

MOUNT POCONO BOROUGH PLANNING COMMISSION
RE-ORGANIZATION & REGULAR MEETING AGENDA
Wednesday, February 21, 2024– 7:00 PM

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

1. Call to Order
2. Pledge of Allegiance
3. Reorganization
 - a. Chair
 - b. Vice Chair
 - c. Borough Council Liaison
 - d. Zoning Hearing Board Liaison
4. Roll Call
____ A. M. Harris, ____ S. Speno, ____ K. Hart____, G. Melbert, _____, C. Connor, ____ C. Niclaus,
____ D. Jackowski
5. Preliminary Announcements
6. Consider Approval of Minutes – Regular Meeting Minutes
 - a. October 18, 2023
7. Unfinished Business - None
8. New Business
 - a. Pocono Mt. Industrial Facilities Act 537 Plan Update
 - b. Annual Report - 2023
9. Project Updates
10. Liaison Reports
 - a. Borough Council
 - b. Zoning Hearing Board
11. Public Participation
12. Adjournment

**MOUNT POCONO PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY OCTOBER 18, 2023
7:00 P.M.**

Chair A. Harris opened the Planning Commission meeting at 7:00 P.M.

Pledge of Allegiance – was said by all.

PRELIMINARY ANNOUNCEMENTS – None

Roll Call – The following were present: Chair A. Harris; Vice Chair E. Melbert; Commissioner S. Speno; and, Commissioner K. Hart. Commissioner R. Dorkoski was absent. Also, present were Solicitor C. Connor; Borough Engineer C. Niclaus; and, Recording Secretary D. Jackowski.

APPROVAL OF MINUTES – Commissioner K. Hart moved to accept the Regular Meeting minutes of Wednesday, September 20, 2023, as presented. Commissioner S. Speno seconded. Motion carried unanimously.

UNFINISHED BUSINESS – None

NEW BUSINESS

CP MT Pocono, LLC – Emergency Access Recommendation Review – Presenting the project were: Mr. Matthew Frank, Newland Capital Group and current owner; Applicant's Traffic Engineer Mr. Robert Hoffman, Traffic Planning & Design, Inc.; and, Applicant's Engineer Mr. Mitchell Brady, Pennoni Associates.

Mr. M. Frank proposed to close the right-in/right-out driveway on SR 940, which functioned in part as an emergency vehicle access point to the proposed Clarius Park I-380 Warehouse project. The emergency access point is proposed to be relocated by extending the access driveway between Advance Auto and Wal-Mart. It was acknowledged to support his proposal, his attorney provided a traffic memorandum from TPD and sketches from Pennoni Associates. Mr. M. Frank explained that this would be easier access for emergency vehicles and trucks.

Also in attendance representing Reilly Associates was Ms. Lori Foglio, who was available for any questions regarding their review letter. It was acknowledged that review letters were received from the Borough Traffic Engineer, Jerrid Dinnen with Barry Isett & Associates and the Borough's Alternate Engineer Christopher McDermott of Reilly Associates as follows:

Borough Traffic Engineer, Jerrid Dinnen with Barry Isett & Associates:

TRAFFIC COMMENTS

1. *As depicted in the Alternative Emergency Access Plan prepared by Pennoni Associates, the applicant is proposing to extend the access driveway between Advance Auto and Wal-mart by providing a 7.7% slope, which is approximately 8 feet higher than the existing road surface, into the warehouse property. An emergency gate access is shown at the top of the slope with no level landing for the emergency vehicle to park prior to entering the warehouse parking lot. It should be noted that there are 2 existing stormwater detention basins on either side of the existing access driveway that will be elevated to accommodate the proposed alternative emergency access driveway. These basins and supporting drainage system should also be analyzed when evaluating if relocating the emergency access driveway is feasible. Especially when considering a portion of this system will be buried by an additional 4 – 5 feet of fill material and future maintenance could be limited.*
2. *The elimination of the SR 0940 right-in/right-out driveway, which served as an alternative access point to Industrial Drive and emergency access, will concentrate the anticipated site generated traffic to Industrial Drive. According to TPD's Revised Access memorandum, the intersection of SR 0940 & Industrial Drive can support this increase in traffic with minimal change in the level of service and 95th percentile vehicle queue length.*
3. *Isett recommends consulting the Fire Chief to determine the impacts of the alternative emergency access location to their emergency response vehicles. The provided Fire Truck Turning Radius Plan depicts a "Pumper Fire Truck" navigating the SR 0940 & Oak Street (Wal-Mart/Advance Auto Driveway); however, the dimensions of this vehicle were not provided.*
4. *PennDOT would support the elimination of an access driveway on their State Routes. However, if an emergency event occurred at Wal-Mart this could impact Clarius Park I-380's only site access to Industrial Drive.*

