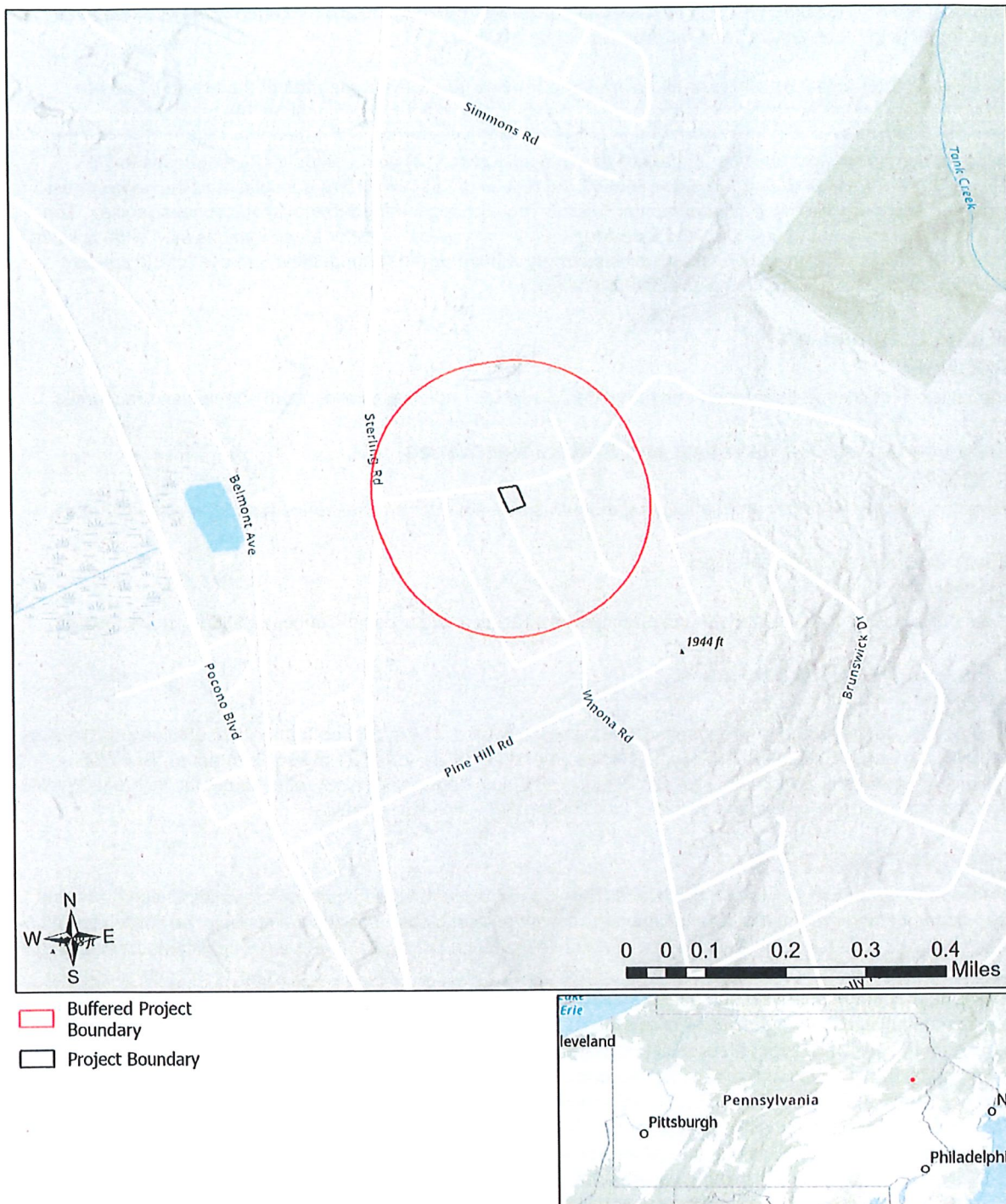
Project Name: **PAWC NE Pine Hill Well #7**
Date of Review: **12/5/2023 09:38:59 AM**
Project Category: **Development, Additions/maintenance to existing development facilities**
Project Area: **0.35 acres**
County(s): **Monroe**
Township/Municipality(s): **MT POCONO**
ZIP Code:
Quadrangle Name(s): **BUCK 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



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodataslyrelson, 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 # 15/24/1/64

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

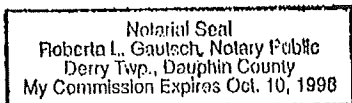
ss.

