

**MOUNT POCONO BOROUGH PLANNING COMMISSION
REGULAR MEETING AGENDA
Wednesday, September 21, 2022 – 7:00 PM**

LOCATION: Borough Building located at 1361 Pocono Blvd, Mount Pocono

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
____ M. Penn, ____ P. Bucco, ____ R. Dorkoski, ____ A. M. Harris, ____ D. Staples, ____ E. Melbert,
____ T. Cramer, ____ C. Connor, ____ C. Niclaus, ____ D. Jackowski
- 4. Preliminary Announcements**
- 5. Consider Approval of Minutes**
 - a. Regular Meeting Minutes – August 17, 2022
- 6. Unfinished Business –**
 - a. Arya Village, 1221 Pocono Blvd. – Review
- 7. New Business**
 - a. Barberio – 5 Brunswick Drive – Conditional Use Short Term Rental
 - b. Costa – 443 Park Avenue – Conditional Use Short Term Rental
 - c. Auto4Sale – 1170 Pocono Boulevard – Conditional Use Extend the Available Space
 - d. Caliper of Trees – SALDO 187-56
 - e. SALDO 187-39 Improvement Maintenance Guarantee
- 8. Project Updates**
- 9. Liaison Reports**
 - a. Borough Council
 - b. Zoning Hearing Board
- 10. Public Participation**
- 11. Adjournment**

**MOUNT POCONO PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, AUGUST 17, 2022
7:00 P.M.**

Chairman M. Penn opened the regular meeting at 7:09 P.M.

Pledge of Allegiance was said by all.

Roll Call: Vice Chair P. Bucco, present; Commissioner R. Dorkoski, present via phone; Commissioner A. Harris, present; Commissioner D. Staples, absent; Commissioner E. Melbert, present; Commissioner T. Cramer, absent; Solicitor C. Connor, present; Borough Engineer C. Niclaus, present; and, Recording Secretary, D. Jackowski, present.

PRELIMINARY ANNOUNCEMENTS – Chairman M. Penn announced that Alexis Wilkinson is no longer the Borough Zoning Officer. He was advised that Shawn McGlynn, SFM Consulting, will be taking over the Zoning Officer duties starting on Monday, August 22, 2022, and will be in the office Monday's, Wednesday's, and Friday's. He was also advised that Mr. McGlynn will not be attending these meetings; however, in his opinion, it could be beneficial that the Zoning Officer be in attendance as Zoning questions may arise. It was also noted that the agenda will be sent to the Zoning Officer prior to the meeting and that questions or opinions could be asked prior to the meeting.

APPROVAL OF MINUTES – Commissioner A. Harris moved to accept the Regular Meeting minutes of Wednesday, June 15, 2022, as presented. Commissioner R. Dorkoski seconded. Motion carried unanimously.

UNFINISHED BUSINESS

Arya Village, 1221 Pocono Boulevard – In attendance representing the Arya Village project were the Applicant, Ms. Rupal Patel, and her Engineer, Christian Cobaugh.

The Applicant's Engineer C. Cobaugh reviewed the revised plans indicating that PennDOT wasn't going to allow an entrance off of SR 611 & Belmont Avenue and will have a right turn only on SR 196 (Sterling Road) with an in and out on Pine Hill Road. Borough Engineer C. Niclaus reminded the Applicant that a TIS is required to move ahead with a proper review of the plan. More discussion was had, including the buffer requirements; are they a Zoning issue or under SALDO. It was clarified if Zoning issues are involved the Applicant would have to go before the Zoning Hearing Board (ZHB) for variance(s) and that could take up to ninety (90) days.

The Planning Commission acknowledged that it was in receipt of the Borough Engineer's Technical Review #2 letter dated August 17, 2022. It was also acknowledged that there were nineteen (19) Zoning Ordinance Review items that were informational only and that the Zoning Officer shall be the jurisdictional entity on Zoning requirements. Also, there were thirty-two (32) Subdivision and Land Development Ordinance (SALDO) items outstanding; forty-two (42) Stormwater Management items; and three (3) general comments, including traffic comments not addressed and a Traffic Impact Study (TIS) that has not been submitted.

Commissioner R. Dorkoski questioned if the Applicant was looking for an approval that would give the Applicant the right to close on this property.

Solicitor C. Connor answered by stating that the Planning Commission does not have the right on whether the closing would take place or not. He advised that currently what has been submitted to the Planning Commission is not enough information for any recommendation to be made and reminded the Applicant that the Planning Commission is only a recommending body with final approval up to Borough Council. He stated that this cannot affect the closing of the property and that the Applicant has to decide if she would like to continue.

Commissioner R. Dorkoski stated that, with not receiving a complete submission, the Planning Commission cannot advise the Applicant to close on the property. He noted the following: can't see an implied approval at this time; parking space sizes are an issue; and pavers are not allowed; he reminded the Applicant "buyer beware."

After Solicitor C. Connor's suggestion to the Applicant that, again, there is not enough information and the plan needs to be cleaned up to come back before the Planning Commission and advice to the Commission not to accept this plan as-is, Vice Chair P. Bucco

**MOUNT POCONO PLANNING COMMISSION
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7:00 P.M.**

moved to accept a ninety (90) day time extension, conditional upon receiving a letter requesting such. Commissioner A. Harris seconded. Motion carried unanimously.

Commissioner E. Melbert moved to table the Arya Village project until the next regular Planning Commission meeting. Vice Chair P. Bucco seconded. Motion carried unanimously.

Commissioner R. Dorkoski moved that all the items that are outstanding that can be completed must be completed prior to coming before the Planning Commission. Vice Chair P. Bucco seconded. Motion carried unanimously.

NEW BUSINESS – Vice Chair P. Bucco moved to table the Caliper of Trees – SALDO 187-6 and Submission Requirements – SALDO 187-18 to 187-24. Commissioner R. Dorkoski seconded. After some discussion Vice Chair P. Bucco amended her motion to table Caliper of Trees – SALDO 187-6 and SALDO 187-39 Improvement Maintenance Guarantee instead. Commissioner R. Dorkoski seconded. Motion carried unanimously.

Submission Requirements – SALDO 187-18 to 187-24 – After an explanation from the Planning Commission Recording Secretary D. Jackowski, Vice Chair P. Bucco moved to adopt the following amendment to the SALDO 187-18 to 187-24 Submission Requirements: to decrease the number of submission plans from ten (10) down to four (4) including electronic submissions and to decrease likewise the number of any required supporting documents such as sewage planning module(s), including electronic submissions; approvals and/or permits from the Pennsylvania Department of Environmental Protection; and highway occupancy permit from six (6) down to two (2). Commissioner E. Melbert seconded. Motion carried unanimously.

PROJECT UPDATES – Solicitor C. Connor stated that the Development and Stormwater Agreements for the Clarius project have been finalized. He noted that Clarius is closing on the property this week and they have indicated that they have potential tenants for the warehouse and that eighty-six (86) acres will be cleared early this fall.

LIAISON REPORTS

Borough Council – Commissioner A. Harris stated that Borough Council at last night's meeting appointed a new Zoning Officer as was reported by Chairman M. Penn earlier in the meeting.

Zoning Hearing Board – No report.

PUBLIC PARTICIPATION – None

There being no public participation and no further business coming before the Planning Commission, Vice Chair P. Bucco moved to adjourn at 8:53 P.M. Commissioner A. Harris seconded. Motion carried unanimously.

Submitted by,

Diana Jackowski
Recording Secretary



Diana Jackowski <diana@mountpocono-pa.gov>

1221 Mt Pocono Blvd - Zoning review / understanding

3 messages

ccobaugh <chris.cobaugh@gmail.com>

Thu, Sep 1, 2022 at 11:33 AM

To: smcglynn@sfmconsultingllc.org, Diana Jackowski <diana@mountpocono-pa.gov>, Rupal Patel <rupal5678@gmail.com>, "Charles Niclaus, PE" <cniclaus@barryisett.com>

Hello Shawn,

Please review the attached plan and TIS report for Zoning compliance.

Arya Village LLP met with the Mt Pocono Borough Planning Commission a few times to discuss plans for the Re-Development of two parcels bound by Pine Hill Rd, Pocono Blvd, Belmont Ave, Sterling Road, Snowshoe Mt Pocono Condominiums and commercial property owned by Larry Gerhard (currently a Beer Distributorship). The Site is located within the C-2 Zoning district.

We are proposing a 2-story, multi-use retail / commercial building (with associated infrastructure and improvements) that will feature "by-right" uses permitted within the C-2 district. The Site meets Area, Depth and Width requirements in the C2 district. The proposed 2-story building will be approximately 24'-25' in height. The rear-yard setback is 26' to account for building height.

