

SR 0080 Section 17M
I-80 Reconstruction Project



CONCEPTUAL STAGE RELOCATION REPORT

Stroud Township,
Stroudsburg Borough, and
East Stroudsburg Borough,
Monroe County, Pennsylvania

Prepared for:
Pennsylvania Department of Transportation, Engineering District 5

December 2018



OVERVIEW

A Conceptual Stage Survey has been conducted for the I-80 Reconstruction Project, based upon Alternative 2D, as refined, to collect pertinent data to identify possible relocation issues for residences and businesses that the project could displace. This information has been obtained only from readily available secondary sources. The property owners were not contacted, and the displacements in this report are not identified by owner. The information in this survey is preliminary.

Estimates for dwellings are for planning purposes only, in order to secure funding, and DO NOT constitute a valuation of real estate.

OVERALL PROJECT IMPACT

The project will not have a divisive or disruptive community effect, such as separating residences from community facilities or separating neighborhoods.

The project will not have a negative impact on the neighborhood and housing where relocation is to take place.

There are no foreseeable impacts to the economy of the community due to the possible business relocations.

RESIDENTIAL DISPLACEMENTS

The project would displace both single-family / owner-occupied residences, as well as rental units both in single-family houses and multi-family complexes (see Table 1). The estimated total number of displaced residents is about 125. At least six elderly residents (aged 70 or more) have been identified preliminarily. The number of persons with disabilities has not been determined.

Table 1: Summary of Residential Displacements

Property Type	Parcels	Units	Residents
Single-family owner-occupied	7	7	23
Single-family renter-occupied	7	8*	31
Multi-family rented-occupied	2**	18	71
Total	16	33	125

*/ The number of units could be somewhat higher subject to more detailed investigation.
**/ Includes partial acquisition of parcel with two buildings with 16 units at the Bridge Street Apartment complex.
Source: spokeo.com



The following sections provide a summary of the assessment of the availability of potential replacement residential units.

SINGLE-FAMILY / OWNER-OCCUPIED

As Table 1 shows, the project would displace seven single-family owner-occupied residences. Table 2 shows the estimated current value of these residences. A review of recent real estate listings indicates a good likelihood that displaced owner-occupied single-family residents will be able to find replacement housing in the Stroudsburg / East Stroudsburg area.

Table 2: Summary of Single-Family Residential Relocation Opportunities

House Value	#of Displacements	Estimated # of Available Replacement Units
< \$100,000	1	46
\$100,001 - \$125,000	2	32
\$125,001 - \$150,000	1	34
\$150,001 - \$175,000	3	44
\$175,001 - \$200,000	0	51
\$200,001 +	0	174

Sources: House value of displacements – Zillow.com, April 18, 2018
Available replacement units – realtor.com, listings for Stroudsburg and East Stroudsburg, April 18, 2018

RENTAL / MULTI-FAMILY UNITS

In addition to the single-family owner-occupied units, the review has found that 7 “single family” houses appear to be renter-occupied. The estimated total number of rental units at these properties is 8. In addition, the project would displace one multi-family apartment building with two units, and it would result in the partial acquisition of two multi-family apartment buildings with 8 units each from the Bridge Street Apartment complex, making the estimated total number of displaced rental units 26. Table 3 shows the estimated current monthly rental costs of the displaced units, along with the estimated number of available units in each price range in Stroudsburg and East Stroudsburg. This review indicates that the availability of relocation opportunities for the displaced rental units may be somewhat more constrained than it is for owner-occupied units.



Table 3: Summary of Residential Rental Relocation Opportunities

Monthly Rental Cost	# of Displaced Units	Estimated # of Available Replacement Units its Residents
\$0 - \$750	0	4
\$751 - \$1,000	17	34
\$1,101 - \$1,250	4	24
\$1,251 - \$1,500	5	21
\$1,501 - \$1,750	0	14
\$1,751 - \$2,000	0	5
\$2,001+	0	9

Source: Current monthly rental cost - affordablehousingonline.com, Zillow.com, July 17, 2018
Available replacement unit rents - Trulia.com, search for rentals in Stroudsburg and East Stroudsburg, July 17, 2018

BUSINESS DISPLACEMENTS

The project also would displace an estimated 14 active businesses, as shown in the following table. In terms of parcel size, the largest business is the Stroud Township Maintenance and Yard Waste Compost Facility with over 12 acres, and in terms of building size, the largest facility is Beyond the Wall with about 20,000 square feet. The number of employees of each displaced business ranges from 1 to 90. Preliminary estimates show that the total area of displaced non-residential parcels is over 35 acres, the total building space is over 135,000 square feet, and the total number of employees is about 225. A preliminary assessment has identified some potential relocation opportunities for these displaced businesses (see Table 4). Further research will be necessary to identify more specific relocation opportunities. Some additional factors to consider in assessing individual relocation possibilities include the following:

- The business has special licensing, specific site requirements, or specialty M&E evaluations.
- The presence of outdoor advertising devices (other than signs on the structure itself) will cause hardships to the neighborhood in which it is located or the community in general.
- A replacement site may have to be modified to include additional plumbing or other equipment.
- Due to the specific nature of the business and lack of available building space, the most efficient method of relocation would be purchasing a vacant property and constructing a new facility.
- The location of the replacement site may need to consider that the clientele is predominantly local.



- Relocation may require more time and effort during the acquisition phase due to possible combined residential/business use.

