

**COMMONWEALTH OF PENNSYLVANIA  
BOROUGH OF EAST STROUDSBURG  
MONROE COUNTY**

**RESOLUTION NO. 4-2021**

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RE: APPROVAL OF PRELIMINARY/FINAL LAND DEVELOPMENT for the  
Green Valley Apartments and Parktowne Townhomes Expansion Project

APPLICANT: New GVPT, LLC

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**WHEREAS**, New GVPT, LLC (or the “Developer”) is the owner of certain property, located in an S-1 Zoning District, on which there are multiple existing multi-family residential dwellings and townhomes, located on Greentree Drive, East Stroudsburg, Monroe County, Pennsylvania 18301 (PIN#: 05/7311/18/20/7976) (“New GVPT Property”); and

**WHEREAS**, Developer received a Conditional Use approval to construct six (6) additional buildings totaling eighty-eight (88) additional dwelling units pursuant to a Conditional Use Decision and Order of the East Stroudsburg Borough Council, dated September 17, 2019; and

**WHEREAS**, on January 28, 2020, Developer filed a proposed Preliminary/Final Land Development Plan for construction of the improvements approved in the Conditional Use Decision and Order. The Land Development Plan was accepted for review by the East Stroudsburg Borough Planning Commission on February 11, 2020; and

**WHEREAS**, in connection with the application for Preliminary/Final Land Development Plan, Developer filed the following documents:

1. Preliminary/Final Plan for Land Development for Green Valley Apartments and Parktowne Townhomes, prepared by Edward B. Walsh & Associates Inc., dated November 18, 2018, last revised December 16, 2020, consisting of 39 sheets (the “Land Development Plan”);
2. A Post-Construction Stormwater Management Plan and an Erosion and Sediment Control Plan, prepared by Edward B. Walsh & Associates, Inc., dated January 20, 2020, last revised September 17, 2020;
3. A Transportation Impact Study for the Green Valley Apartments Expansion, East Stroudsburg Borough, Monroe County, PA, prepared by McMahon Transportation Engineers & Planners, dated April 2019, last revised December 2019.

The above documents and the review documents listed below in subparagraph(s) 2 are referred to collectively herein as the “Plan”; and

**WHEREAS**, Developer submitted the Plan to the East Stroudsburg Borough Planning Commission. At its December 8, 2020 meeting, the Borough Planning Commission voted to recommend the Plan be approved as a Preliminary/Final Land Development Plan; and

**WHEREAS**, Developer submitted the Plan to the Monroe County Planning Commission. The Plan, as a Preliminary/Final Land Development Plan, was recommended for approval pursuant to MCPC review #12-20,

dated March 23, 2020; and

**WHEREAS**, NPDES Permit #PAC450018 was issued for the project by the Monroe County Conservation District on November 17, 2020; and

**WHEREAS**, Developer has requested two (2) waivers from the Borough's Subdivision and Land Development Ordinance (SALDO) in connection with the approval of its proposed Preliminary/Final Land Development Plan and such waivers being approved by the Borough Council at its January 5, 2021 meeting, as follows:

1. SALDO Section 140-8, concerning the requirement for a Preliminary Plan.
2. SALDO Section 140, Appendix A in order to allow the use of NOAA rainfall data instead of the PennDOT rainfall data that is specified in the Ordinance.

**WHEREAS**, the Borough finds that it is in the best interest of the citizens of the Borough of East Stroudsburg to approve the Plan.