I believe there are 3 or 4 potential zoning issues that may require review:

- Parking is based on multiple Uses; some reductions may be possible (for construction purposes) based on multiple Uses with varying peaks. Please advise if any reduction is possible for "Reserved" parking....buildable at a later time.
- **Minimum 10'x20' parking spaces:** The Zoning Code references the International Traffic Engineer's Handbook for guidance with provided parking and layout. A single line in the Zoning code calls for all spaces to be 10'x20' at a minimum. 9'x18' parking spaces are routinely used in many developments; our meetings with the PC suggested that 9'x18' parking spaces would be reasonable in order to reach the necessary parking count totals with a smaller impervious surface. The Zoning Officer at the time was present in the meetings but we did not formally document the use of 9'x18' parking spaces or memorialize any path forward that would not require a Zoning Variance. To this end, the plan is redrafted with 10' wide spaces with a minimum paved depth of 18'. All internal parking spaces or spaces adjacent to pedestrian walkways are shown with a 10'x20' paved surface. Perimeter parking and those spaces abutting landscaped areas are shown as 18' where we can secure a minimum clear space of 2' for overhang beyond a vehicle's front axle. (The net space provided being 10'x20'). We believe this is an acceptable approach but require a determination as such.
- **Front-Yard / R.O.W. and potential property dedication to Mt Pocono Borough and PennDot:** Our Building setback is based on the existing ROW for Pine Hill Rd.-----> PennDot (and Mt Pocono Borough) are actively working to address future roadway needs within the Mt Pocono Borough commercial district. The planned program includes an extension of Pine Hill Road to the west of Pocono Blvd to tie-in large Commercial properties located west of Pocono Blvd. These planned roadway improvements include the (potential) addition of drive aisles, dedicated turn lanes and intersection signalization at both Sterling Rd and Pocono Blvd along Pine Hill Road. These roadway improvements would require additional right of way along at least two of our property frontages. (Pocono Blvd and Pine Hill Road). There were a few concept plans for this site (*that preceded our development efforts*) that suggested improvements within Pine Hill Road to support various conceptual designs and uses. For example, the future of Pine Hill Rd could potentially include 2 lanes, 2 lanes with a center-turn lane or even 4 lanes with dedicated through and turning lanes. Also, PennDot has completed Preliminary plans for improvements to the Pocono Blvd and Pine Hill Rd intersection. Our Traffic Engineer is TPD Inc. and they also authored the Preliminary PennDot intersection plans for Pine Hill Rd and Pocono Blvd.; [TPD confirms that PennDot has "yet to finalize" the plans and associated alignment for the Pine Hill Rd and Pocono Blvd Intersection].-----> For whatever reason, PennDot has decided not to finalize the alignment of the intersection at this time. They have, however, conveyed their intent for future traffic movements. For consideration: The Pine Hill Rd / Pocono Blvd intersection plans (& Pine Hill Road extension) and adjacent property improvements do not provide for a true perpendicular intersection in the final condition; The current layout (*PennDot intersection plans*) attempts to hug the northernmost property line associated with property 10.6.1.37 while working within the confines of the Pine Hill Road R.O.W, the current alignment and all affected properties adjacent to this intersection. Going forward, the development of our property could potentially address a side issue with respect to the desired realignment of Belmont Avenue with Pocono Blvd. Also, our development plans now show the limits of on-site improvements


which can now be evaluated and considered in the finalization of intersection layout and alignment. Bluntly, our on-site improvements may allow for a better realignment of the existing Pine Hill Road approach to facilitate a more desired alignment of the future intersection at Pine Hill Rd and Pocono Blvd. All in all, the following R.O.W widths are suggested for the associated roadways: Sterling Rd. (50ft - this R.O.W currently exists), Pine Hill Rd. (50ft ultimate - 30ft existing - this requires at least 10' of property dedication along our frontage), Pocono Blvd (80ft - the existing property line is not geometrically relevant to future R.O.W. needs.... a variable width dedication is needed).

- The TIS for our site does not require additional ROW or turn lanes to support this project. The existing 30' ROW of Pine Hill Road is sufficient.
- The plan acknowledges that future Pine Hill Road improvements will likely require a 10' dedication of property width along the Pine Hill Road frontage. The development of this site and documentation of on-site improvements will inevitably be considered in the finalization of PennDot intersection plans. It is in the best interest of Arya Village to work with Mt Pocono Borough and PennDot to achieve the best intersection conditions for Pine Hill Rd and Pocono Blvd. We anticipate that PennDot and Mt Pocono Borough will take advantage of on-site development in consideration of the final intersection layout and realignment of Belmont Avenue.
- The Zoning Code requires documentation for Environmental Resources. The project includes both a Phase 1 and Phase 2 study due to previous uses. We consider this a Redevelopment plan and not a Green-Field plan. We believe an Environmental Assessment Report and Plan is not warranted for this project.
- A Special Exception is required for any Principal Use with more than 40,000-sf. There was some discussion as to the applicability of this with regard to this project. Please let us know your findings.
- We currently show total impervious surface at or below 100,000-sf so a Conditional Use permit is not currently relevant..

Thank You for reviewing our plan for zoning compliance. Please let me know if there are any questions concerning this email.

Christian B. Cobaugh, PE
610-220-1982

2 attachments

 **2022-08-30 Traffic Impact Study Draft.pdf**
7199K

 **PROPOSED3E LAY.pdf**
897K

Diana Jackowski <diana@mountpocono-pa.gov>

Thu, Sep 1, 2022 at 3:25 PM

To: ccobaugh <chris.cobaugh@gmail.com>, Joshua Walker <office@mountpocono-pa.gov>

Cc: smcglynn@sfmconsultingllc.org, Rupal Patel <rupal5678@gmail.com>, "Charles Niclaus, PE" <cniclaus@barryisett.com>

Received, thank you.

Please include our Borough Manager, Joshua Walker in future correspondence.

Have a wonderful holiday.

[Quoted text hidden]

--

Regards,

Diana Jackowski
Administrative Assistant
Mount Pocono Borough
1361 Pocono Boulevard, Suite 100
Mount Pocono, PA 18344
PH: 570-839-8436 ext. 302
FAX: 570-839-0981
diana@mountpocono-pa.gov

Diana Jackowski <diana@mountpocono-pa.gov>

Thu, Sep 1, 2022 at 3:26 PM

To: Joshua Walker <office@mountpocono-pa.gov>

FYI



Diana Jackowski <diana@mountpocono-pa.gov>

Arya 90 Day Extension

4 messages

Diana Jackowski <diana@mountpocono-pa.gov> Mon, Sep 12, 2022 at 8:53 AM
To: Rupal Patel <rupal5678@gmail.com>, "Christian Cobaugh, PE" <chris.cobaugh@gmail.com>
Cc: Clark Connor <hconnor@ptd.net>, Michael Penn <michael_penn@me.com>, Shawn McGlynn <smcglynn@sfmconsultingllc.org>, Ann Marie Harris <amharris@mountpocono-pa.gov>, Dakota Staples <drsenterprises1017@gmail.com>, Chuck Niclaus <cniclaus@barryisett.com>, Terry Cramer <terry.cramer79@gmail.com>, Patty Bucco <njct602@aol.com>, Erin Melbert <erinm@melbert.net>, Richard Dorkoski <richd327@gmail.com>, Claudette Williams <cwilliams@mountpocono-pa.gov>, Norman DeLano Jr <ndelano@mountpocono-pa.gov>, Joshua Walker <office@mountpocono-pa.gov>

Good Morning Rupal -

Please be advised that Borough Council at its regular meeting held on Tuesday, 6, 2022, acknowledged receipt of your 90 day extension request for the Arya Village LLC's Land Development Plan and granted the extension to allow Borough Council to render a decision, but this extension does not guarantee an approval by Borough Council.

You are on the Planning Commission agenda for next week's meeting on Wednesday, September 21, 2022. Please advise if you will be attending.

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

Thank you.

--

Regards,

Diana Jackowski
Administrative Assistant
Mount Pocono Borough
1361 Pocono Boulevard, Suite 100
Mount Pocono, PA 18344
PH: 570-839-8436 ext. 302
FAX: 570-839-0981
diana@mountpocono-pa.gov

Rupal Patel <rupal5678@gmail.com> Mon, Sep 12, 2022 at 9:00 AM
To: Diana Jackowski <diana@mountpocono-pa.gov>
Cc: "Christian Cobaugh, PE" <chris.cobaugh@gmail.com>, Clark Connor <hconnor@ptd.net>, Michael Penn <michael_penn@me.com>, Shawn McGlynn <smcglynn@sfmconsultingllc.org>, Ann Marie Harris <amharris@mountpocono-pa.gov>, Dakota Staples <drsenterprises1017@gmail.com>, Chuck Niclaus <cniclaus@barryisett.com>, Terry Cramer <terry.cramer79@gmail.com>, Patty Bucco <njct602@aol.com>, Erin Melbert <erinm@melbert.net>, Richard Dorkoski <richd327@gmail.com>, Claudette Williams <cwilliams@mountpocono-pa.gov>, Norman DeLano Jr <ndelano@mountpocono-pa.gov>, Joshua Walker <office@mountpocono-pa.gov>

Yes, we will be attending.

Thank you

Take Care,
Rupal K. Patel

On Sep 12, 2022, at 8:54 AM, Diana Jackowski <diana@mountpocono-pa.gov> wrote:

[Quoted text hidden]

Charles Niclaus, PE <cniclaus@barryisett.com>

Mon, Sep 12, 2022 at 9:04 AM

To: Rupal Patel <rupal5678@gmail.com>, Diana Jackowski <diana@mountpocono-pa.gov>

Cc: "Christian Cobaugh, PE" <chris.cobaugh@gmail.com>, Clark Connor <hconnor@ptd.net>, Michael Penn <michael_penn@me.com>, Shawn McGlynn <smcglynn@sfmconsultingllc.org>, Ann Marie Harris <amharris@mountpocono-pa.gov>, Dakota Staples <drsenterprises1017@gmail.com>, Terry Cramer <terry.cramer79@gmail.com>, Patty Bucco <njct602@aol.com>, Erin Melbert <erinm@melbert.net>, Richard Dorkoski <richd327@gmail.com>, Claudette Williams <cwilliams@mountpocono-pa.gov>, Norman DeLano Jr <ndelano@mountpocono-pa.gov>, Joshua Walker <office@mountpocono-pa.gov>

I have not received a revised set of plans or responses to the comment letter. I have been involved in revised layout conversations that may warrant input from the Planning Commission on waivers and or other considerations.

Get [Outlook for iOS](#)

From: Rupal Patel <rupal5678@gmail.com>

Sent: Monday, September 12, 2022 9:00:52 AM

To: Diana Jackowski <diana@mountpocono-pa.gov>

Cc: Christian Cobaugh, PE <chris.cobaugh@gmail.com>; Clark Connor <hconnor@ptd.net>; Michael Penn <michael_penn@me.com>; Shawn McGlynn <smcglynn@sfmconsultingllc.org>; Ann Marie Harris <amharris@mountpocono-pa.gov>; Dakota Staples <drsenterprises1017@gmail.com>; Charles Niclaus, PE <cniclaus@barryisett.com>; Terry Cramer <terry.cramer79@gmail.com>; Patty Bucco <njct602@aol.com>; Erin Melbert <erinm@melbert.net>; Richard Dorkoski <richd327@gmail.com>; Claudette Williams <cwilliams@mountpocono-pa.gov>; Norman DeLano Jr <ndelano@mountpocono-pa.gov>; Joshua Walker <office@mountpocono-pa.gov>

Subject: Re: Arya 90 Day Extension

Caution: External email. If unexpected, verify source via phone before accessing links or attachments.