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. Gaultsch



AFFIDAVIT

Commonwealth of Pennsylvania

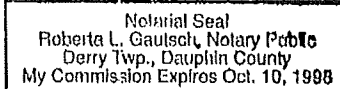
ss.

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. Gaultsch



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

Susan B. Dennis



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

Dennis W. Geshler

BK2048PG1926

PennDOT Notice of Proposed Construction

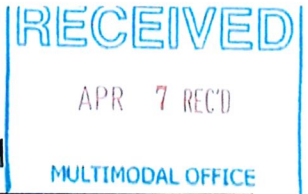
AV-57 (4-21)



pennsylvania
DEPARTMENT OF TRANSPORTATION
www.penndot.gov

2025-BOA-0403-0E

NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION



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	
41 8 11 LATITUDE		D. County Monroe		Distance from C: 1 miles		B. HEIGHT OF STRUCTURE: Including all appurtenances and lighting (if any) above ground level. 22	
-75 21 27 LONGITUDE				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>
------------------	---	------------------------------------

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



5420 Crackersport Road, Allentown, PA 18104
610.398.0904 610.481.9098
barryisett.com

July 15, 2025
Project# 313625.007

Planning Commission
Mount Pocono Borough
1361 Pocono Boulevard
Mount Pocono, PA 18344

RE: Pine Hill Well PFAS/MN Treatment Improvements
Mount Pocono Borough, Monroe County, Pennsylvania
Technical Review 1

Dear Planning Commission Members:

Materials Submitted for Review

We have reviewed the following items prepared by American Water Engineering against the applicable sections of the Mount Pocono Ordinance.

- Land development application – signed
- Land development plans dated July 16, 2024
- PNDI receipt dated December 5, 2023
- Deed copy dated May 7, 1998, to National Utilities, Inc.
- PENNDOT Notice of Proposed Construction form – signed April 7, 2025

The site is known as Parcel ID No. 10635620828460, containing 0.1822 acres, at the southeast corner of the intersection of Edgewood Road and Winona Road. This parcel is within the R-1 – Residential Low-Density, Single-Family Zoning District and the Airport Overlay District.

The applicant proposes the demolition and replacement of an existing well water pump and treatment station with an expanded station, the installation of a sanitary sewer lateral, the installation of a spill containment basin and two recharge beds, and general site grading.

Based upon our review, the following comments are offered for the purpose of a technical review by the Planning Commission:

Planning and Zoning Ordinance

The Borough Zoning Officer has final authority over all zoning decisions.

1. The plans show a proposed "spill containment basin" that will be partially constructed within the Borough Right of Way.
2. This development contains a groundwater well that is used to provide community drinking water therefore this property is within a "Wellhead Protection Zone 1". The applicant is proposing installation of a stormwater recharge bed. Stormwater detention facilities are not permitted within Zone 1 of a wellhead protection area per Zoning Ordinance (ZO) §215-126.
3. A defined "building construction area" should be shown on the plans per ZO §215-20A.2.
4. Note 7 on Sheet C2 indicates that the applicant will maintain an existing 12'x30' vehicle loading stall. If this loading area is within the proposed driveway, it will extend into the Borough right-of-way. Loading and unloading within the Borough right-of-way is not permitted per ZO §215-22D.
5. The applicant should demonstrate that the proposed site plan has adequate on-site parking per ZO §215-22F. Parking areas should be designed to avoid vehicles backing into a public street per ZO §215-22D.

General Comments

6. Segment 2 of the boundary description included in the submitted site deed incorrectly locates a point as "on the easterly side of Edgewood Road." Per the submitted land development plans, this point is located on the easterly side of Winona Road. The property owner may wish to have the deed corrected.
7. The Landscape & Lighting Plan (C2) shows average light levels at building entries exceeding the maximum allowed (5.0 footcandles) per SALDO §187-62.2.
8. Sidewalks should be added along the portions of Edgewood and Winona Roads adjacent to the property per Streets and Sidewalk Ordinance §183-11.

Stormwater Management Ordinance

9. Provide a soils evaluation of the project site prepared by a qualified professional. The soils evaluation should identify infiltration rates for the onsite soils as well as the depth to groundwater and depth to the limiting zone of the soil per SMO §179-13A. This information should be included in the plans. According to the soil information provided on sheet G2, the two recharge beds will be installed within groundwater, potentially within a restrictive feature.
10. Demonstrate how runoff captured within the spill containment basin will be treated for water quality prior to discharge into groundwater via recharge bed #2 per SMO §179-11K and §179-12E.
11. Identify the management district the development falls into and conduct a predevelopment runoff analysis per Stormwater Management Ordinance (SMO) §179-11H.