Borough's Alternate Engineer Christopher McDermott of Reilly Associates:

**MOUNT POCONO PLANNING COMMISSION
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1. *The Borough's Traffic Engineer has provided comments in regard to traffic impacts by the proposed amendments. These comments should be considered.*
2. *During the initial presentation of the development, it was anticipated many of the warehouse employees would come from S.R. 0611. That traffic, in addition to truck traffic, will now be redirected to Industrial Park Dr. and Pocono Star Blvd.*
3. *In regard to the emergency access point, the applicant is proposing to regrade a portion of the access drive adjacent to AutoZone and land within the Walmart shopping plaza common driveway.*
 - a. *The concept plan indicates a 60 ft. wide access easement through the AutoZone parcel. Proof of the easement must be provided. It is not shown on the recorded subdivision plan. The Solicitor should be consulted regarding the rights of the applicant to regrade and utilize the Wal-Mart shopping plaza driveway.*
 - b. *There is an approximate 6-foot elevation difference at the land adjacent to AutoZone parcel. Applicant is proposing to regrade in that area. Fill would cover exiting storm water facilities. Existing stormwater inlets may need to be adjusted and additional inlets may be needed.*
 - c. *The emergency spillway from the Wal-Mart stormwater facility is located immediately up slope and adjacent to the area of the proposed driveway. The applicant should address how release from the stormwater basin will be accommodated and not affect the emergency access point.*
 - d. *At this time, a substantial portion of the driveway onto S.R. 0940, including curbing and base grading, has been installed. It is unclear if the applicant intends to remove those improvements and restore S.R. 0940 to previous conditions. Revised Highway Occupancy Permits will be required.*
4. *The applicant should review the revised pedestrian access sidewalk with the Planning Commission. The applicant will need to revise the grading plan to include the sidewalk.*
5. *If the Borough is in favor of the proposal the applicant will need to provide amended Land Development, Grading, Drainage, ESPC and PCSM Plans showing the revisions in detail. They should be provided prior to granting approval for the proposed revisions.*

Upon reviewing and discussing the emergency access proposal, Commission K. Hart recommend that Borough Council to approve the emergency access proposal from CP MT Pocono, LLC, behind AutoZone and to stop work on the right-in/ right-out on SR 940; to defer to Borough Council from an amended Land Development to an As-Built Plan as per the review letters from the Borough's Traffic Engineer and Alternate Engineer as presented and with the following conditions: sidewalks along property on SR 611; written response of adjacent property owners; contact Fire Chief for approval; and, Borough Council final approval. Vice Chair E. Melbert seconded. Motion carried unanimously.

Mount Pocono Maintenance Building – Land Development Plan – Borough Engineer C. Niclaus presented the land development plan for the Borough's maintenance building with a letter explaining the waiver requests. Also in attendance representing Reilly Associates was Ms. Lori Foglio, who aided the Planning Commission with her firm's review of the project. Borough Engineer C. Niclaus explained that due to this project would add to the existing structure and current utility locations, there wouldn't be a need to have sidewalks and add landscaping. See below the list waiver requests:

LIST OF REQUESTED WAIVERS

1. *Waiver from §187-17 to process the application for both Preliminary and Final Land Development approval, due to the limited scope of the improvements.*
2. *Waiver is requested from §187-29&30.A, to not provide an Existing Resource and Site Analysis Plan due to the site being an existing disturbed and improved area.*
3. *Waiver is requested from 187-29.A&30.B, to not provide a Resource and Impact and Conservation Plan due to the site being an existing disturbed and improved area.*
4. *Waiver from 187-29.C to not provide a Site Context Map due to the minimal changes in use and the site.*
5. *Waiver from §187-29.D.3 and §189-59 to not provide information on wetlands due to the site being disturbed and improved with impervious surface in the areas of development.*
6. *Waiver from 187-30.D.(9) & 187-51 to not submit the E&S Plan to the MCCD due to the minor amount of disturbance in an already disturbed and improved area. An on-site E&S Plan is being provided per PaDEP regulations.*
7. *Waiver from 187-30.D.(13) to not contact PPL due to the improvements being outside the r.o.w.*