[Quoted text hidden]

Diana Jackowski <diana@mountpocono-pa.gov>

Mon, Sep 12, 2022 at 9:46 AM

To: "Charles Niclaus, PE" <cniclaus@barryisett.com>

Cc: Rupal Patel <rupal5678@gmail.com>, "Christian Cobaugh, PE" <chris.cobaugh@gmail.com>, Clark Connor <hconnor@ptd.net>, Michael Penn <michael_penn@me.com>, Shawn McGlynn <smcglynn@sfmconsultingllc.org>, Ann Marie Harris <amharris@mountpocono-pa.gov>, Dakota Staples <drsenterprises1017@gmail.com>, Terry Cramer <terry.cramer79@gmail.com>, Patty Bucco <njct602@aol.com>, Erin Melbert <erinm@melbert.net>, Richard Dorkoski <richd327@gmail.com>, Claudette Williams <cwilliams@mountpocono-pa.gov>, Norman DeLano Jr <ndelano@mountpocono-pa.gov>, Joshua Walker <office@mountpocono-pa.gov>

Thank you for the update.

[Quoted text hidden]

BOROUGH OF MOUNT POCONO

1361 POCONO BOULEVARD, SUITE 100
MONROE COUNTY, PENNSYLVANIA

PLANNING COMMISSION SUBMISSION APPLICATION FORM

Name of Proposed Development: 5 Brunswick Dr, Mount Pocono, PA 18344

Proposed Number of lots: 1 Location/Street: 5 Brunswick Dr

Pin #: 10.2A.1.133

Applicant/Owner: Nicolas Barberio

Address: 3386 Silverton Ave, Wadsworth, NY 11793 MT. POCONO BOROUGH

Telephone: 516.404.9544 Fax #: _____

Email: NBarberio10@gmail.com

Engineer/Contact: _____

Address: _____

Telephone: _____ Fax #: _____

Email: _____

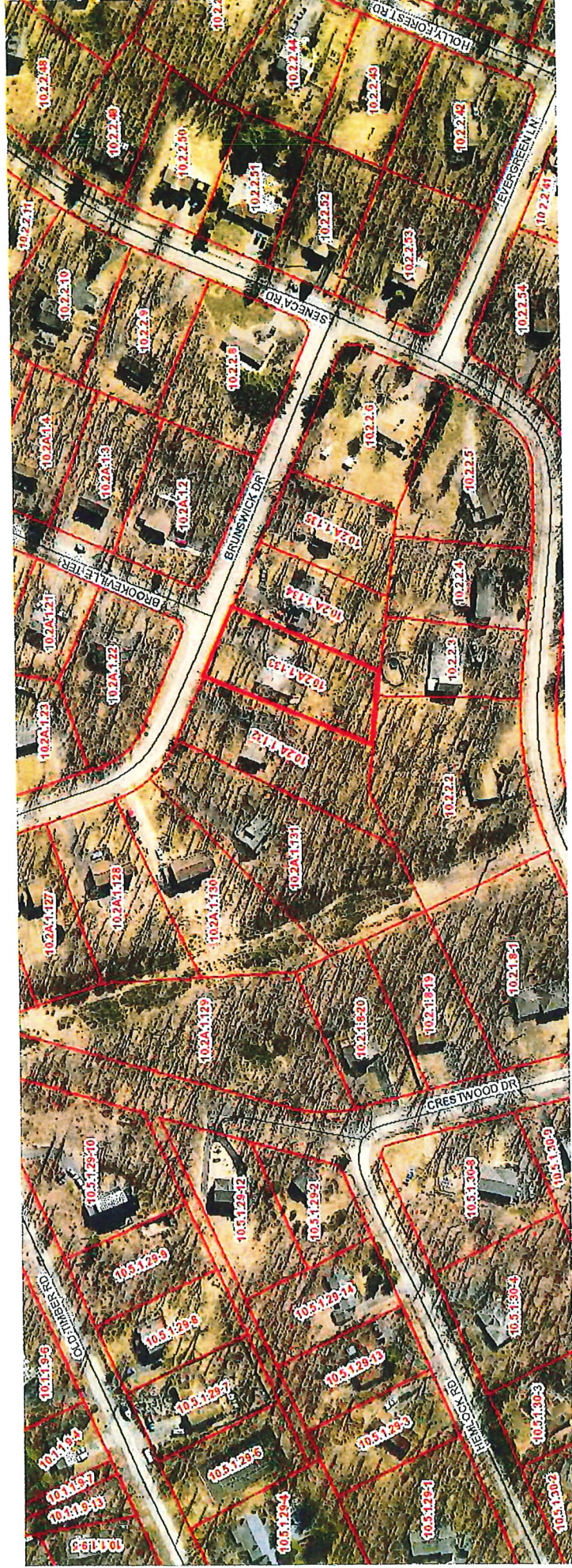
Borough Application Fee: \$ 200 Date Fee Paid: 8/26/2022 > ack # 0099

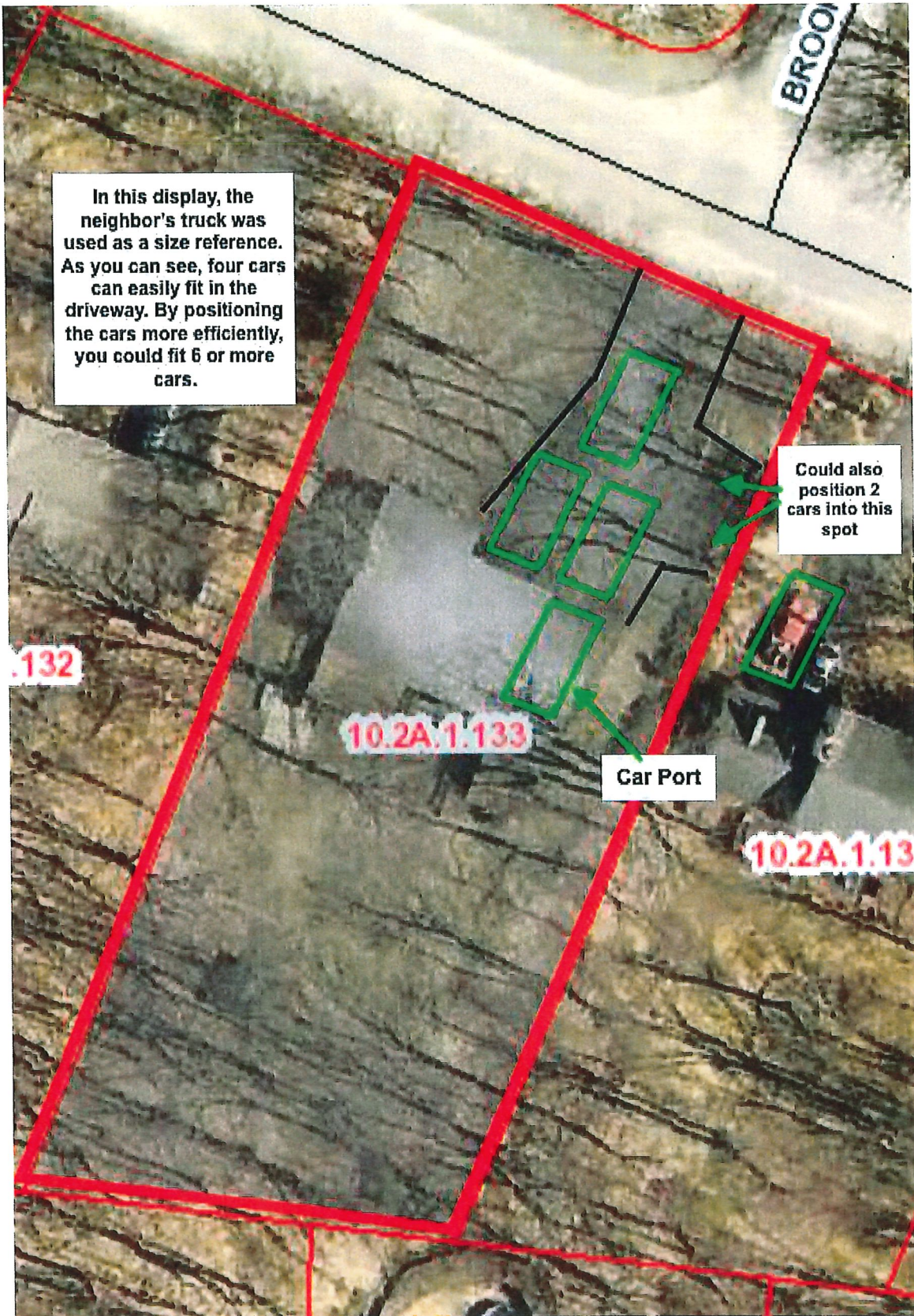
Deposit (if applicable): \$ 1000 Date Paid: 8/26/2022

Narrative of Project (attached sheet can be used): _____

Conditional use for short term rental.

| | | | |
|---------------------------------|--|----------------------------------|-------------|
| PAY TO THE ORDER OF | | Mount Pocono Borough | \$ 1,200.00 |
| FOR | | One Thousand Two Hundred + 0/100 | DOLLARS |
| First National Bank LI | | DATE <u>8/26/2022</u> 0099 | |
| www.fnbl.com | | 50-1133/214 139 | |
| Conditional Use Hearing | | <u>Barberio</u> | |
| ⑈000099⑈ ⑆021411335⑆ 397002890⑈ | | | |





In this display, the neighbor's truck was used as a size reference. As you can see, four cars can easily fit in the driveway. By positioning the cars more efficiently, you could fit 6 or more cars.