12. Demonstrate that the proposed final conditions will maintain predevelopment drainage areas and discharge points per SMO §179-11I.
13. Provide a post-development runoff analysis per SMO §179-11J.
14. Provide calculations and justification demonstrating that the proposed stormwater BMPs satisfy the criteria outline within the SMO per SMO §179-12.
15. Demonstrate conformance with Title 25 of the PA Code Chapter 102 per SMO §179-17A. The following information was not included in the Erosion and Sedimentation Control Plan (E&S Plan):
 - a. Where soil types C and D, as identified on sheet G2, are located on the property.
 - b. The volume and rate of runoff from the project site and its upstream watershed area.
 - c. Identification of all surface waters which may receive runoff from the project site and their classification.
16. Identify on the E&S Plan how drainage that is captured within the spill containment basin will be discharged while the development is under construction per SMO §179-17B.
17. Provide a copy of the Consumptive Use Tracking Report submitted to the Monroe County Conservation District per SMO §179-18A.
18. On Sheet C2, the revision callout 5 is included on the plan but not in the revisions table. This discrepancy should be addressed.

Plan Presentation

19. The purpose of the existing 1.5" PVC pipe shown draining into the roadside ditch near the northwest property corner should be provided.
20. On Sheet C2, the revision callout 5 is included on the plan but not in the revisions table. This discrepancy should be addressed.

The following information and/or documents should be provided:

21. Existing Resources and Site Analysis Plan per SALDO §187-30A.
22. Resource Impact and Conservation Plan and Resource Assessment Report per SALDO §187-30B.
23. Copies of any permits, licenses, or certificates required by the DEP or PUC for the construction and operation of this facility per SALDO §187-29G.7.
24. Sewage facilities planning for land development and any other sewage planning documents required by the Pennsylvania Sewage Facilities Act and the DEP per SALDO

- §187-29G.8. A Planning Exemption postcard mailer should be completed and submitted to the DEP.
25. A will-serve letter from the Borough Sewer Authority for this development per SALDO §187-29G.8, §187-53, and §187-54.
 26. A list of all permits required for this development per SALDO §187-29G.9.
 27. Copies of all State and environmental permits, licenses, or certificates required for the construction and operation of this facility per SALDO §187-29G.7 & §187-30D.7
 28. A copy of the soil erosion and sedimentation control plan as approved by the Monroe County Conservation District per SALDO §187-30D.8.
 29. A Succession of Ownership and Continued Operation and Maintenance Plan per SALDO §187-30G.
 30. Construction specifications for all proposed improvements per SALDO §187-74D.
 31. Information outlining how the proposed development will appropriately manage drifting snow per SALDO §187-76.1.
 32. A signature block on the plans for Borough Council per SALDO §187-29F.15.
 33. Zoning district boundary lines within 1,000 ft of the proposed development on the location map per SALDO §187-29F.16C.
 34. The names of officers of the Pennsylvania American Water Company per SALDO §187-29F.19 & 187-29F.20.
 35. Owner name, PIN, and subdivisions names (if applicable) for properties across Edgewood Road and Winona Road per SALDO §187-29F.26.
 36. Street and/or right-of-way easement widths for Edgewood and Winona Road per SALDO §187-30C.1.e.
 37. All notes, as applicable, required by SALDO §187-30C.2 and §187-30C.3.
 38. Street trees along Edgewood and Winona Road frontages per SALDO §187-56D.
 39. Right of way and property line buffers along all boundaries per SALDO §187-56F.3.
 40. The required number of off-street parking and loading areas per SALDO §187-62.1F.1.

Policy and Information

41. Provide a date along with the signature on all future development application submittals.

42. This application was submitted as a "preliminary plan submission". Per the SALDO, this development is considered a "land development". Future submissions should comply with the land development plan submittal requirements of the SALDO §187-24.
43. The applicant should identify which portions of the new facilities will be controlled under a Department of Environmental Protection (DEP) permit, and which facilities will not fall under the jurisdiction of the DEP.
44. An Improvement construction guarantee is required per SALDO §187-37.
45. An Improvement maintenance guarantee is required per SALDO §187-39.
46. A land development improvements agreement is required per SALDO §187-42.