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WEDNESDAY OCTOBER 18, 2023
7:00 P.M.**

8. *Waiver from 187-30.G, 187-39 to not provide Maintenance of improvements or an Improvement Maintenance Guarantee because the Borough is the Owner.*
9. *Waiver from 187-37 to not provide Construction Improvements Guarantee because the Borough is the Owner.*
10. *Waiver from 187-42 to not provide Land Development Improvements Agreement because the Borough is the Owner.*
11. *Waiver from 187-44 Four-Step Design process due to developed nature of project.*
12. *Waiver from 187-45 Conservation Open Space process due to developed nature of project.*
13. *Waiver from 187-46 Conservation Standards process due to developed nature of project.*
14. *Waiver from §187-48 W. and X., to not provide curb along the property frontage, and to not provide sidewalk along the property frontage, as Knox Ave. does not have curb along the project frontage and adding curbing would impact the existing drainage patterns. The applicant is not proposing sidewalk along the project frontage due to the front of the site facilities not changing and all improvements are to the rear and replacing existing uses.*
15. *Waiver from 187-49 Monuments and Markers requirements due to continual shared active use of project area by Borough and surrounding properties/easements.*
16. *Waiver from §187-56. & 187-74.B.(3) to not provide landscaping. The rear of the building to the north has a utility line running along the boundary and the adjacent property is wooded. The east end of the property is active storage and staging shared by ppl and the Borough. It is existing and needed for continued operations. The south area in front of the proposed building is also an active storage and staging area shared by PPL and the Borough. The applicant is not proposing landscaping along the project frontage (west) due to the front of the site facilities not changing and all improvements are to the rear.*
17. *Waiver from 187-61 to not provide Recreation Facility Fees due to the fee being based on impervious area and the impervious area is not being increased.*
18. *Waiver from 187-62.2 & 187-74.B.(7) Lighting requirements to only use building mounted lighting as proposed where public health, safety and welfare are not potential concerns and past historical use of the site confirms such.*
19. *Waiver is requested from 187-50, 187-74.B.(4) and §179 Stormwater Management Requirements, per 179-20.A(4), to exempt the project for no increase in impervious surface. All site improvements are proposed in existing impervious areas. In an effort to aid water quality, the roof runoff from the new office building is proposed to drain to a seepage pit designed to receive a 2-year storm volume.*
20. *Waiver from 187-76.1 Drifting Snow requirements since the existing use includes managing not only the site snow, but also a significant portion of the Borough streets and the extensive techniques vary greatly dependent on the amount of snow.*

After some discussion and review of the plans waiver requests, Commissioner S. Speno moved to recommend to Borough Council all the waiver requests submitted and that sidewalks and landscaping not needed for this project. Commissioner K. Hart seconded. Motion carried unanimously.

Ms. L. Foglio acknowledged the request of the waivers would be recommended to the Planning Commission.

Commissioner K. Hart moved to recommend Mount Pocono Maintenance Building Land Development Plan to Borough Council subject the engineer's comments. Commissioner E. Melbert seconded. Motion carried unanimously.

PROJECT UPDATES – None

LIAISON REPORTS

Borough Council – Chair A. Harris reported that Mr. Norman DeLano was appointed Vice President of Borough Council and that Mr. Joe Simeone was appointed as a Councilmember. She also reported that the class that she requested that Planning Commission members could attend would be on the 2024 Budget.

Zoning Hearing Board – It was reported that Mr. Guastella at 113 Ward Avenue withdrew his appeal to the Zoning Hearing Board (ZHB). The Borough Maintenance Building is scheduled to be on the next ZHB to ask for a variance.

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PUBLIC PARTICIPATION – Commissioner K. Hart, noted that the Borough may want to define a warehouse/ distribution center. He stated that other municipalities have adopted overlays and that we may want to explore that option and that he would be interested in doing so.

Chair A. Harris noted that was a good idea however the Planning Commission would need to seek direction from Borough Council. Commissioner K. Hart noted that he would approach Borough Council as a resident regarding this matter.