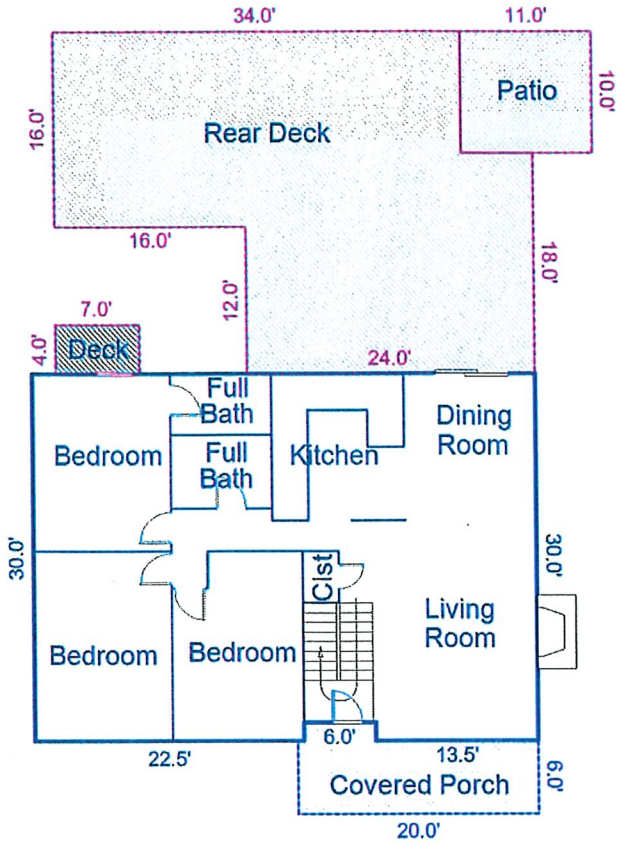
Could also position 2 cars into this spot

Car Port

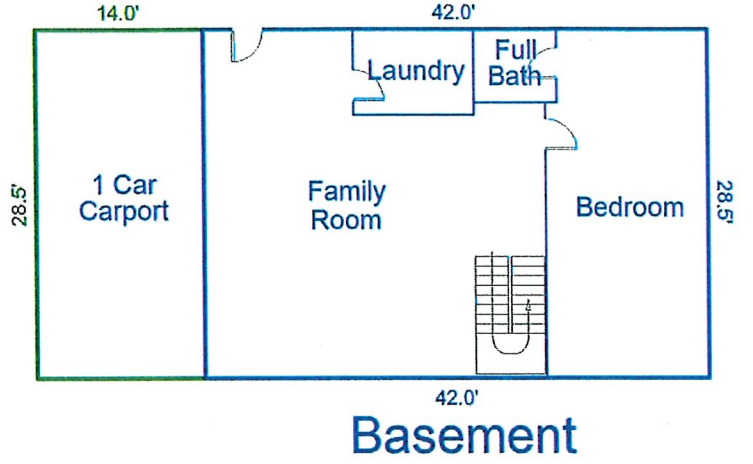
10.2A.1.133

10.2A.1.13

.132



First Level



Basement



10/2A/1/133 10/18/2016



Diana Jackowski <diana@mountpocono-pa.gov>

Re: 5 Brunswick Drive

3 messages

Lindsay Scerbo <lindsay@sfmconsultingllc.org>

Wed, Aug 31, 2022 at 2:26 PM

To: Nick Barberio <nbarberio10@gmail.com>

Cc: Joshua Walker <office@mountpocono-pa.gov>, Diana Jackowski <diana@mountpocono-pa.gov>, Shawn McGlynn <smcglynn@sfmconsultingllc.org>

Hi Nick,

Those images are adequate. Just as a reminder, you are on the schedule for the Planning Commission meeting scheduled for September 21st in the Borough building.

If you have any questions please let me know.

Kindly,

Lindsay Scerbo
Zoning Researcher
Pocono Township, Mount Pocono Borough, Forks Township
<https://www.sfmconsultingllc.org>

On Mon, Aug 29, 2022 at 1:20 PM Nick Barberio <nbarberio10@gmail.com> wrote:

Good afternoon Lindsay and Joshua,

I did the best I could to provide the information you requested. Please let me know if any of the attached photos do not serve as adequate evidence.

Attachment 1 - Floor plan**Attachment 2** - Satellite photograph from Monroe County's website. The neighbor's truck was used as a reference to indicate how many cars can comfortably fit in the driveway. From my understanding, there must be one parking spot per bedroom. 5 Brunswick has four bedrooms and Attachment 1 shows that four or more cars can be parked in the driveway.**Attachment 3** - Photo taken this past winter. Gives another perspective of driveway size.**Attachment 4** - Photo taken in 2016, provided by Monroe County's website. Includes a large vehicle as another reference.**Attachment 5** - Screenshot of my Mount Pocono Sewer Portal account. This attachment serves as evidence that the property uses a residential public sewer system.Feel free to contact me by email or phone - **516.404.9544**With gratitude,
Nick

On Mon, Aug 29, 2022 at 9:30 AM Lindsay Scerbo <lindsay@sfmconsultingllc.org> wrote:

Good morning Nick,

The Zoning Office has started reviewing your application for a short term rental located at 5 Brunswick Drive, but at this time your application is insufficient. We are requesting that you supply us with a labeled floor plan of the house in addition to a site plan of the property indicating that there is a sufficient amount of parking for the STR to operate. In addition to this, we ask that you show that there is adequate sewage disposal for the property and indicate whether it is a public or private system.

Also, you have been placed on the agenda for the September 21st Planning Commission meeting. Please make sure that you bring evidence showing that your letters to neighboring properties were sent and received by certified mail.

If you have any questions please let Joshua or I know.

INTEROFFICE MEMORANDUM

TO: MOUNT POCONO BOROUGH PLANNING COMMISSION
FROM: SHAWN MCGLYNN, ZONING OFFICER
SUBJECT: CONDITIONAL USE HEARING – 5 BRUNSWICK DRIVE
DATE: SEPTEMBER 14, 2022
CC: JOSHUA WALKER, BOROUGH MANAGER

In accordance with §215-111, D, the following is a report from the Zoning Office regarding the **Conditional Use Hearing** for the property situated at **5 Brunswick Drive**.

Specifically, this is an application for the conversion of a four-bedroom, single-family detached dwelling to a transient Short-term Rental. The provisions of §215-111, D, for the purpose of the Planning Commission's review, are as follows (Zoning Officer Comments are in bold and italics):

Standards and criteria.

The standards and criteria applied to conditional uses and special exceptions are intended to ensure that the proposed use will be in harmony with the purposes, goals, objectives and standards of this chapter and other ordinances of the Borough. In addition to the applicable general provisions of this chapter and to the standards and criteria provided in this chapter for specific conditional uses and specific special exceptions, **the following standards and criteria shall be applied in the review of applications for conditional uses:**

- 1). The proposed use shall be in harmony with the purposes, goals, objectives and standards of the Borough's Comprehensive Plan, this chapter, and all other ordinances of the Borough. ***The proposed use is a residential use of land, albeit commercial, and is generally harmonious for the zoning district.***
- 2). The proposed use shall also be evaluated as to the degree to which the proposed location may be particularly suitable or unsuitable for the proposed use in terms of the physical characteristics of the site. ***The existing home/property is compliant with this requirement.***
- 3). The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, adjacent property values, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of this chapter, or any other plan, program, map or ordinance of the Borough or other government agency having jurisdiction to guide growth and development. ***The proposed use is compliant with this requirement provided the potential for nuisance issues which may arise from parties and unruly guests are addressed under the enforcement provisions of Chapter 154.***
- 4). The proposed use shall not impose an undue burden on any of the improvements, facilities, utilities, and services of the Borough, whether such services are provided by the Borough or some other entity. The

applicant shall be wholly responsible for providing such improvements, facilities, utilities, and services as may be required to adequately serve the proposed use when the same are not available or are inadequate to serve the proposed use in the proposed location. As part of the application and as a condition of approval of the proposed use, the applicant shall be responsible for establishing ability, willingness, and binding commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with this and other ordinances of the Borough. The permit approval shall be so conditioned. ***The use is generally compliant with this provision. They have provided four (4) parking spaces, the building is a four-bedroom home with a maximum occupancy of ten (10) people. The home is served by public sewer and water.***

5. The following additional factors shall be considered:

- Location, arrangement, size, design and general site compatibility of buildings, lighting, and signs.
- Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers, and traffic controls.
- Location, arrangement, appearance and sufficiency of off-street parking and loading.
- Adequacy and arrangement of pedestrian traffic, access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.
- Adequacy of stormwater and drainage facilities.
- Adequacy of water supply and sewage disposal facilities.
- Adequacy, type and arrangement of trees, shrubs, and other landscaping constituting a visual and/or noise buffer between the applicant's and adjoining lands, including the maximum retention of existing vegetation.
- Adequacy of fire lanes and other emergency zones and the provision of fire hydrants.
- Special attention to the adequacy and impact of structures, roadways, and landscaping in areas with susceptibility to ponding, flooding and/or erosion.

No changes to the exterior of the property are proposed and therefore the proposal complies with this provision.

6). No application shall be approved unless it is found that, in addition to complying with all of the standards and criteria enumerated above, all of the applicable standards contained in this chapter shall be met. In instances where the supplemental standards contained herein do not adequately protect the general health, safety, and welfare of parties affected, all conditions and safeguards deemed necessary by the Council or Zoning Hearing Board to protect the general health, safety, and welfare as well as to implement the purposes of this chapter and the MPC shall be imposed as conditions of approval in accord with Section 912.1 or Section 913.2 of the MPC,⁹ as the case may be. ***The specific standards for a short-term rental are included in Chapter 154 of the Borough Code.***

The application demonstrates compliance with the Zoning Ordinance and the Zoning Office recommends approval conditioned on compliance with Chapter 154.

