



December 13, 2021

CERTIFIED MAIL

Monroe County Planning Commission
1 Quaker Plaza # 106
Stroudsburg, PA 18360

**RE: County Notification of Planned Land Development Activities for
Chapter 102 Permits and Chapter 105 Permits
Individual NPDES Permit & Joint Permit Application
Pocono Mountains Corporate Center North Warehouse
Schlouch Project No. 20402110**

To whom it may concern:

Acts 14, 67, 68 and 127, which amended the Municipalities Planning Code, direct state agencies to consider comprehensive plans and zoning ordinances when reviewing applications for permitting of facilities and infrastructure, and specify that state agencies may rely upon comprehensive plans and zoning ordinances under certain conditions as described in Sections 619.2 and 1105 of the Municipalities Planning Code. The Pennsylvania Department of Environmental Protection's Policy for Consideration of Local Comprehensive Plans and Zoning Ordinances in DEP Review of Permits for Facilities and Infrastructure (DEP's Land Use Policy) provides direction and guidance to DEP staff, permit applicants, and local and county governments for the implementation of Acts 67, 68 and 127 of 2000. This policy can be found at www.depweb.state.pa.us; keyword: Land Use.

In accordance with DEP's Land Use Policy, enclosed please find a copy of the County Notification Form that is to be submitted with our permit application to DEP for an NPDES Permit for Stormwater Discharges Associated with Construction Activities. Please complete the attached form and return within 30 days to:

Name of Applicant:	Orchard BJK Company, LLC.
Address of Applicant:	925 Berkshire Boulevard Suite 100 Wyomissing, PA 19610
Project Location:	South side of Memorial Blvd. at intersection with Laurel Drive
Project Description:	The applicant/permittee, Orchard BJK Company, LLC., is proposing to construct a warehouse facility on a parcel located within Coolbaugh Township, Monroe County, Pennsylvania. The project site is a 36-acre parcel located in the southern side corner of Memorial Blvd. (S.R. 611) at the intersection of Laurel Drive. The proposed improvements for construction are one warehouse facility totaling roughly 333,000 square feet, car and truck parking facilities and associated storm water conveyance and detention facilities.

Please do not send this form to DEP, as we must include the County Land Use Letter with our permit application. If we do not receive a response from you **within 30 days**, we shall proceed to submit our permit application to DEP without the County Land Use Letter. If the County Land Use Letter is not submitted with our permit application, and we provide proof to DEP that we attempted to obtain it, DEP will assume there are no substantive land use conflicts and proceed with the normal application review process.

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

Sincerely,



Michael Hartman, P.E.
mhartman@schlouch.com



**COUNTY NOTIFICATION OF PLANNED LAND DEVELOPMENT
FOR CHAPTER 102 PERMITS**

PROJECT INFORMATION (COMPLETED BY APPLICANT)

Applicant Name: Orchard BJK Company, LLC. Contact Name: John Herman
 Applicant Address: 925 Berkshire Blvd. Suite 100 Contact Phone: _____
 Applicant City, State, ZIP: Wyomissing, PA 19610 County: Monroe
 Description of Proposed Land Development and Stormwater Controls: Municipality: Coolbaugh Township

The applicant/permittee, Orchard BJK Company, LLC., is proposing to construct a 333,000 SF building on a parcel located within Coolbaugh Township, Monroe County, Pennsylvania. The project site is a 36-acre parcel located in the southern side corner of Memorial Blvd. (S.R. 611) at Laurel Drive.

Project Area: 37.0 acres Phased
 Disturbance: 25.0 acres

Tax Parcel ID(s) Affected by Proposed Land Development:
03 6356 00 06 8547

Surface Waters Receiving Stormwater Discharges:
Duckpuddle Run
 Discharge to: MS4 Other SS CSS

The following information was submitted to the county for this project:

Land Development / Subdivision Plan E&S Plan PCSM Plan Other:

COUNTY PLAN INFORMATION (COMPLETED BY COUNTY)

Name of county organization completing this assessment: _____

1. Is there an adopted county or multi-county comprehensive plan? Yes No
2. If Yes to #1, is the proposed project consistent with the county plan? Yes No
3. Is there a DEP-approved Act 167 stormwater management plan? Yes No CCD
4. If Yes to #3, is the proposed project consistent with the Act 167 plan, without waiver? Yes No CCD
5. If Yes to #3, list the date of the latest plan / update approved by DEP: _____ CCD