Adjournment – The Planning Commission adjourned at 8:34P.M.

Submitted by,

Diana Jackowski
Recording Secretary

DRAFT



RECEIVED
FEB 16 2024
MT. P. ... ROUGH

February 15, 2024

Mt. Pocono Borough Planning Commission
C/O: Ms. Diana Jackowski – Djackowski@mtpoconoboro.org
1361 Pocono Blvd.
Suite 100
Mount Pocono, PA 18344

RE: Act 537 Plan Update- Pocono Mountain Industrial Park Authority Sanitary Sewage System Transfer

Dear Planning Commission Members:

As requested, I had previously reviewed the Act 537 Plan Update titled “Pocono Mountain Industrial Park Authority Sanitary Sewage System Transfer” dated November 2023, and issued comments dated January 11, 2024

The Document is a proposed amendment to the Coolbaugh Township Act 537 Plan to document the PMIPA sewage collection and treatment facilities transfer to the Mount Pocono Municipal Authority. No new sewage flows, conveyance, or treatment facilities are proposed associated with the proposed updated plan.

Barry Issett & Associates on behalf of the Pocono Mountain Industrial Park Authority (PMIPA) provided a response to those comments on January 15, 2024, along with revisions to the planning document addressing the comments.

All comments have been satisfactorily addressed.

I recommend that the Planning Commission provide a positive recommendation supporting the proposed update and recommend that Coolbaugh Township move the planning document forward to the PA DEP.

Please contact us if you have any questions.

Sincerely,

REILLY ASSOCIATES

Christopher P. McDermott, P.E.
Alternate Township Engineer

Mt. Pocono Borough Planning Commission
Act 537 Plan Update- PMIPA Sanitary Sewage
System Transfer To MPMA



February 15, 2024
Page 2 of 2

CPM/dac

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CC: Clark Connor Esq.
Andria Martin, EIT, Barry Isett
File



RECEIVED
JAN 11 2024
MT. POCONO BOROUGH

January 11, 2024

Mt. Pocono Borough Planning Commission
C/O: Ms. Diana Jackowski – Djackowski@mtpoconoboro.org
1361 Pocono Blvd.
Suite 100
Mount Pocono, PA 18344

RE: Act 537 Plan Update- Pocono Mountain Industrial Park Authority Sanitary Sewage System Transfer

Dear Planning Commission Members :

As requested, I have reviewed the Act 537 Plan Update titled “Pocono Mountain Industrial Park Authority Sanitary Sewage System Transfer” dated November 2023. That Document was prepared by Barry Issett & Associates on behalf of the Pocono Mountain Industrial Park Authority (PMIPA). The Document is a proposed amendment to the Coolbaugh Township Act 537 Plan to document the PMIPA sewage collection and treatment facilities transfer to the Mount Pocono Municipal Authority. No new sewage flows, conveyance, or treatment facilities are proposed associated with the proposed updated plan.

I offer the following comments for your consideration:

1. The update only affects Coolbaugh Township’s Act 537 Plan, no amendment is proposed to the Boroughs Act 537 plan. This is primarily an administrative amendment to document that the Mount Pocono Municipal Authority will be taking over responsibility for three existing individual sewage collection and treatment facilities primarily located in the Township from the PMIPA. We understand that the PMIPA and the Municipal Authority have been working on the transfer for some time. Part of the Update process is to ask for review and comments from the Borough Planning Commission. Therefore, this document was provided for your comment.
2. On Page 3.1, 2nd paragraph, 6th line word “note” should be “not”.
3. On Page 3.2, I.A last sentence - does Coolbaugh really want o to agree to that? How does a plan get reviewed and approved?
4. On Pg 3.2, sect II.A # 1 refers to “Pocono Mountain East Service Area”. However, in Appendix II.A.1, that map is labeled “Corporate Center East Service Area” – titles should be consistent.