BOROUGH OF MOUNT POCONO

1361 POCONO BOULEVARD, SUITE 100
MONROE COUNTY, PENNSYLVANIA

PLANNING COMMISSION SUBMISSION APPLICATION FORM

Name of Proposed Development: 443 Park Avenue Short Term Rentals

Proposed Number of lots: 1 Location/Street: 443 Park Avenue

Pin #: 10.8.1.46

Applicant/Owner: Jean Costa

Address: 3429 Byrnes Street, Charlotte, NC 28205

Telephone: 570-243-1324 Fax #: _____

Email: orientebiz@gmail.com

Engineer/Contact: Not Applicable

Address: _____

Telephone: _____ Fax #: _____

Email: _____

Borough Application Fee: \$ 200 Date Fee Paid: 8/31/22

Deposit (if applicable): \$ 1000 Date Paid: 8/31/22

RECEIVED
AUG 31 2022
MT. POCONO BOROUGH

Ck # 152

Narrative of Project (attached sheet can be used): CONDITIONAL USE -

Setting up short term rentals, 443 Park avenue has 2 houses on the lot,

requesting approval to use both homes for STR. The smaller home will

be setup first, which is a 2 Bedroom unit and I am targeting to allow

only a max of 4 occupants to stay.

The larger home, will have 5 BRs and will house a maximum of 10 occupants.

I am currently Short Term renting the next door property (3360 Rt 940)

which has gone through this same approval process.



Diana Jackowski <diana@mountpocono-pa.gov>

Conditional Use Application - 443 Park Avenue

4 messages

Shawn McGlynn <smcglynn@sfmconsultingllc.org>

Wed, Sep 14, 2022 at 7:14 PM

To: orientebiz@gmail.com

Cc: Joshua Walker <office@mountpocono-pa.gov>, Lindsay Scerbo <lindsay@sfmconsultingllc.org>, Diana Jackowski <diana@mountpocono-pa.gov>, Jennifer McGlynn <jmcglynn@sfmconsultingllc.org>

Jean,

Please disregard the previous email. It was a draft and was not meant to be sent.

Following up on our several phone conversations today, the Borough's Zoning Ordinance Section 215-111 requires the Zoning Officer to review all applications for Conditional Use approval prior to presentation before the Planning Commission.

Your application to establish a short-term rental on the subject property is deficient, and I am unable to review it because the following documents have not been submitted;

1. A site plan
2. A parking plan
3. Floor plans designating use of all rooms
4. Adequacy of water supply and sewage disposal
5. Clarification of the two dwelling units listed on the application - Township records indicate the property has a dwelling unit and a garage

Please feel free to call with any questions.

Sincerely,

Shawn F. McGlynn BCO, ICC, CZO, PENNBOC, BOABC
Mount Pocono Borough Zoning Officer
(484) 330-9088
www.sfmconsultingllc.org

Jean Costa <orientebiz@gmail.com>

Wed, Sep 14, 2022 at 9:32 PM

To: Shawn McGlynn <smcglynn@sfmconsultingllc.org>

Cc: Joshua Walker <office@mountpocono-pa.gov>, Lindsay Scerbo <lindsay@sfmconsultingllc.org>, Diana Jackowski <diana@mountpocono-pa.gov>, Jennifer McGlynn <jmcglynn@sfmconsultingllc.org>

Hi Shawn,

As I mentioned in the call from today, I was simply following the same process that I went through earlier this year where I had to just submit the planning commission form up to this same point. I understand now based on your call that you are looking for additional information so you can better understand the property and give a fair review.

Please note that I did send out the letters to the neighbors for the meetings.

If you could kindly move me to the next meeting, that would be greatly appreciated as I purchased this commercial property with the sole intention of using it as a Short Term Rental. Given the ordinances around STRs in Mount Pocono, I made sure to ask Alexis that everything was good with the property before I purchased it.

On note #5: There is a small cottage on the property. I confirmed with the previous zoning officer Alexis on this and that it would be fine to use for STR.

I will work on getting you more information as you've requested in your notes, let's work together to make sure you have everything you need prior to the next planning commission meeting.

Thank you,

Jean



Virus-free. www.avast.com

[Quoted text hidden]

Diana Jackowski <diana@mountpocono-pa.gov>

Thu, Sep 15, 2022 at 8:51 AM

To: Jean Costa <orientebiz@gmail.com>

Cc: Shawn McGlynn <smcglynn@sfmconsultingllc.org>, Joshua Walker <office@mountpocono-pa.gov>, Lindsay Scerbo <lindsay@sfmconsultingllc.org>, Jennifer McGlynn <jmcglynn@sfmconsultingllc.org>

Good Morning Jean -

As the Planning Commission Recording Secretary, I will take you off next week's Planning Commission meeting agenda and schedule you to be at the October 19th meeting at 7:00 P.M. Hopefully this will work out better for you.

Should you have any questions, please don't hesitate to contact me.

Thank you.

[Quoted text hidden]

--

Regards,

Diana Jackowski

Administrative Assistant

Mount Pocono Borough

1361 Pocono Boulevard, Suite 100

Mount Pocono, PA 18344

PH: 570-839-8436 ext. 302

FAX: 570-839-0981

diana@mountpocono-pa.gov

Diana Jackowski <diana@mountpocono-pa.gov>

Thu, Sep 15, 2022 at 8:55 AM

To: Clark Connor <hconnor@ptd.net>, Michael Penn <michael_penn@me.com>, Shawn McGlynn <smcglynn@sfmconsultingllc.org>, Ann Marie Harris <amharris@mountpocono-pa.gov>, Dakota Staples <drsenterprises1017@gmail.com>, Chuck Niclaus <cniclaus@barryisett.com>, Terry Cramer <terry.cramer79@gmail.com>, Patty Bucco <njct602@aol.com>, Erin Melbert <erinm@melbert.net>, Richard Dorkoski <richd327@gmail.com>

Cc: Joshua Walker <office@mountpocono-pa.gov>, Claudette Williams <cwilliams@mountpocono-pa.gov>, Norman DeLano Jr <ndelano@mountpocono-pa.gov>

Good Morning All -

Please see the email regarding the short-term rental at 443 Park Avenue. Mr. Costa is looking to be taken off the agenda for next week's PC meeting and asked to make the October meeting. I have responded to him that we will schedule him for the October PC meeting as requested. I will still have his information in the packet but just to have it tabled at the meeting.

Should anyone have any questions, please let me know.

Thank you.

[Quoted text hidden]

[Quoted text hidden]

BOROUGH OF MOUNT POCONO

1361 POCONO BOULEVARD, SUITE 100
MONROE COUNTY, PENNSYLVANIA

PLANNING COMMISSION SUBMISSION APPLICATION FORM

Name of Proposed Development: Auto 4 sale

Proposed Number of lots: 1 Location/Street: 1170 Pocono Blvd

Pin #: 10/6/1/1-9 10635619617791

Applicant/Owner: Ostap Sharak

Address: 1170 Pocono Blvd

Telephone: 570-972-1121 Fax #: 877-590-5811

Email: sales@auto4salepa.com

Engineer/Contact: Self

Address: _____

Telephone: _____ Fax #: _____

Email: _____

Borough Application Fee: \$ 200.00 Date Fee Paid: 8/31/22 CK # 2379

Deposit (if applicable): \$ 2500.00 Date Paid: 8/31/22 CK # 2380

Narrative of Project (attached sheet can be used): _____

Project letter and sketch is included

please check, Thanks

RECEIVED

AUG 31 2022

MT. POCONO BOROUGH

Auto 4 Sale
1170 Pocono Blvd
Mount Pocono, PA 18344

8/31/2022

Dear Sir/Madam,

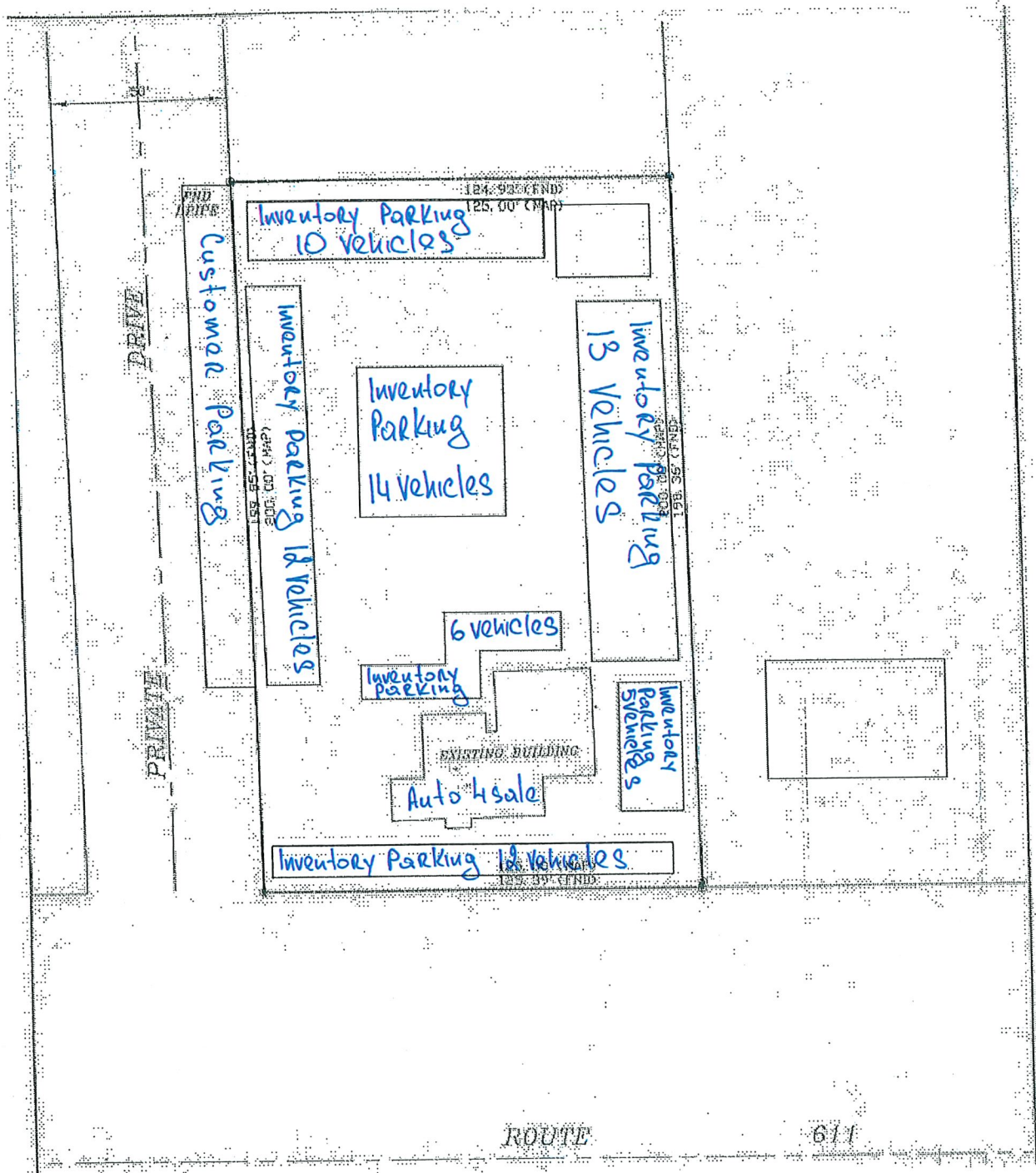
We are writing this letter with the intention of asking permission to extend the available space for use and occupancy at Auto 4 Sale located at 1170 Pocono Blvd, Mt Pocono, PA 18344. Previous, CERTIFICATE OF USE AND OCCUPANCY was limited to accommodating 20 vehicles on site. The limited number of the available space has put a limit on our business and has been negatively impacting it. We have been thoroughly working on clearing the exterior of the business lot to its maximum efficiency and in compliance with the BOROUGH OF MOUNT POCONO rules and regulations, therefore would kindly like to ask you to grant us permission to obtain more occupancy and use space at the business location.