APPLICANT CERTIFICATION

I certify under penalty of law (see 18 Pa.C.S. § 4904 (relating to unsworn falsification)) that the information reported herein was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the information, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

COUNTY ACKNOWLEDGEMENT

The county acknowledges that a permit application for the above-referenced project has been submitted to a reviewing agency and that notification requirements of Act 14 of 1984 and Acts 67, 68, and 127 of 2000 have been satisfied. The information reported herein by the county is true and accurate. County acknowledgment of receipt of notification shall not be construed as project approval.

John Herman

Applicant Name

Applicant Signature

President

Applicant Title

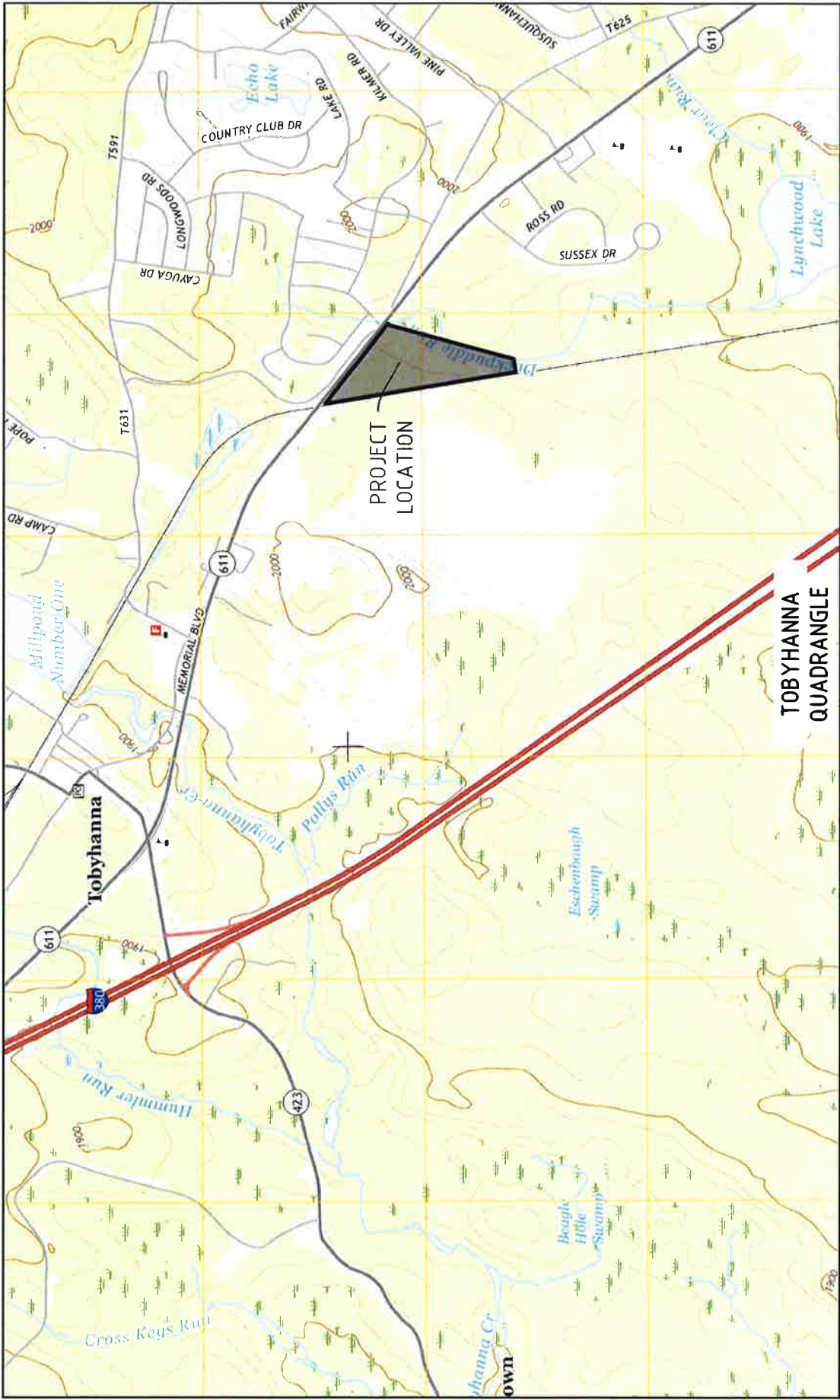
Date of Signature

County Representative Name

County Representative Signature

County Representative Title

Date of Signature



LOCATION MAP

DRAWN BY: M. HARTMAN
 DATE: SEPTEMBER 21, 2021
 SCALE: 1"=2000'
 PLAN NO: ---

PMCC NORTH WAREHOUSE

CLIENT: ORCHARD BJK CO. LLC.
 LOCATION: COOLBAUGH TOWNSHIP,
 MONROE COUNTY,
 PENNSYLVANIA

SCHLOUGH

INCORPORATED
 EXCELSIOR INDUSTRIAL PARK
 P.O. BOX 99
 BLANDON, PA 19510
 PHONE (610) 926-7000 FAX (610) 926-7171
 WWW.SCHLOUGH.COM



December 13, 2021

CERTIFIED MAIL

Coolbaugh Township
Planning Commission
5520 Municipal Drive
Tobyhanna, PA 18466

RE: *Municipal Notification of Planned Land Development Activities for Chapter 102 Permits and Chapter 105 Permits Individual NPDES Permit & Joint Permit Application Pocono Mountains Corporate Center North Warehouse Schlouch Project No. 20402110*

To whom it may concern:

Acts 14, 67, 68 and 127, which amended the Municipalities Planning Code, direct state agencies to consider comprehensive plans and zoning ordinances when reviewing applications for permitting of facilities and infrastructure, and specify that state agencies may rely upon comprehensive plans and zoning ordinances under certain conditions as described in Sections 619.2 and 1105 of the Municipalities Planning Code. The Pennsylvania Department of Environmental Protection's Policy for Consideration of Local Comprehensive Plans and Zoning Ordinances in DEP Review of Permits for Facilities and Infrastructure (DEP's Land Use Policy) provides direction and guidance to DEP staff, permit applicants, and local and county governments for the implementation of Acts 67, 68 and 127 of 2000. This policy can be found at www.depweb.state.pa.us; keyword: Land Use.