These comments have been made with the understanding that all features are accurately displayed on the submitted plan and that they comply with all current laws, regulations, and currently acceptable professional land surveying and engineering practices. Additional comments may be provided as additional information becomes available or should changes occur.

Please do not hesitate to contact us if you have any questions regarding this letter.

Respectfully,



Joshua Fry, PE
Municipal Engineer

cc: Marissa Duffy, Borough Manager
Stan Wojciechowski, PE, Barry Isett & Associates
Jacob Rowe, PE, Pennsylvania American Water

July 3, 2025

Via Federal Express and E-mail at mduffy@mtpoconoboro.org

Marissa Duffy – Borough Manager
Mount Pocono Borough
1361 Pocono Blvd., Suite 100
Mount Pocono, PA 18344

**Re: Waiver Request Letter
Sheetz – Mount Pocono (Pine Hill Road)
Mount Pocono Borough, Monroe County, PA
Langan Project No.: 200189101**

Dear Marissa:

On behalf of Sheetz, Inc., please accept this letter as a "waiver request letter" to accompany the Preliminary/Final Land Development application for the above-referenced project. The following is a list of waiver requests, and the justification for the granting of these waivers from the Mount Pocono Borough Subdivision and Land Development Ordinance (SALDO).

Waiver Requests

1. Code Section 84-2.F – Permissible Number of Driveways – The referenced section limits the permitted number of driveways to two driveways for a single property tract. However, the section states that an exception may be made where the frontage exceeds 500 feet in length. Relief, or a determination, is requested from this section as the site has frontage along three sides, totaling a length of approximately 1,043 linear feet.
2. Stormwater Management 179-13.A. – Groundwater Recharge/Infiltration – The referenced section requires that regulated activities are required to recharge (infiltrate) where practicable based on suitability of soils and site conditions. Relief is requested from this section to permit use of Managed Release Concept (MRC) in lieu of infiltration, due to the proposed use of the site as a vehicle fueling station, which is considered a stormwater hotspot use per section 179-13.B. Furthermore, it is observed that because of the site's historical function as a vehicle repair and service station, which encompassed several structures and non-permeable surfaces occupying most of the lot, the infiltration capacity of the on-site soils exhibits significant variability.
3. SALDO 187.22.A – Separate Preliminary and Final Plan Submissions Required – The referenced section requires that a Final Plan application can be submitted to the Borough only after unconditional Preliminary Plan approval has been granted, thereby requiring separate Preliminary and Final Plan submissions. Relief is requested to permit a concurrent Preliminary and Final Plan application.

4. SALDO 187.48.Q.(5) – Driveway Leveling Area – The referenced section requires that a leveling area not exceeding 4% in grade and not less than 25 feet in length shall be provided where a driveway intersects with the right-of-way of the adjoining road. Relief is requested for the two driveways along Pine Hill Road due to the short length of the driveways and the proposed elevation change between the cartway of Pine Hill Road and the proposed parking area. The driveways are approximately 30-40 ft. in length with longitudinal slopes between 6 and 8 percent (with a maximum 1.5% cross slope within crosswalk areas). As such, a reduction driveway slope to 4% for 25 feet from the right-of-way, which would constitute a majority of the length of these two driveways, is not feasible. For the westernmost Pine Hill Road driveway, the design proposes a maximum slope of approximately 6% between the edge of Pine Hill Road and the crosswalk, 1.5% within the crosswalk, and 7% thereafter. For the easternmost Pine Hill Road driveway, the design proposes a maximum slope of approximately 2.5% between the edge of Pine Hill Road and the crosswalk, 1.5% within the crosswalk, and 8% thereafter. The Sterling Road driveway proposes a consistent slope of 1.5% for 40 feet from Sterling Road.
5. SALDO 187.48.Q.(8) – Distance Between Driveways – The referenced section requires 300-feet between an Arterial Street (Route 611) and a proposed driveway and 200-feet between a Collector Road (Sterling Road) and a proposed driveway. Relief is requested due to the encumbrance of the subject property being bound by two major corridors to the west and east, which create two intersections at the corners of the property and limit where driveways can be placed. The design proposes a distance of approximately 157.2 feet between the centerline of the westernmost Pine Hill Road driveway and the eastern right-of-way line of State Route 0611 and approximately 187.7 feet between the centerline of the easternmost Pine Hill Road driveway and the western right-of-way line of State Route 0196. To support this request, the westernmost Pine Hill Road driveway is proposed as a right-in/right-out only driveway, reducing conflicts with turning movements from Route 611.
6. SALDO 187.56.D.3.(a) – Street Trees – The referenced section requires street trees along all existing streets abutting a proposed land development, planted at a minimum ratio of one tree per 40 linear feet of frontage. Relief is requested from this requirement to not provide street trees due to concerns with obstructing driver visibility, as well as existing utility infrastructure, including overhead lines and underground sewer/water, that lie along the frontages of the site.
7. SALDO 187.56.E.(4) and 187.56.F.(3).(e) – Parking Lot Buffer along Road Right-of-Way – The referenced sections require a High Buffer Type, consisting of a 30-foot-wide buffer, along the public right-of-way of a property containing more than 50 parking spaces. The High Buffer Type is to consist of 5 evergreen trees, 2 ornamental trees, 2 canopy trees and 20 shrubs, per 100-linear-feet of frontage. Relief is requested from this section due to the hardships triggered by proposing a 30-foot buffer along the three frontages of the site, which would drastically reduce the developable area of the site and inhibit visibility from the public right-of-way for the intended use. In lieu of meeting this requirement, the applicant is proposing to enhance the buffering along the property border with the Snowshoe Condominiums (Residential), which was a key concern discussed during the Conditional Use and Special Exception hearings (conducted on October 17, 2024), as well

