



**Brodhead Watershed Association**  
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1/18/23

**TO: Pocono Township Board of Commissioners & Pocono Township Planning Commission.  
 112 Township Drive, Tannersville, PA, 18372.**

**RE: Comments on Ordinance 2023-01 establishing regulations for Truck Terminal/Distribution and Warehouse Uses and adoption of an Enterprise Park Overlay District.**

The Brodhead Watershed Association (BWA) thanks the Board of Commissioners and Planning Commission for implementing detailed Environmental Assessment provisions into the text of Ordinance 2023-01; specifically (Section 14, #18).

BWA offers the below recommendations to the Board of Commissioners & Planning Commission on advertised Ordinance 2023-01.

BWA notes that Truck Terminals & Distribution Centers are now conditional use (CU) in the proposed overlay zone. During the “conditional use” process the Board of Commissioners use the standards set forth in the ordinance (470-38 – Conditional Uses); and also the specific “general design standards” set forth in this curative amendment to guide a decision.

The particular use of Distribution Centers & Truck Terminals in this ordinance has a high probability of negative impacts to freshwater resources. Thus, warranting consideration of additional “general design standard” language specifically tailored to be utilized during the “conditional use” hearing.

- Optional condition for keeping the existing mature tall *trees* of 50 feet in height along the borders of the lot *in lieu of* the requirement for a newly planted vegetative screen (i.e., if the lot is already forested).
- Optional condition for increasing the length of the vegetative screen by up to 50%.
- Requirement of a wetland delineation of the lot(s) completed and submitted with the conditional use application.

Although not specifically related to water quality, the below recommendations would help to minimize negative impacts to the welfare of the surrounding community:

**SECTION 14. “§ 470-83. (4,5)**

*4. All tractor-trailer truck parking, principal structures, outdoor storage and/or loading/unloading areas that are visible from beyond the exterior lot lines of the use shall be screened by a 50 foot wide buffer yard.*



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5. Any tractor-trailer truck parking, outdoor storage and/or loading/unloading areas that are visible from and are within 150 feet of the exterior lot lines of the use shall be separated from such lot lines by an earthen berm. Such berm shall meet the following conditions:

- Optional condition for increasing the height & width of the berm by up to 50%.
- The above 2 statements for the screen, and berm includes the qualifier: “visible from”. It’s not clear how exactly visibility from exterior lot lines would be determined, nor is it clear *when* visibility would be determined. *That is*, before or after the existing vegetation is removed or before or after the site is graded / the earth disturbed?

5(e) – *Be covered by a properly maintained all-season natural ground cover, such as an appropriate grass.*

- The Berm is presumably designed to block sound from the unloading/driving of diesel engine trucks/ loud vehicles, machinery, and equipment. As per the “intent” statement, which states: “...*To carefully control these type of operations to avoid nuisances (such as excessive noise) ...*”
- To block sound more effectively, the Board of Commissioners may wish to consider keeping the entire berm of a uniform height. More specifically, consider changing this text: “*b. Not have a single continuous height, but instead shall vary in height by one feet or two feet in places.*”
- The language of the ordinance for the berm also states: *e. Be covered by a properly maintained all-season natural ground cover, such as an appropriate grass.*
- Recommend adding a prescription for “36 inch” minimum height flowering shrubs planted on top of the berm. On the berm, shrubs would thrive due to lack of woody competition while also helping to prevent berm erosion with their perennial woody root systems.

Respectfully submitted on behalf of the BWA Board of Directors:

Alexander Jackson, PhD

Executive Director, Brodhead Watershed Association