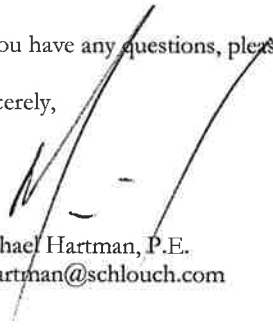
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Name of Applicant: Orchard BJK Company, LLC.
Address of Applicant: 925 Berkshire Boulevard
Suite 100
Wyomissing, PA 19610
Project Location: South side of Memorial Blvd. at intersection with Laurel Drive
Project Description: The applicant/permittee, Orchard BJK Company, LLC., is proposing to construct a warehouse facility on a parcel located within Coolbaugh Township, Monroe County, Pennsylvania. The project site is a 36-acre parcel located in the southern side corner of Memorial Blvd. (S.R. 611) at the intersection of Laurel Drive. The proposed improvements for construction are one warehouse facility totaling roughly 333,000 square feet, car and truck parking facilities and associated storm water conveyance and detention facilities.

Please do not send this form to DEP, as we must include the Municipal Land Use Letter with our permit application. If we do not receive a response from you **within 30 days**, we shall proceed to submit our permit application to DEP without the Municipal Land Use Letter. If the Municipal Land Use Letter is not submitted with our permit application, and we provide proof to DEP that we attempted to obtain it, DEP will assume there are no substantive land use conflicts and proceed with the normal application review process.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Hartman', written over the typed name and email address.

Michael Hartman, P.E.
mhartman@schlouch.com



**MUNICIPAL NOTIFICATION OF PLANNED LAND DEVELOPMENT
FOR CHAPTER 102 PERMITS**

PROJECT INFORMATION (COMPLETED BY APPLICANT)

Applicant Name: Orchard BJK Company, LLC. Contact Name: John Herman

Applicant Address: 925 Berkshire Blvd. Suite 100 Contact Phone: _____

Applicant City, State, ZIP: Wyomissing, PA 19610 County: Monroe

Description of Proposed Land Development and Stormwater Controls: Municipality: Coolbaugh Township

The applicant/permittee, Orchard BJK Company, LLC., is proposing to construct a 333,000 SF building on a parcel located within Coolbaugh Township, Monroe County, Pennsylvania. The project site is a 36-acre parcel located in the southern side corner of Memorial Blvd. (S.R. 611) at Laurel Drive.