as proposing aesthetically pleasing landscaping along the frontages, which is an improvement on the existing condition.

8. SALDO 187-56.E.(4) –Side/Rear Property Line Buffer – The referenced section requires a Low Buffer type, consisting of a 10-foot-wide buffer, between abutting commercial uses. Relief is requested from this requirement due to the proximity of the adjacent Pocono Beer & Beverage property, which encroaches into the subject development. The design proposes a landscape buffer meeting the requirements of the low-intensity 10-foot-wide buffer outside of the encroaching building area, and no landscape buffer where the existing Pocono Beer & Beverage building encroaches onto the subject property. Additionally, the applicant notes that a buffer meeting the high-intensity buffer requirement is provided where the property abuts the existing Snowshoe at Mount Pocono Condominiums, with additional evergreen trees to provide extra screening.

If you should have any questions, or require additional information, please don't hesitate to contact me at 610-823-4013, or shaas@langan.com.

Very truly yours,

Langan Engineering and Environmental Services



Shaun Haas, PE, CPESC
Senior Project Manager

cc: Destiny Santiago – Admin Assistant Chair (**via E-mail to** dsantiago@mtpoconoboro.org)
Shawn McGlynn – Zoning Officer/Code Enforcement Officer (**via E-mail to** smcglynn@sfmconsultingllc.org)
Amber Salazar, - SFM Consulting (**via E-mail to** amber@sfmconsultingllc.org)
Stan Wojciechowski, PE, CME – Borough Engineer (**via E-mail to** swojciechowski@barryisett.com)
Jessica Strittmatter – Sheetz (**via E-mail to** jlstritt@sheetz.com)
Steve Lyncha – Sheetz (**via E-mail to** slyncha@sheetz.com)
Keith Ottes – Langan

July 3, 2025

Via Federal Express and E-mail at mduffy@mtpoconoboro.org

Marissa Duffy – Borough Manager
Mount Pocono Borough
1361 Pocono Blvd., Suite 100
Mount Pocono, PA 18344

**Re: Waiver Request Letter
Sheetz – Mount Pocono (Pine Hill Road)
Mount Pocono Borough, Monroe County, PA
Langan Project No.: 200189101**

Dear Marissa:

On behalf of Sheetz, Inc., please accept this letter as a "waiver request letter" to accompany the Preliminary/Final Land Development application for the above-referenced project. The following is a list of waiver requests, and the justification for the granting of these waivers from the Mount Pocono Borough Subdivision and Land Development Ordinance (SALDO).