January 11, 2024
Page 2 of 2

5. On page 3.2, sect II.A # 2 refers to "Pocono Mountain West Service Area". However, in Appendix II.A.2, that map is labeled "Corporate Center West Area" – titles should be consistent.
6. On page 3.2, sect II.A # 3 refers to "Pocono Mountain Corporate Center South". However, in Appendix II.A.3, that map is labeled "Corporate Center South Service Area" – titles should be consistent.
7. On page 3.3, Sect II.B second sentence refers to "PMCCE" the full name should be identified be Acronym is used.
8. I recommend that on Page 3.8 section VIII items 1 and 2 be expanded clearly identify the existing flows to the facilities, capacities of the sewage treatment facilities and identify the available sewage capacity for the future or amended development of properties within the service area(s).
9. The comments dated December 30, 2023, from Greg Haas of Keystone Consulting Engineers on behalf of Coolbaugh Township should be addressed to the satisfaction of Coolbaugh Township.

I recommend that the Planning Commission provide a positive recommendation supporting the proposed Update and recommend that Coolbaugh Township move the planning document forward to the PA DEP after addressing the above.

Please contact us if you have any questions.

Sincerely,

REILLY ASSOCIATES

Christopher P. McDermott, P.E.
Alternate Township Engineer

CPM/dac

WA\19030.00 Mt Pocono Borough - Alt. Engineer\19030.04- Pocono Mt Industrial Authority Act 537 Plan update\2023 01-11 Act 537 Letter.doc

CC: Clark Connor Esq.
Andria Martin, EIT, Barry Isett
File



525 Main Street, Suite 200, Stroudsburg, PA 18360

272.200.2050 272.200.2051

barryisett.com

January 5, 2024
Project #1029123.001 04MUNMS

Coolbaugh Township
5520 Municipal Drive
Tobyhanna, PA 18466
(via email)

Dear Planning Commission Members and Board of Supervisors:

RE: POCONO MOUNTAIN INDUSTRIAL PARK – COOLBAUGH TOWNSHIP
Sewage Facilities Act 537 Plan Update

Barry Isett & Associates, Inc. (Isett) is in receipt of the review letter from Mr. Greg Haas, Keystone Consulting Engineers, dated December 30, 2023, for the above referenced ACT 537 Plan. His comments are copied below and our response is noted in bold type for each one.

1. Plan Summary, Sections B & D, of the provided Report states that the existing Agreement in place between the Township and the Mount Pocono Municipal Authority (MPMA) will need to be amended prior to the transfer date. A copy of the draft amended Agreement shall be provided and circulated for review if not already begun.

The agreement amendment between Coolbaugh Township and the Mount Pocono Municipal Authority (MPMA) will be circulated for review pending the completion of the transfer documents. At this time the Draft Deed and Assignment transfer documents are under review by the MPMA and the agreement amendment draft will likely not be started until that is finalized.

2. Plan Summary, Section C, of the provided Report states that the transfer of the systems will have no effect on the current rate schedule. This section shall be expanded and/or clarified. When does the current rate schedule end and a new rate schedule begin? It shall be indicated that the rates needed to be paid by Users are/will be paid to the MPMA and that the Township will not be involved in any future collection of fees.

The Plan Summary Section C noted above will be revised to include the following statement:

“Coolbaugh Township is not a direct customer of the MPMA in any capacity and has no role in collecting or disbursement of fees for sewer related services within the Industrial Park. This arrangement will not change as a result of the transfer of the systems and Coolbaugh Township will continue to have no role in the collection or disbursement of sewer fees.”

A revised Plan Summary Section is attached to replace the current copy in the report.

3. Corporate Center East Service Area plan exhibit – The lots containing the Land Development entitled “Corporate Center Warehouse” at the intersection of Corporate Center Drive East and Kolb Court has received sewage planning approval for onlot sewage disposal. Therefore, the service area boundary line should be shown to not include the lot (lots) involved with that Plan.

Mr. Haas provided a copy of the lot consolidation/land development plan for the above referenced project and the PMCCE service area boundary line has been revised accordingly (copy attached).

We trust these responses satisfactorily address the review comments. If there are any additional comments or questions, please don't hesitate to reach out to me at 484-866-4833.