Project Area: 37.0 acres Phased

Disturbance: 25.0 acres

Surface Waters Receiving Stormwater Discharges: Duckpuddle Run

Tax Parcel ID(s) Affected by Proposed Land Development: 03 6356 00 06 8547

Discharge to: MS4 Other SS CSS

The following information was submitted to the municipality for this project:

- Land Development / Subdivision Plan E&S Plan PCSM Plan Other:

MUNICIPAL PLAN / ORDINANCE INFORMATION (COMPLETED BY MUNICIPALITY)

1. Is there an adopted municipal or multi-municipal comprehensive plan? Yes No
2. Is there an enacted municipal or multi-municipal zoning ordinance? Yes No
3. If Yes to #2, is the proposed project consistent with the ordinance? Yes No
4. Is there a municipal stormwater management ordinance? Yes No
5. If Yes to #4, is the proposed project consistent with the ordinance, without waiver? Yes No
6. If Yes to #4, indicate type of ordinance: Act 167 Model Ordinance DEP Model Ordinance (MS4s) Other

APPLICANT CERTIFICATION

I certify under penalty of law (see 18 Pa.C.S. § 4904 (relating to unsworn falsification)) that the information reported herein was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the information, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

MUNICIPAL ACKNOWLEDGEMENT

The municipality acknowledges that a permit application for the above-referenced project has been submitted to a reviewing agency and that notification requirements of Act 14 of 1984 and Acts 67, 68, and 127 of 2000 have been satisfied. The information reported herein by the municipality is true and accurate. The municipality reserves the right to comment to the reviewing agency relative to comprehensive plans, zoning, and stormwater ordinance consistency. Municipal acknowledgment of receipt of notification shall not be construed as project approval.