Waiver Requests

1. Code Section 84-2.F – Permissible Number of Driveways – The referenced section limits the permitted number of driveways to two driveways for a single property tract. However, the section states that an exception may be made where the frontage exceeds 500 feet in length. Relief, or a determination, is requested from this section as the site has frontage along three sides, totaling a length of approximately 1,043 linear feet.
2. Stormwater Management 179-13.A. – Groundwater Recharge/Infiltration – The referenced section requires that regulated activities are required to recharge (infiltrate) where practicable based on suitability of soils and site conditions. Relief is requested from this section to permit use of Managed Release Concept (MRC) in lieu of infiltration, due to the proposed use of the site as a vehicle fueling station, which is considered a stormwater hotspot use per section 179-13.B. Furthermore, it is observed that because of the site's historical function as a vehicle repair and service station, which encompassed several structures and non-permeable surfaces occupying most of the lot, the infiltration capacity of the on-site soils exhibits significant variability.
3. SALDO 187.22.A – Separate Preliminary and Final Plan Submissions Required – The referenced section requires that a Final Plan application can be submitted to the Borough only after unconditional Preliminary Plan approval has been granted, thereby requiring separate Preliminary and Final Plan submissions. Relief is requested to permit a concurrent Preliminary and Final Plan application.

4. SALDO 187.48.Q.(5) – Driveway Leveling Area – The referenced section requires that a leveling area not exceeding 4% in grade and not less than 25 feet in length shall be provided where a driveway intersects with the right-of-way of the adjoining road. Relief is requested for the two driveways along Pine Hill Road due to the short length of the driveways and the proposed elevation change between the cartway of Pine Hill Road and the proposed parking area. The driveways are approximately 30-40 ft. in length with longitudinal slopes between 6 and 8 percent (with a maximum 1.5% cross slope within crosswalk areas). As such, a reduction driveway slope to 4% for 25 feet from the right-of-way, which would constitute a majority of the length of these two driveways, is not feasible. For the westernmost Pine Hill Road driveway, the design proposes a maximum slope of approximately 6% between the edge of Pine Hill Road and the crosswalk, 1.5% within the crosswalk, and 7% thereafter. For the easternmost Pine Hill Road driveway, the design proposes a maximum slope of approximately 2.5% between the edge of Pine Hill Road and the crosswalk, 1.5% within the crosswalk, and 8% thereafter. The Sterling Road driveway proposes a consistent slope of 1.5% for 40 feet from Sterling Road.
5. SALDO 187.48.Q.(8) – Distance Between Driveways – The referenced section requires 300-feet between an Arterial Street (Route 611) and a proposed driveway and 200-feet between a Collector Road (Sterling Road) and a proposed driveway. Relief is requested due to the encumbrance of the subject property being bound by two major corridors to the west and east, which create two intersections at the corners of the property and limit where driveways can be placed. The design proposes a distance of approximately 157.2 feet between the centerline of the westernmost Pine Hill Road driveway and the eastern right-of-way line of State Route 0611 and approximately 187.7 feet between the centerline of the easternmost Pine Hill Road driveway and the western right-of-way line of State Route 0196. To support this request, the westernmost Pine Hill Road driveway is proposed as a right-in/right-out only driveway, reducing conflicts with turning movements from Route 611.
6. SALDO 187.56.D.3.(a) – Street Trees – The referenced section requires street trees along all existing streets abutting a proposed land development; planted at a minimum ratio of one tree per 40 linear feet of frontage. Relief is requested from this requirement to not provide street trees due to concerns with obstructing driver visibility, as well as existing utility infrastructure, including overhead lines and underground sewer/water, that lie along the frontages of the site.
7. SALDO 187.56.E.(4) and 187.56.F.(3).(e) – Parking Lot Buffer along Road Right-of-Way – The referenced sections require a High Buffer Type, consisting of a 30-foot-wide buffer, along the public right-of-way of a property containing more than 50 parking spaces. The High Buffer Type is to consist of 5 evergreen trees, 2 ornamental trees, 2 canopy trees and 20 shrubs, per 100-linear-feet of frontage. Relief is requested from this section due to the hardships triggered by proposing a 30-foot buffer along the three frontages of the site, which would drastically reduce the developable area of the site and inhibit visibility from the public right-of-way for the intended use. In lieu of meeting this requirement, the applicant is proposing to enhance the buffering along the property border with the Snowshoe Condominiums (Residential), which was a key concern discussed during the Conditional Use and Special Exception hearings (conducted on October 17, 2024), as well

as proposing aesthetically pleasing landscaping along the frontages, which is an improvement on the existing condition.