We shall be highly served for your kind support. For any queries, you may contact us at office 570.972.1122 or cell 718.954.0516.

Thanking you,

AUTO 4 SALE

OSTAP SHARAK



RPD Analyzer Detail Report with Tax Map

Monroe County, PA

Owner: F & L REALTY INC
Owner2:
Address: 400 MILL ST
 DUNMORE PA 18512
Prop Addr: RTE 611
Gen Desc:
Land Use: Undeveloped/Unused Land (911)

PIN: 10635619617791
Map: 10/6/1/1-11
Township: MOUNT POCONO BOROUGH 10
Dev Desc: LEMAIRE HENRY
School Dist: Pocono Mountain

Deed Date: 01/22/1975 **Land Asmt:** \$1,290
Deed Book: 609 **Bldg Asmt:**
Deed Page: 91 **Total Asmt:** \$1,290
Sale Date: 01/22/1975 **School Tax:**
Sale Price: **Twp Tax:**
Type: Land **Total Tax:** \$255

Section:
Block:
Lot:
Year Built:
Sq Ft:
Stories:

Acreage: 0.46
Layout:
Zoning: C2
Prop Class: Taxable Parcel
Structure:
Style:

Control #:
Ward Desc:
Owner Class:
Living Units:
Condition:
Road:
Frontage:
Depth:
Garage:
Attic:
Basement:
Fireplaces:
Pool:

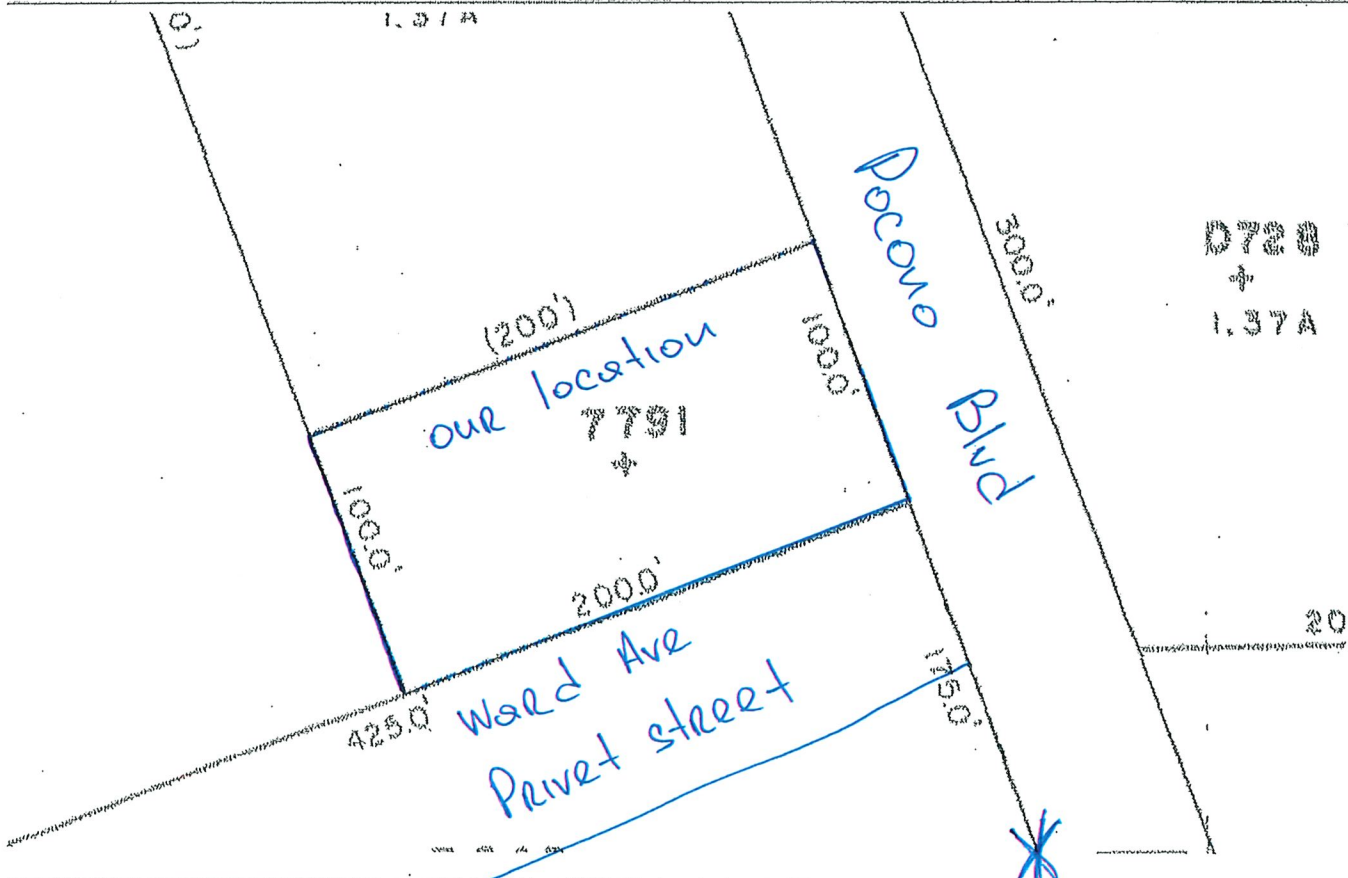
Water:
Sewer:
Utility:
Heat Type:
Heat Fuel:
Air Cond:

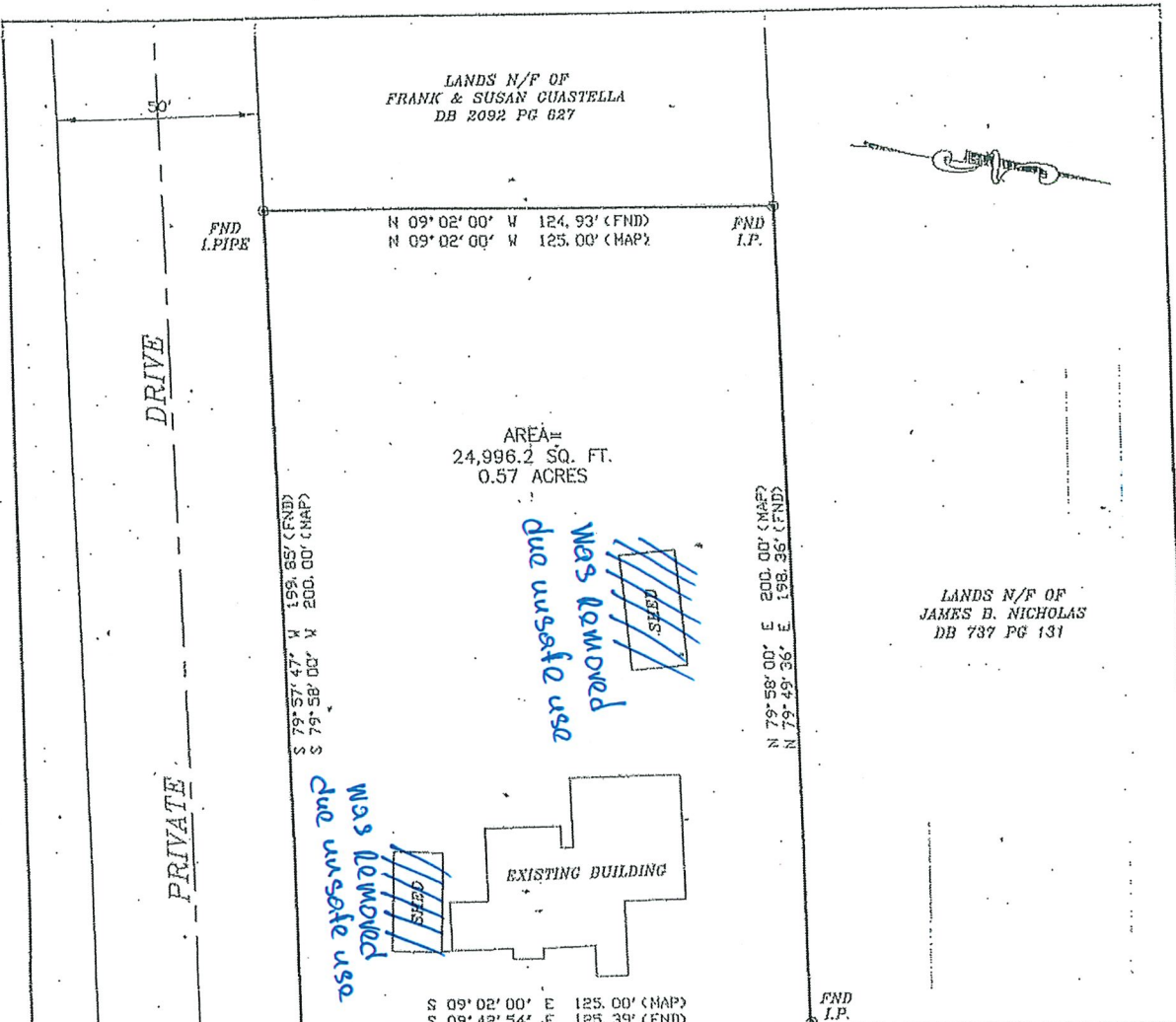
Total Rms:
Bedrooms:
Full Baths:
Half Baths:
Kitchens:
Family Rms:

Loan Date 1:
Amount 1:
Loan Type 1:
Rate Type 1:
Int Rate 1:
Holder 1:

Tax Rate:
Tax Ratio:
Other 1:

Other 2:






S.R. ROUTE 611

| | | |
|-------|-------|-------|
| REV:2 | DESC: | DATE: |
| REV:1 | DESC: | DATE: |

MENDOLA & ASSOCIATES
SURVEYORS AND LAND DEVELOPERS


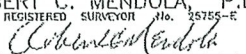


1109 TAYLOR AVE.
DUNMORE, PA. 18510
(570) 346-8249

PARCEL ID NUMBER-- 10-6356-19-61-8484
MUNICIPALITY - MT POCONO BOROUGH
COUNTY - MONROE
COMMONWEALTH - PENNSYLVANIA

SURVEY FOR LANDS TO CONVEYED TO:
JAMES B. NICHOLAS
636 POCONO BLVD (S.R. 611)
MOUNT POCONO, PA. 18344



| | | | | | |
|--|------------------------------|---------------------|------------------|---------------------------|-------------------|
| SCALE: 1"=30' | DATE OF SURVEY: 3/12/2011 | DRAWN BY: R.C.M. | JOB NO: 11005 | DATE OF MAP: 3/15/2011 | SHEET NO. 1 OF |
| BARSCALE  | | | | | DWG. NO. |
| ROBERT C. MENDOLA, P.L.S. REGISTERED SURVEYOR No. 25755-E  | | | | | PS-1 |



Diana Jackowski <diana@mountpocono-pa.gov>

Conditional Use Hearing - 1170 Pocono Boulevard - Expansion of Auto Sales Business

2 messages

Shawn McGlynn <smcglynn@sfmconsultingllc.org>

Wed, Sep 14, 2022 at 7:38 PM

To: sales@auto4salepa.com

Cc: Joshua Walker <office@mountpocono-pa.gov>, Diana Jackowski <diana@mountpocono-pa.gov>, Lindsay Scerbo <lindsay@sfmconsultingllc.org>, Jennifer McGlynn <jmcglynn@sfmconsultingllc.org>

Mr. Sharak,

Mount Pocono Borough Zoning Ordinance Section 215-111 requires the Zoning Officer to review all applications for Conditional Use approval prior to presentation before the Planning Commission. Your application to expand your used car sales business on the subject property is deficient, and I am unable to review it because the following documents have not been submitted;

- A site plan, prepared by a surveyor or engineer licensed in Pennsylvania, showing all setbacks and proposed areas of parking and auto display, building area designated for office space/auto sales to determine employee parking (Parking Demand Table - Attachment 4), and parking area for auto sales patrons/customers
- Clarification must be provided as to traffic circulation throughout the property
- Clarification must be provided as to percentage of auto repair use on the property, unrelated to vehicle sales.

Please feel free to call with any questions.

Sincerely,

Shawn F. McGlynn BCO, ICC, CZO, PENNBOC, BOABC

Mount Pocono Borough Zoning Officer

(484) 330-9088

www.sfmconsultingllc.org

Diana Jackowski <diana@mountpocono-pa.gov>

Thu, Sep 15, 2022 at 8:58 AM

To: Clark Connor <hconnor@ptd.net>, Michael Penn <michael_penn@me.com>, Shawn McGlynn

<smcglynn@sfmconsultingllc.org>, Ann Marie Harris <amharris@mountpocono-pa.gov>, Dakota Staples

<drsenterprises1017@gmail.com>, Chuck Niclaus <cniclaus@barryisett.com>, Terry Cramer <terry.cramer79@gmail.com>,

Patty Bucco <njct602@aol.com>, Erin Melbert <erinm@melbert.net>, Richard Dorkoski <richd327@gmail.com>

Cc: Joshua Walker <office@mountpocono-pa.gov>, Claudette Williams <cwilliams@mountpocono-pa.gov>, Norman DeLano

Jr <ndelano@mountpocono-pa.gov>

Please see email from the Zoning Officer to the applicant for your reference. I will keep you posted, if I hear anything else from either from the applicant and/or the Zoning Officer. I will also keep the information in the PC packet for next week's meeting.

Thank you.

[Quoted text hidden]

--

Regards,

Diana Jackowski

Administrative Assistant

Mount Pocono Borough

1361 Pocono Boulevard, Suite 100

Mount Pocono, PA 18344

PH: 570-839-8436 ext. 302

FAX: 570-839-0981

diana@mountpocono-pa.gov

Tree Caliper

Section 187-56G(2)(c) & (d)

- (i) The applicant may propose the use of alternative screen types or changes in plants or designs which fulfill the intent of this chapter, with the approval of the Council.
 - (j) Plants shall meet the specifications of § 187-56G. Use of plants selected from the list of acceptable plants in § 187-56H is recommended.
- G. Materials specifications, maintenance, and guarantee. The following standards shall apply to all plants or trees as required under this chapter:
- (1) General requirements.
 - (a) The location, dimensions, and spacing of required plantings shall be adequate for their proper growth and maintenance, taking into account the sizes of such plantings at maturity and present and future environmental requirements, such as wind, soil, moisture, and sunlight.
 - (b) Plants shall be selected and located where they will not contribute to conditions hazardous to public safety. Such locations include, but are not limited to, public street rights-of-way, underground and aboveground utilities, and sight triangle areas required for unobstructed views at street intersections.
 - (c) Plastic or other artificial materials shall not be used in place of plants.
 - (d) In cases where landscaped areas exceed one acre in size, an irrigation system designed in accord with current accepted practice may be incorporated into the landscaping. [Added 12-18-2006 by Ord. No. 8-2006]
 - (e) Frost-proof hydrants shall be provided 200 feet apart in lieu of an irrigation system. [Added 12-18-2006 by Ord. No. 8-2006]
 - (2) Plant specifications. [Amended 12-18-2006 by Ord. No. 8-2006]
 - (a) All plants shall be healthy and vigorous and shall meet the minimum standards for health, form, and root condition as outlined in the latest edition of the American Association of Nurserymen (AAN) standards.
 - (b) All plants shall be selected for hardiness and shall be suitable for planting in the United States Department of Agriculture hardiness zone applicable to the Borough, and to the specific localized microclimate and microenvironment of the planting site.
 - (c) Canopy trees, sometimes called shade trees, shall reach a minimum height or spread of 30 feet at maturity as determined by the AAN standards and shall be deciduous. New trees shall have a minimum caliper of four inches at planting.
 - (d) Ornamental trees or large shrubs shall reach a typical minimum height of 15 feet at maturity, based on AAN standards. Trees and shrubs may be deciduous or evergreen and shall have a distinctive ornamental character such as showy flowers, fruit, habit, foliage, or bark. New ornamental trees shall

have a minimum height of eight feet or 2.5 caliper. New large shrubs shall have a minimum height of 2.5 to three feet at the time of planting.

- (e) Small shrubs may be evergreen or deciduous and shall have a minimum height at maturity of four feet based on AAN standards. New shrubs shall have a minimum height of 18 inches at the time of planting.
 - (f) Evergreen trees shall reach a typical minimum height of 20 feet at maturity based on AAN standards for that species and shall remain evergreen throughout the year. New evergreens shall have a minimum height at planting of eight to 10 feet.
- (3) Maintenance. The failure to maintain all plants, landscaping and sprinkler or frost-proof hydrants in accord with the following requirements shall constitute a violation of this chapter subject to the penalties prescribed by § 215-120. [Amended 12-18-2006 by Ord. No. 8-2006]
- (a) Required plants shall be maintained in a healthy, vigorous condition and be kept free of refuse and debris for the life of the project to achieve the required visual effect of the buffer or screen. It shall be the ultimate responsibility of successive property owners to ensure that the required plants are properly maintained. Dead or diseased plants shall be removed or treated promptly by the property owner and replaced at the next growing season.
 - (b) All sight triangles shall remain clear, and any plants that could endanger safety, such as unstable limbs, shall be removed and the plants replaced if necessary. It shall be the responsibility of the property owner to maintain all plants and architectural elements to assure public safety.
 - (c) Maintenance guidelines for the plants are encouraged to be published by the planting plan designer and be used by grounds maintenance personnel to ensure that the design's buffering and screening concepts are continued.
- (4) Landscape replacement; performance guarantee.
- (a) Any tree or shrub that dies within 18 months of planting shall be replaced by the current landowner or developer. Any tree or shrub that within 18 months of planting or replanting is deemed, in the opinion of the Borough, not to have survived or not to have grown in a manner characteristic of its type shall be replaced. Substitutions for certain species of plants may be made only when approved by the Council.
 - (b) Landscaping shall be considered an improvement for the purposes of installation and the provision of a performance guarantee in accord with of this chapter. In addition, the developer or landowner shall provide to the Borough a performance guarantee equal to the amount necessary to cover the cost of purchasing, planting, maintaining, and replacing all vegetative materials for a period of 18 months following the installation and approval of the landscaping.