**NOW THEREFORE**, the Borough Council of the Borough of East Stroudsburg hereby grants Preliminary/Final Land Development approval of the Plan, subject to compliance with all of the following conditions:

1. The introductory paragraphs above are incorporated herein as if fully set forth and shall be an integral part of this Resolution.
2. Developer shall revise the Plan to comply with all comments in the following review letters, except as may be modified in subsequent reviews by the Borough, its Engineer, and Zoning and Codes Officer, or other regulatory agency with jurisdiction over the Plan which are received prior to recordation of the Plan, as follows:
  - a. Review letter dated December 30, 2020, prepared by RKR Hess Associates, Borough Engineer;
  - b. Review letter dated March 6, 2020, prepared by Traffic Planning and Design, Inc., Borough Traffic Engineer.
3. The SALDO waivers granted shall be shown on the Preliminary/Final Land Development Plan, along with the date of approval.
4. Developer shall execute a Development Agreement for the Project satisfactory to the Borough Solicitor and may be required by the Borough to defer the administrative, legal, engineering, and inspection costs associated with the Plan.
5. Developer shall execute a Storm Water Operations and Maintenance Agreement, in a form deemed acceptable to the Borough Solicitor, to guaranty the maintenance of any and all storm water facilities contemplated in the development of the Plan.
6. Developer shall comply with all provisions set forth in the Conditional Use Decision and Order, dated September 17, 2019.
7. Developer shall coordinate with the Pennsylvania Department of Transportation ("PADOT") during construction of the Project to minimize interference with the PADOT project to reconstruct the Interstate 80 Exit 308 (formerly Exit 51) interchange and bridge replacement.

8. Developer shall grant the easements for utility work associated with the PADOT Interstate 80 project as set forth on the Plan, pursuant to a separate Easement Agreement(s) to be executed hereafter.
9. Developer shall grant the easements for the public sidewalks adjacent to Greentree Drive as set forth on the Plan, pursuant to a separate Easement Agreement(s) to be executed hereafter.
10. Developer shall apply for and obtain all appropriate permits as required from the Borough for any construction proposed in the Plan. The following conditions would need to be met in order to receive a building permit: 1) Execution of the Developer's and Stormwater Maintenance Agreements and 2) Posting of the financial security for the required improvements. Upon completion of the proposed construction, Developer shall file for the required Zoning Certificate of Compliance. All required sewer and water fees referenced in the Will Serve Letters shall be paid before the Zoning Certificate of Compliance will be issued.
11. Developer shall demonstrate compliance with the requirements of any and all outside agencies having jurisdiction over the improvements and features included on the Plan.
12. Developer shall abide by all of the terms and conditions of this Resolution.
13. In case any one (1) or more of the provisions contained in this Resolution shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Resolution, and this Resolution shall be construed and enforced as if such invalid, illegal or unenforceable provision had never been contained herein.
14. All Resolutions and parts of Resolutions heretofore adopted, to the extent that the same are inconsistent in any manner herewith, are hereby repealed.
15. This Resolution shall take effect immediately upon enactment.

**RESOLVED AND ADOPTED** this 5<sup>th</sup> day of January, 2021, at a Regular Meeting of the Borough Council of the Borough of East Stroudsburg.

ATTEST:

BOROUGH OF EAST STROUDSBURG

\_\_\_\_\_  
 Brian S. Bond,  
 Borough Manager/Secretary

By: \_\_\_\_\_  
 William T. Reese,  
 Borough Council President

APPROVED BY:

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 Armand M. Martinelli, Mayor

**Secretary's Certificate**

I hereby certify that the foregoing is a true and correct copy of a Resolution adopted by a majority vote of the Council of the Borough of East Stroudsburg at a properly advertised meeting of the Borough of East Stroudsburg duly held on January 5, 2021. Present at the meeting and a record of their vote were, as follows:

	<b>Present</b>	<b>Aye</b>	<b>Nay</b>
Roger L. DeLarco	_____	_____	_____
William T. Reese	_____	_____	_____
Brian Bond	_____	_____	_____
Sonia C. Wolbert	_____	_____	_____
Carrie Panepinto	_____	_____	_____
Maury Molin	_____	_____	_____
Donald Cross	_____	_____	_____

Further, be it certified that public notice of said meeting was given in the manner provided by law; that said Resolution shall be duly recorded upon the Minutes of the Borough of East Stroudsburg, has not been amended or rescinded, and is in full force and effect this 5<sup>th</sup> day of January, 2021.

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Brian Bond, Secretary