8. SALDO 187-56.E.(4) –Side/Rear Property Line Buffer – The referenced section requires a Low Buffer type, consisting of a 10-foot-wide buffer, between abutting commercial uses. Relief is requested from this requirement due to the proximity of the adjacent Pocono Beer & Beverage property, which encroaches into the subject development. The design proposes a landscape buffer meeting the requirements of the low-intensity 10-foot-wide buffer outside of the encroaching building area, and no landscape buffer where the existing Pocono Beer & Beverage building encroaches onto the subject property. Additionally, the applicant notes that a buffer meeting the high-intensity buffer requirement is provided where the property abuts the existing Snowshoe at Mount Pocono Condominiums, with additional evergreen trees to provide extra screening.

If you should have any questions, or require additional information, please don't hesitate to contact me at 610-823-4013, or shaas@langan.com.

Very truly yours,

Langan Engineering and Environmental Services



Shaun Haas, PE, CPESC
Senior Project Manager

cc: Destiny Santiago – Admin Assistant Chair (**via E-mail to dsantiago@mtpoconoboro.org**)
Shawn McGlynn – Zoning Officer/Code Enforcement Officer (**via E-mail to smcglynn@sfmconsultingllc.org**)
Amber Salazar, - SFM Consulting (**via E-mail to amber@sfmconsultingllc.org**)
Stan Wojciechowski, PE, CME – Borough Engineer (**via E-mail to swojciechowski@barryisett.com**)
Jessica Strittmatter – Sheetz (**via E-mail to jlstritt@sheetz.com**)
Steve Lynch – Sheetz (**via E-mail to slyncha@sheetz.com**)
Keith Ottes – Langan

July 3, 2025

Via Federal Express and E-mail at mduffy@mtpoconoboro.org

Marissa Duffy – Borough Manager
Mount Pocono Borough
1361 Pocono Blvd., Suite 100
Mount Pocono, PA 18344

**Re: Preliminary/Final Land Development Application
Sheetz – Mount Pocono (Pine Hill Road)
Mount Pocono Borough, Monroe County, PA
Langan Project No.: 200189101**

Dear Marissa:

As discussed on a call with Mount Pocono Borough on June 25, 2025, the applicant for the above-referenced project (Sheetz, Inc.) is requesting a waiver from the groundwater recharge/infiltration requirement contained in Borough Stormwater Management Ordinance §179-13.A. The applicant wishes to utilize the Pennsylvania Department of Environmental Protection (PADEP) Managed Release Concept (MRC) to manage stormwater volume, peak rate and water quality in lieu of infiltration. This is due to the proposed use of the site as a vehicle fueling station, which is considered a stormwater hotspot use per section 179-13.B, and the variability of the on-site soils resulting from the site's historic use as a vehicle repair and service station. As discussed on the June 25th call, the applicant is requesting that this waiver request to be presented to the Borough Planning Commission at its July 16, 2025 meeting.

Enclosed please find the following supporting documents for this waiver request:

1. Two copies of a plan titled "Stormwater Managed Release Concept Plan," dated June 25, 2025, by Langan Engineering. This plan depicts a conceptual design for an MRC-based stormwater management design for the site, based on the guidelines provided by PADEP; and
2. Two copies of a Waiver Request Letter, dated July 3, 2025, including a waiver request and hardship explanation for §179-13.A.

If you should have any questions, or require additional information, please don't hesitate to contact me at 610-823-4013, or shaas@langan.com.

Very truly yours,

Langan Engineering and Environmental Services



Shaun Haas, PE, CPESC
Senior Project Manager

cc: Destiny Santiago – Admin Assistant Chair (**via E-mail to dsantiago@mtpoconoboro.org**)
Shawn McGlynn – Zoning Officer/Code Enforcement Officer (**via E-mail to smcglynn@sfmconsultingllc.org**)
Amber Salazar, - SFM Consulting (**via E-mail to amber@sfmconsultingllc.org**)
Stan Wojciechowski, PE, CME – Borough Engineer (**via E-mail to swojciechowski@barryisett.com**)
Jessica Strittmatter – Sheetz (**via E-mail to jlstritt@sheetz.com**)
Steve Lyncha – Sheetz (**via E-mail to slyncha@sheetz.com**)
Keith Ottes – Langan

\\Wangan.com\data\DDL\data1\200189101\Project Data\Correspondence\Cover Letter\2025-07-xx - Sheetz I Pine Hill Road - MPB MRC Waiver Submission.docx



5420 Crackersport Road, Allentown, PA 18104
610.398.0904 610.481.9098
barryisett.com

July 15, 2025
Project# 313625.002

Planning Commission
Mount Pocono Borough
1361 Pocono Boulevard
Mount Pocono, PA 18344

RE: Sheetz – Mount Pocono (Pine Hill Road)
Waiver Request Review
Mount Pocono Borough, Monroe County, Pennsylvania
Technical Review 1

Dear Planning Commission Members:

Materials Submitted for Review

We have reviewed the following items prepared by Langan Engineering & Environmental Services against the applicable sections of the Mount Pocono Ordinance.