Thank you,



Andrea Martin

cc: Patrick Armstrong, Esq (via email)
Dennis Noonan, Chuck Leonard & Rachel Henricks, PMIPA/PMEDC (via email)
Jonathan Klotz, MPMA executive director (via email)
John Lushis, Esq. (via email)
Mount Pocono Borough (via email)
Chris McDermott, Reilly Associates (via email)
Charles Niclaus, Barry Isett (via email)
Charley Myers, Barry Isett (via email)

Plan Summary

A. Identify the proposed service areas and major problems evaluated in the plan. (Reference - Title 25, §71.21.a.7.i).

There are currently 3 separate central sanitary sewer systems within the Pocono Mountain Industrial Park, located in Coolbaugh Township, Monroe County, that serve 3 distinct areas of the park. The systems have been recently evaluated and updated as needed by their current respective owners, Pocono Mountain Industries and Pocono Mountain Industrial Park Authority. The 2 entities each own and operate the facilities within the Industrial Park but are interested in consolidating the infrastructure and transferring all the assets to the Mount Pocono Municipal Authority. The central sewer service areas within the Pocono Mountain Industrial Park, including the collection, conveyance and treatment systems will remain in place with no proposals for extending service beyond the Industrial Park.

B. Identify the alternative(s) chosen to solve the problems and serve the areas of need identified in the plan. Also, include any institutional arrangements necessary to implement the chosen alternative(s). (Reference Title 25 §71.21.a.7.ii).

The purpose of this plan was to identify the existing sewer service areas in the industrial park and to ultimately consolidate and transfer all the sanitary sewer collection, conveyance and treatment systems to the Mount Pocono Municipal Authority (MPMA) to own and operate. The MPMA is a well-established operating authority in the neighboring municipality of Mount Pocono Borough which borders the Industrial Park which will allow for a seamless transition of ownership, operation, and maintenance. The MPMA has an existing agreement in place with Coolbaugh Township to serve certain properties within the Township. The Pocono Mountain Corporate Center South as well as select other properties within the Industrial Park are currently part of that agreement which will be amended closer to the transfer date to include all of the other Industrial Park service areas as noted on the attached maps. A copy of the existing agreement is also included for reference as Appendix 2.B.

C. Present the estimated cost of implementing the proposed alternative (including the user fees) and the proposed funding method to be used. (Reference Title 25, §71.21.a.7.ii).

The sale and transfer of the industrial park sanitary sewer systems is under negotiation. The current sale price is \$1 and financing the sale is not necessary. The transfer of the systems will have no effect on the current rate structure within the industrial park. Coolbaugh Township is not a direct customer of the MPMA in any capacity and has no role in collecting or disbursement of fees for sewer related services within the Industrial Park. This arrangement will not change as a result of the transfer of the systems and Coolbaugh Township will continue to have no role in the collection or disbursement of sewer fees.

The fee structure is calculated based on allocated capacity and metered water usage per user, billed on a quarterly basis. The capacity for 1 EDU is defined as 200 gallons per day. Each user is charged \$200 per EDU of committed capacity per quarter (EDU charge), plus \$0.03 per gallon of metered water usage (billable usage fee) and \$0.014 per gallon of committed capacity that was not used within the quarter (reserve fee).

D. Identify the municipal commitments necessary to implement the Plan. (Reference Title 25, §71.21.a.7.iii).

Plan implementation is dependent on an agreement amendment executed by both Coolbaugh Township in which the Industrial Park is located and Mount Pocono Municipal Authority, where the MPMA operates the collection, conveyance, and Wastewater treatment facilities. The current service agreement will be amended to include the complete service areas within the industrial park.

- E. Provide a schedule of implementation for the project that identifies the MAJOR milestones with dates necessary to accomplish the project to the point of operational status. (Reference Title 25, §71.21.a.7.iv).

The Asset Purchase Agreement was executed by all parties on May 2, 2023. The Intermunicipal Agreement between Coolbaugh Township and Mount Pocono Municipal Authority to update the service area will be amended prior to the Permit Transfer Application. The Permit Transfer Application will be submitted upon approval of the ACT 537 Plan. The subsequent Debt Cancellation Agreement will be effective on the date that the Permit Transfer is effective.

PMI will continue to own and contract with a certified operator until the Mount Pocono Municipal Authority agrees to take over the operational responsibilities, or until the date of the Transfer Agreement, whichever occurs first.

- 3. **Municipal Adoption: Original, signed, and sealed Resolution of Adoption by the municipality which contains, at a minimum, alternatives chosen and a commitment to implement the Plan in accordance with the implementation schedule. *Municipalities that are tributary to the sewage facilities of the municipality performing the sewage planning, that wish to maintain the current method of sewage disposal into the municipal system being purchased will be required to adopt the plan by resolution.*** (Reference Title 25, §71.31.f) Section V.F. of the Planning Guide.

