

# Attachment B



RS 537

December 8, 2014

Ms. Jo-Ann Rose, Administrator  
Palmyra Township, Pike County  
115 Buehler Lane  
Paupack, PA 18451

Re: Pocono Lakefront  
44,000 GPD  
APS: 858424  
DEP Code No: 2-52910165-3  
Palmyra Township, Pike County

Dear Ms. Rose:

The Department of Environmental Protection (DEP) has reviewed the above referenced proposed Official Plan Revision.

Phase I of the project consists of the construction of 218 townhouses, clubhouse, and a new Wastewater Treatment Plant (WWTP) on a 96.90 parcel located along both sides of Route 507 in Palmyra Township, Pike County. The WWTP will be relocated from the lake side of Route 507 to the opposite side of Route 507; however, the permitted capacity and discharge location will remain the same as currently permitted. All existing collection and conveyance lines located within the Pocono Lakefront Property will be replaced. A low pressure sewage collection system with grinder pumps serving each townhouse unit will be constructed. The total permitted capacity for the treatment plant is 70,000 GPD. The WWTP is currently projected to discharge 23,000 GPD based on the current WWTP hydraulic loading data and projected flow from un-built properties currently included within the current service area. The projected sewage flow for phase I is 44,000 GPD, which is based on 218 townhouses @ 200 GPD/townhouse, and a clubhouse @ 400 GPD. Water will be supplied by the existing public water supply system.

Any future phases proposing additional townhouses must obtain sewage planning approval. In order to document that the WWTP would have capacity for additional townhouses, an analysis of the collection, conveyance and treatment capacities will be required, similar to the analysis required for municipal wastewater treatment facilities by Chapter 94, the Municipal Wasteload Program.

The plan revision consisting of Phase I for 218 townhouses is approved with the following comments:

If there are mapped wetlands within your proposed development, you are hereby notified that an encroachment permit under Title 25, Chapter 105 of the Rules and Regulations of DEP must be obtained from DEP prior to any construction that will encroach on wetlands.

The approved project will require a Water Quality Management (Part II) permit for the construction and operation of the proposed sewage facilities. The permit application must be submitted in the name of the Pocono Lakefront LLC. Issuance of a Part II permit will be based upon a technical evaluation of the permit application and supporting documentation. Starting construction prior to obtaining a permit is a violation of the Clean Streams Law. The Part II permit application can be obtained from DEP's Clean Water Program at the letterhead address, or downloaded from the Internet at [www.dep.state.pa.us/dep/deputate/watermgt/wqp/forms/forms\\_home.htm](http://www.dep.state.pa.us/dep/deputate/watermgt/wqp/forms/forms_home.htm)]

The Safe Drinking Water Act of Pennsylvania mandates that a permit from DEP is required prior to the construction or modification of a public water system, except for waterline extensions. Contact the regional office of the Safe Drinking Water Program to obtain an application for such required permits.

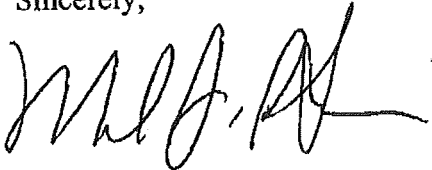
Any person aggrieved by this action may appeal, pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. Section 7514, and the Administrative Agency Law, 2 Pa. C.S. Chapter 5A, to the Environmental Hearing Board, Second Floor, Rachel Carson State Office Building, 400 Market Street, P.O. Box 8457, Harrisburg, PA 17105-8457, 717.787.3483. TDD users may contact the Board through the Pennsylvania Relay Service, 800.654.5984. Appeals must be filed with the Environmental Hearing Board within 30 days of receipt of written notice of this action unless the appropriate statute provides a different time period. Copies of the appeal form and the Board's rules of practice and procedure may be obtained from the Board. The appeal form and the Board's rules of practice and procedure are also available in braille or on audiotape from the Secretary to the Board at 717.787.3483. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

**IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST REACH THE BOARD WITHIN 30 DAYS. YOU DO NOT NEED A LAWYER TO FILE AN APPEAL WITH THE BOARD.**

**IMPORTANT LEGAL RIGHTS ARE AT STAKE, HOWEVER, SO YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD (717.787.3483) FOR MORE INFORMATION.**

If you have any questions concerning this matter, please call Robert Corby at 570-895-4049.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. J. Brunamonti', with a long horizontal flourish extending to the right.

Michael J. Brunamonti, P.E.  
Program Manager  
Clean Water Program

cc: Pocono Lakefront, LLC  
Deer Haven, LLC  
Kiley Associates, LLC  
Pike County Planning Commission

bcc: Pocono District Office file  
File: RS 537, Palmyra Township, Pike County  
D. Fritz  
R. Stermer  
T. Detweiler, Pocono District Office

MJB:DIF:sp  
WP: R3-9088.doc  
H(Ashare): 12/5/14; T(F)P: 12/8/14