- Stormwater Managed Release Concept Plan dated June 25, 2025
- Waiver Request Letter dated July 3, 2025

The Tract is comprised of two lots, one 3.06±-acre lot known as Parcel 10.6.1.18-1 and one 0.968±-acre lot known as Parcel 10.6.1.18. The Tract is located between Pocono Boulevard and Sterling Road, to the north of Pine Hill Road, with additional frontage on Belmont Avenue. The site contains a single-story vacant car wash building and two single-story vehicular repair buildings and associated parking. The site has uncontrolled access to Pocono Boulevard and Belmont Avenue. A paved area with parking and roadway access is adjacent to an existing vehicle repair building. This paved area provides direct, uncontrolled access to parking along Pine Hill Road. Lastly, one paved drive access off Sterling Road provides access to a gravel area. The Tract is in the C-2 (Commercial, General) and Airport Overlay Districts.

The Plan proposes consolidation of the two existing parcels into one 3.20±-acre lot (Lot 1). The Plan also proposes a new Sheetz Convenience Store with a restaurant totaling 6,139 sf and a drive-thru pickup, and a gas canopy with twelve self-serve gas fueling stations. One full access and one right in-right-out driveway are proposed on Pine Hill Road and one ingress only driveway is proposed on Sterling Road. Improvements to Pocono Boulevard, Pine Hill Road, and Sterling Road, are also proposed. 53 parking spaces are proposed, and the drive-thru pick up has the capacity for 13 vehicles to queue for ordering, paying, and picking up.

The following comments are offered for your consideration:

Waivers Requested

The following SALDO waivers are requested. If approved by the Board of Commissioners, then the waivers should be listed on a plan to be recorded along with the date that the waiver was granted by the Board.

The applicant has requested relief from the following Ordinance in this submittal:

1. Stormwater Management Ordinance §179-13A which requires the applicant to maximize stormwater infiltration in the design of the proposed development. The applicant has identified the proposed land use as a "stormwater hotspot" per §179-13B and is proposing the use of Managed Release Concept (MRC) basins with impermeable liners. We note that the applicant will be required to demonstrate that the proposed MRC system complies with the MRC Design Standards in the PA Post-Construction Stormwater Manual. We have no objection to this request.

Previous Waivers

The Planning Commission has recommended the following relief from Borough Ordinances:

2. Driveways Ordinance §84-2.F which requires a maximum of two driveways on one tract. The applicant is requesting a waiver of this requirement to permit construction of three driveways.
3. SALDO §187-48.Q(8) which requires a minimum distance of 200 feet between the centerline of a proposed driveway and the right-of-way of the nearest intersecting collector road. The required minimum distance is 300 feet for arterial roadways.
4. SALDO §187.56.D which requires street trees along all streets abutting a land development at a ratio of at least one tree per 40 feet of frontage.
5. SALDO §187.56.E(4) and §187.56.F(3E) which require a 30-foot-wide, high type buffer along the public rights-of-way.
6. SALDO 187-56.E(4) which requires a 10-foot-wide low type buffer between abutting commercial uses.

If the above relief is granted by Borough Council, a note regarding each section waived along with the date the relief was granted by Borough Council.

These comments have been made with the understanding that all features are accurately displayed on the submitted plan and that they comply with all current laws, regulations, and currently acceptable professional land surveying and engineering practices. Other comments may be added as additional information becomes available or should changes occur.

Please do not hesitate to contact us if you have any questions regarding this letter.

Respectfully,

A handwritten signature in black ink, appearing to read 'Joshua Fry', written in a cursive style.

Joshua Fry, PE
Municipal Engineer

cc: Marissa Duffy, Borough Manager
Stan Wojciechowski, PE, Barry Isett & Associates
Shaun Haas, PE, CPESC, Langan Engineering & Environmental Services

\\biaces.com\work\Projects\2024\313624.000-Mt_Pocono_Borough_Municipal_002-Sheetz\2025-07_Submission_05-Waiver\Review\Sheetz_Submission 5_Waiver_071425.docx