Draft included for review.

- 4. **Planning Commission/County Health Department Comments: Evidence that the municipality has requested, reviewed and considered comments by appropriate official planning agencies of the municipality, planning agencies of the county, planning agencies with area wide jurisdiction (where applicable), and any existing county or joint county departments of health.** (Reference-Title 25, §71.31.b) Section V.E.1 of the Planning Guide.

Will be provided.

- 5. **Publication: Proof of Public Notice which documents the proposed plan adoption, plan summary, and the establishment and conduct of a 30-day comment period.** (Reference-Title 25, §71.31.c) Section V.E.2 of the Planning Guide.

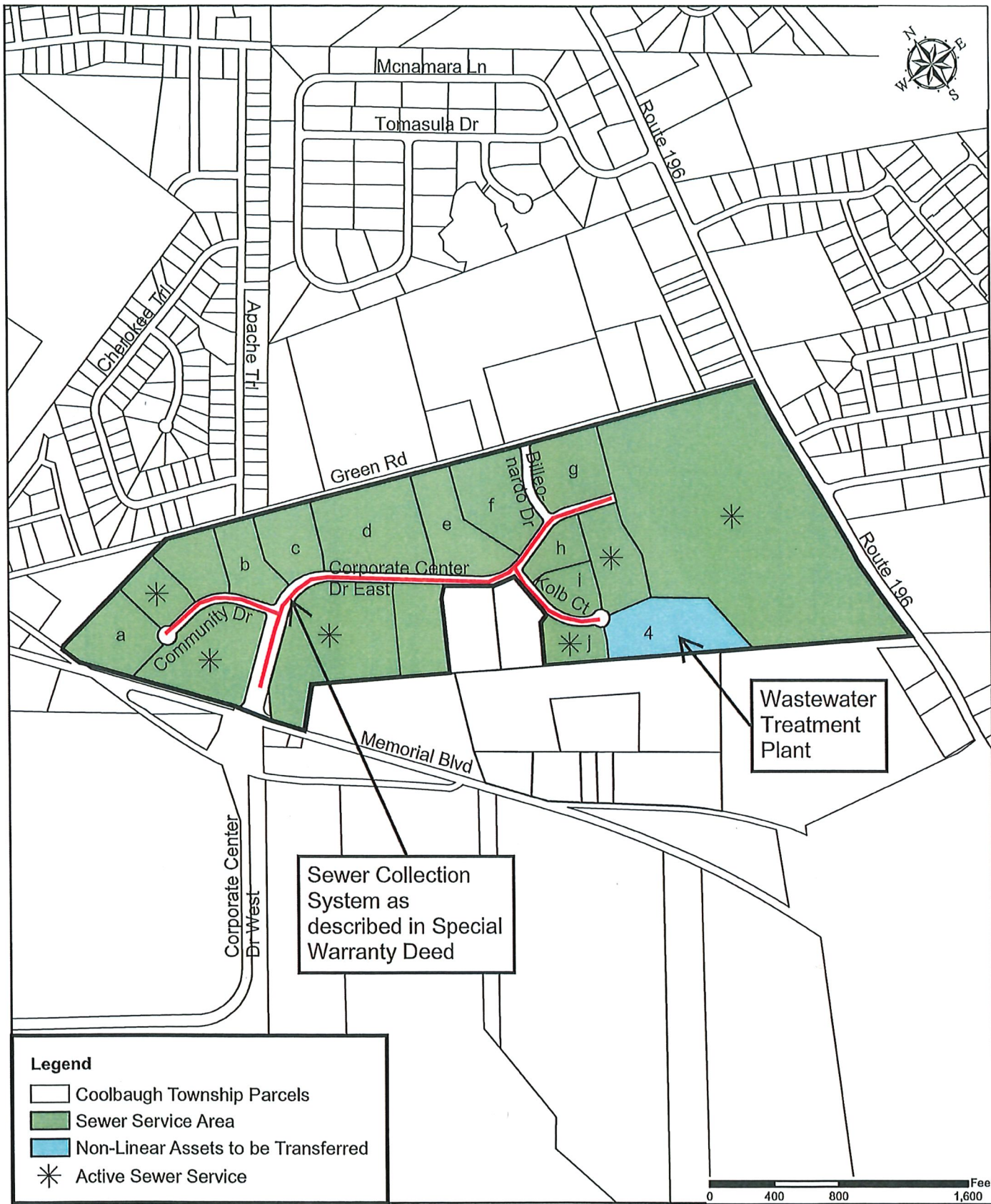
Draft included for review.