[\(https://myerstreefarmandlandscape.com/\)](https://myerstreefarmandlandscape.com/)[\(https://www.instagram.com/myerstreefarm/\)](https://www.instagram.com/myerstreefarm/)[\(815\) 885-3811 \(TEL:\(815\) 885-3811\)](tel:(815)885-3811)

Address: 58 Spring Creek Road Rockford, Illinois 61114

[\(https://myerstreefarmandlandscape.com/\)](https://myerstreefarmandlandscape.com/)[Home \(https://myerstreefarmandlandscape.com/\)](https://myerstreefarmandlandscape.com/) / [Size Chart](#)

SIZE CHART

Delivery & Install

Choose the delivery and planting date that work for you. We offer deliver and install options. If you would like to pick up or just have your tree delivered please contact us with your choice. (Pricing will differ).

Please clearly mark your new tree location. Most delivery & installs are typically completed within 2-3 weeks from date of purchase. We will contact you 5-7 days before scheduled delivery date.

Enjoy your new tree!! Be sure to follow your watering schedule. Call us with any questions.

Frequently asked questions

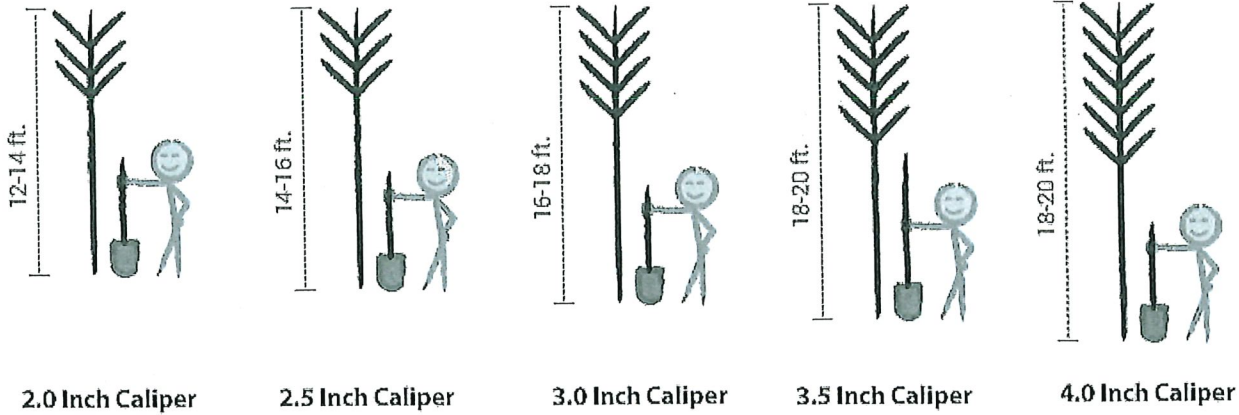
1. Do you offer delivery without planting? Yes, please call to discuss options.
2. Do you deliver outside of Illinois? Yes.
3. Who calls J.U.L.I.E? We do!
4. Do you remove existing trees? Yes, please call to discuss options.
5. Can you relocate existing trees? Yes, we can relocate your tree onsite or to a different location.
6. Can I plant a tree where another tree was removed? Depends, we recommend spacing 3'-4' if possible.
7. How long will it take for me to get my tree? 2-3 weeks for date of purchase.
8. Can someone come to our home before we buy a tree? Yes, please give us a call.
9. How often do I need to water our new tree? Please refer to the back of your receipt or feel free to give us a call.
10. Can I pick out my tree? Yes, we are located at 58 Spring Creek Rd. Rockford, IL 61114. Please call ahead to make a appointment.

SIZE CHART

Shade Trees (Single Trunk):

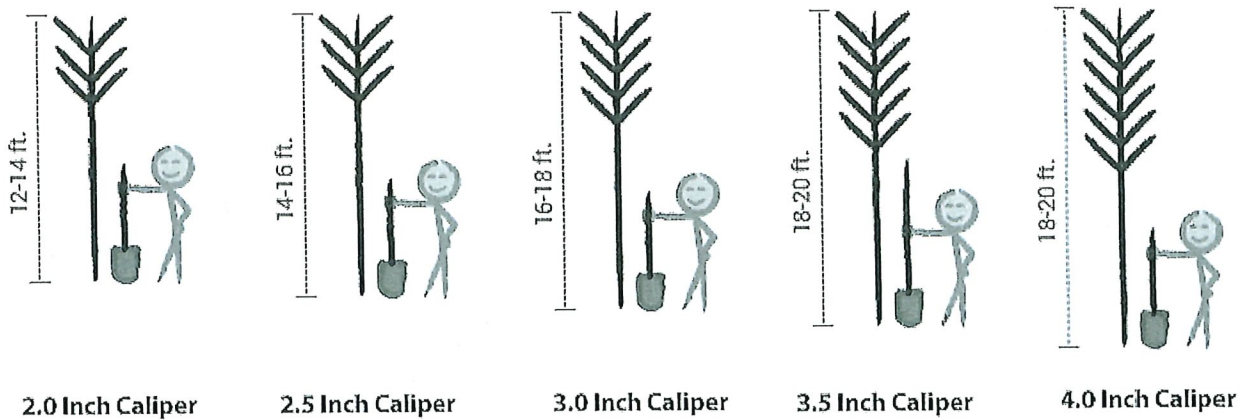
Shade trees (single trunk) are measured by caliper. The caliper of a tree is measured by the thickness (diameter) of the trunk, so a 2.0 inch caliper tree means that the trunk is 2 inches in diameter. The caliper is always measured 6 inches above the ground on the trunk of the tree. The term "single trunk" means that the tree has one trunk from the ground to the lower branches- the lower branches in shade trees are typically pruned at between 5 and 6 feet above the ground. Below are the

approximate heights for shade trees based on the caliper size easiest!



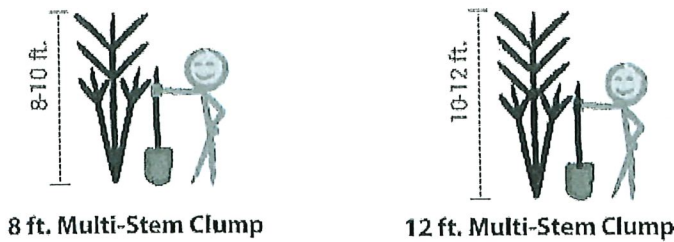
Ornamental Trees (Single Trunk):

Ornamental Trees (single trunk) are measured by caliper. The caliper of a tree is measured by the thickness (diameter) of the trunk, so a 2.0 inch caliper tree means that the trunk is 2 inches in diameter. The caliper is always measured 6 inches above the ground on the trunk of the tree. The term "single trunk" means that the tree has one trunk from the ground to the lower branches- the lower branches in shade trees are typically pruned at between 5 and 6 feet above ground. Below are the approximate heights for shade trees based on the caliper size



Multi-Stem Clump Trees (Multiple Trunks):

Multi-Stem Clump Trees (Multiple Trunks) are measured by height from the ground to the top branches of the tree. A multi-stem clump tree is a single tree with multiple trunks coming out of the ground, or a close grouping of trees with multiple trunks. Typically multi-stem clump trees have branches starting out at or near ground level; however, these branches can be pruned up as desired. An 8 foot tall multi-stem clump tree means that the size of the tree will be approximately 8 feet from the top of the root ball (top of the ground) to the top branches at the time of planting.



Evergreen Trees:

Evergreen Trees are measured by height from the ground to the top branches of the tree. Typically, evergreen trees have branches starting out at or near ground level; however, these branches can be pruned up as desired. It is extremely common for the bottom branches of evergreen trees to suffer dieback, and need pruned out, after transplant- and as they grow. A 7-8 foot tall evergreen tree means that the size of the tree will range between 7 to 8 feet tall from the top of the root ball (top of the ground) to the top branches at the time of planting.



A [ROCKFORD WEBSITE DESIGN \(HTTPS://JUMPINGTROUT.COM\)](https://jumpingtROUT.com) CREATION

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[SITMAP \(HTTPS://MYERSTREEFARMANDLANDSCAPE.COM/PAGE/23/SITMAP\)](https://myerstreefarmandlandscape.com/page/23/sitemap)

SALDO

187-39 Improvement maintenance
guarantee



Diana Jackowski <diana@mountpocono-pa.gov>

Planning Commission - SALDO Amendments

2 messages

Joshua Walker <office@mountpocono-pa.gov>
To: Diana Jackowski <diana@mountpocono-pa.gov>

Fri, Aug 5, 2022 at 2:09 PM

Diana,
Below are Chuck's suggestions regarding amendments to the SALDO for the planning commission to consider:

Joshua/Clark,

The revised sections of SALDO as discussed, to better reflect MPC standards, would include the below modifications. The yellow highlights are existing Ordinance wording while the red inserts are suggested replacements.

SALDO**187-39 Improvement maintenance guarantee.**

A. Guarantee. Before final approval is granted **dedicated improvements are accepted**, the developer shall provide to the Borough a maintenance guarantee in an amount determined by the Council but not less **more** than 15% of the cost of all required **dedicated** improvements as estimated by the applicant's engineer and approved by the Borough Engineer.

(1) Such maintenance guarantee shall be in such form as prescribed in § **187-37A** and shall guarantee that the developer shall maintain all improvements in good condition during the 26 **18** months after the completion of construction or installation and final approval of all improvements **acceptance of the dedication**. If the developer is negligent or fails to maintain all improvements in good condition during the twenty-six **eighteen**-month period, the Council may enforce the maintenance guarantee, bond or other surety by appropriate and equitable remedies. If proceeds of such bond or other surety are insufficient to pay the cost of maintaining the improvements during the said twenty-six **eighteen**-month period, the Council, at its option, may institute appropriate legal or equitable