John Herman

Applicant Name

Applicant Signature

President

Applicant Title

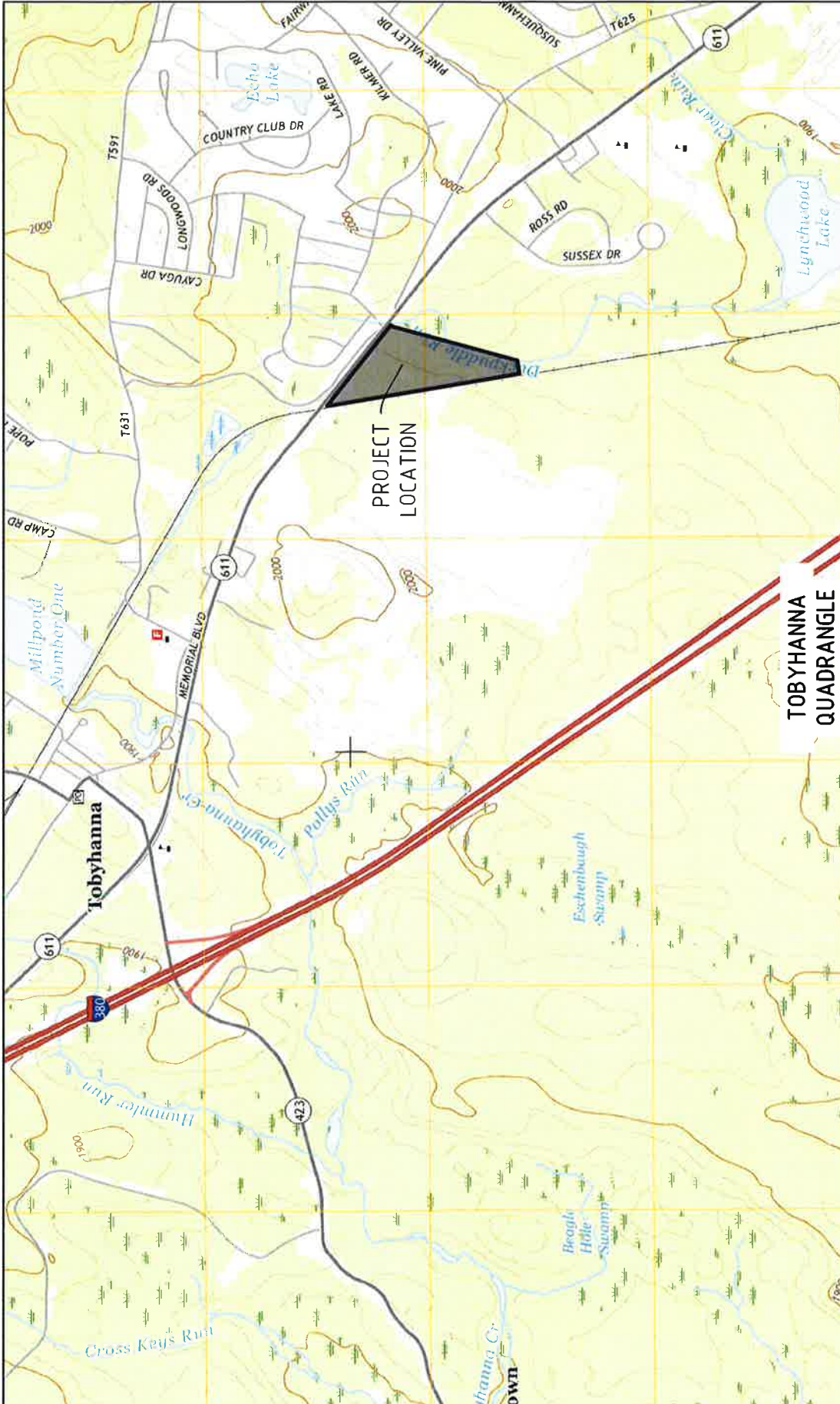
Date of Signature

Municipal Representative Name

Municipal Representative Signature

Municipal Representative Title

Date of Signature



LOCATION MAP

PMCC NORTH WAREHOUSE

SCHLOUCH
 INCORPORATED
 EXCELSIOR INDUSTRIAL PARK
 P.O. BOX 89
 BLANDON, PA 19510
 PHONE (610) 926-7070 FAX (610) 926-7171
 WWW.SCHLOUCH.COM

DRAWN BY: M. HARTMAN
DATE: SEPTEMBER 21, 2021
SCALE: 1"=2000'
PLAN NO.: ---

CLIENT: ORCHARD BJK CO. LLC.
LOCATION: COOLBAUGH TOWNSHIP,
 MONROE COUNTY,
 PENNSYLVANIA

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Monte County Planning
Commission
1 Quaker Plaza #106
Stroudsburg, PA 18360



9590 9402 4143 8092 5707 46

2. Article Number (Transfer from service label)

7018 2290 0001 6373 5422

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

CU

-
- Agent
-
-
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

12/20/11

- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

-
- Adult Signature
-
-
- Adult Signature Restricted Delivery
-
-
- Certified Mail®
-
-
- Certified Mail Restricted Delivery
-
-
- Collect on Delivery
-
-
- Collect on Delivery Restricted Delivery
-
-
- Insured Mail
-
-
- Insured Mail Restricted Delivery (over \$500)

-
- Priority Mail Express®
-
-
- Registered Mail™
-
-
- Registered Mail Restricted Delivery
-
-
- Return Receipt for Merchandise
-
-
- Signature Confirmation™
-
-
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Coolbaugh Township
Planning Commission
5520 Municipal Drive
Tobyhanna, PA 18466



9590 9402 4143 8092 5707 39

2. Article Number (Transfer from service label)

7018 2290 0001 6373 5422

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Saundra Liguie

-
- Agent
-
-
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

Saundra Liguie

- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

-
- Adult Signature
-
-
- Adult Signature Restricted Delivery
-
-
- Certified Mail®
-
-
- Certified Mail Restricted Delivery
-
-
- Collect on Delivery
-
-
- Collect on Delivery Restricted Delivery
-
-
- Insured Mail
-
-
- Insured Mail Restricted Delivery (over \$500)

-
- Priority Mail Express®
-
-
- Registered Mail™
-
-
- Registered Mail Restricted Delivery
-
-
- Return Receipt for Merchandise
-
-
- Signature Confirmation™
-
-
- Signature Confirmation Restricted Delivery

Domestic Return Receipt