- 6. **Comments and Responses: Copies of ALL written comments received and municipal response to EACH comment in relation to the proposed plan.** (Reference-Title 25, §71.31.c) Section V.E.2 of the Planning Guide.

Will be provided.

- 7. **Implementation Schedule: A complete project implementation schedule with milestone dates specific to the necessary step to complete the acquisition.** (Reference-Title 25, §71.31.d) Section V.F. of the Planning Guide. *If the planning indicated that additional planning effort(s) are required to address sewage needs or future sewage needs, then the schedule must include these future efforts.* (Reference Title 25, §71.21.c).

Anticipated Submission of officially adopted plan to Pa DEP	Feb 2024
Revision to MPMA/Coolbaugh Twp service agreement	March 2024
Submission of Permit Transfer Request	May 2024
Final transfer of sewer system assets from PMIPA to MPMA	May 2024



Legend

- Coolbaugh Township Parcels
- Sewer Service Area
- Non-Linear Assets to be Transferred
- * Active Sewer Service

Sewer Collection System as described in Special Warranty Deed

Wastewater Treatment Plant



610.398.0904
barryisett.com

Corporate Center East Service Area

Coolbaugh Township, PA

JOB NUMBER: 1069717.000
DATE: 08-31-2023
SCALE: 1" = 800'
DRAWN BY: EEL
SHEET: 1 of 3

MOUNT POCONO BOROUGH PLANNING COMMISSION 2023 ANNUAL REPORT

In accordance with the Pennsylvania Municipalities Planning Code (PMPC), the Mount Pocono Borough Planning Commission hereby submits the following 2023 Annual Report to the Mount Pocono Borough Council.

The Planning Commission held a total of five (5) Regular Monthly Meetings during 2023, including a Re-Organization Meeting on March 15, 2023, cancelled two (2) meetings due to lack of a quorum and five (5) meetings were not held due to no submissions received.

DISCUSSIONS:

- CP MT Pocono, LLC – Emergency Access reviewed (10/18/23) and recommended to Borough Council with conditions.
- Mount Pocono Maintenance Building – Land Development Plan reviewed (10/18/23) and recommended to Borough Council to accept all waiver requests also that sidewalks and landscaping would not be needed.

CONDITIONAL USE:

- Shivers – 130 View Court #204, Short-Term Rental reviewed (5/17/23). Applicant not in attendance but was to be notified of the recommendation to Borough Council.
- Baronov – 31 Seneca Road, Short-Term Rental reviewed (5/17/23) and was recommended to Borough Council with conditions.
- Beyond Hello Cannabis Dispensary, 3192 SR 940 #101 reviewed (5/17/23) and was recommended to Borough Council with no conditions.

IMPROVEMENTS: None

SITE PLAN: None

JOINDER REQUEST:

- 111 Prospect Avenue reviewed (9/20/23) and recommended to Borough Council.

SKETCH PLAN:

- Commonwealth Charter Academy, 4 Fork Street reviewed (3/15/23) and gave suggestions to Applicant.
- Pocono Pride reviewed (6/21/23) and recommended to Borough Council that this not be considered a land development plan and that it would be under the Zoning Officer’s jurisdiction.
- Harvest Properties, Pine Hill Road reviewed (9/20/23)

MINOR SUBDIVISION PLAN: None

PRELIMINARY LAND DEVELOPMENT & LAND DEVELOPMENT PLANS:

- Arya Village LDP (3/15/23) was denied extension. Advised applicant to submit a new submission and to pay any outstanding monies owed.

FINAL PLANS: None

SEWAGE FACILITIES PLANNING MODULES: None

ORDINANCE REVIEWS & RECOMMENDATIONS: None

MISCELLANEOUS: None

WORK SESSIONS: None

WORKSHOPS ATTENDED: None

PRESENTATIONS: None

Respectfully submitted by,

Ann Marie Harris, Planning Commission Chair