Table 4: Summary of Displaced Businesses

Business	Type	Area (ac)	Building Space (sf)	Employees	Estimated # of Replacement Properties
Stroud Twp Maintenance and Compost Facility	Institutional	12.5	10,000	8	See text below
Beyond the Wall	Industrial	4.6	20,000	50+	1 building and 1 property for sale
Ethos Therapy Solutions (Star Medical)	Warehouse	0.7	3,000	25	2 buildings for sale and 2 for lease
Gray Chrysler Dodge service center	Automotive	1.8	10,000	5	1 repair garage and 1 gas station for sale
Exxon	Automotive	0.8	3,500	3	
Carl's Auto	Automotive	0.6	2,800	4	
Auto repair shop	Automotive	1.5	5,300	5	
Peter's Studio	Service	1.1	2,400	2	13 retail / office spaces for lease
Zaccaro Photography	Service	0.2	1,500	2	
1st Northern Bank & Trust	Service	0.5	3,500	9	
Rootin Tootin Hot Dogs	Food	0.4	1,300	5	
Jimmy's Ice Cream	Food	0.3	1,500	7	
Pump n Pantry	Food	0.6	2,200	9	
Perkins	Food	0.7	6,300	90	
Sources: Area – from Monroe Co. parcel database, Building space – estimated from Google Earth or other sources, Number of employees - manta.com and other sources, Replacement properties – loopnet.com search of available properties in Stroudsburg, Stroud Twp., and East Stroudsburg, April 11, 2018, updated November 8, 2018.					

Given the characteristics of the displaced business properties and the above considerations, the following provides additional information on a few businesses that may present particular challenges for relocating.

- **Stroud Township Maintenance and Yard Waste Compost Facility:** This facility is currently on 12+ acres, and the compost facility covers about 5 acres. For the composting facility, residents may bring leaves, grass clippings, tree branches, limbs, and brush for chipping and composting, and the township makes compost and garden mulch here and provides it to residents. The Pennsylvania Department of Environmental



Protection has guidelines for siting and operating compost facilities (see Appendix A). These guidelines include several siting restrictions including the facility's proximity to floodplains, wetlands, sinkholes, and occupied dwellings. A preliminary analysis based upon available mapping layers for these restrictions identified a few potential areas within Stroud Township for relocating the compost facility (see Appendix B). If relocating the facility does become necessary, then it will require a more detailed assessment that includes updated mapping and detailed analysis to assess more closely potential relocation opportunities.

- Beyond the Wall (Trent Graphics): This facility is a warehouse / distribution center for a business that operates pop-up poster stores on college campuses. The current size of the parcel (4.6 acres), building (20,000 square feet), and number of employees (50+) could present a challenge for identifying a suitable relocation opportunity.
- Perkins: A restaurant requires good road visibility and high traffic. The corporate franchise criteria for Perkins specify a traffic count of at least 20,000 ADT.

PRESENCE OF COMPARABLE BUSINESSES

For some displaced businesses, there are few, if any, comparable types of businesses in the area. These businesses include the Stroud Township Maintenance and Yard Waste Compost Facility, Beyond the Wall, and Star Medical. Most displaced businesses do have several to many comparable businesses; these types of businesses include photography, ice cream, auto repair, fast food, convenience store, restaurant, and bank.

LOCATION OF DISPLACEMENTS

Table 5 shows selected demographic background data for the census block groups in which the displaced residential units and businesses are located.

Table 5: Projected Displacements and Demographic Background Data

Tract	Block Group	Displacements			% minority	% Black	% Hispanic	% in poverty
		Single-Family Residential Units	Multi-Family Residential Units	Non-Residential Units				
3008	3	1	6	7	59	13	29	44
3008	5	2	1	1	28	8	30	16
3009	2	4	19	4	21	19	3	13
3010.01	2	0	0	1	22	7	8	2
3010.02	2	0	0	1	7	0	2	18
TOTAL		7	26	14				

Source: American Community Survey



RELOCATION ASSISTANCE

Overall authority and policy of the Department's Relocation Assistance Program is best stated by the following excerpt from Pub 378 - Right-of-Way Manual, 2007 Edition, Section 4.01.B through D:

Authority. Authority for PennDOT's Relocation Assistance Program is provided by Chapter 9 of the Eminent Domain Code, 26 Pa.C.S. Sections 901-907 (Special Damages for Displacement); the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 U.S.C. Section 4601; and federal regulations entitled Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs, 49 C.F.R. Prut 24.

Policy Statement. It is the policy of the Pennsylvania Department of Transportation that no residential occupant shall be displaced by any construction project unless, and until, comparable replacement housing has been provided for or is built. Replacement housing will be fair housing open and offered to all affected persons regardless of race, color, religion, sex, national origin, age or handicap, and will be within their financial means and reasonably accessible to their places of employment, public services, and other conveniences. No person, family, business, farm operation, or nonprofit organization will be required to move as a result of highway construction without at least 90 days written notice.

Availability of the Relocation Assistance Program. The Relocation Assistance Program is available to all qualified persons, families, businesses, farm operations, and nonprofit organizations that are wholly or partially displaced by a Pennsylvania Department of Transportation highway project. Relocation advisory services are also available to any person occupying property immediately adjacent to property acquired for a highway project, when such person is caused substantial economic injury because of the acquisition.

Full descriptions and details of all relocation benefits will be provided to all relocatees, both residential and business, in the form of the Department's Bulletin 47 - A Guide to the Relocation Assistance Program of the Pennsylvania Department of Transportation.



DESCRIPTION OF RESIDENTIAL RELOCATION BENEFITS AND ADVISORY SERVICES

Depending upon the length of occupancy and type (owner or tenant), the occupants of the residential properties who will be relocated may be eligible for some or all of the following benefits:

- Replacement Housing Supplement
- Reasonable Closing Costs
- Increased Mortgage Costs
- Rent Supplement
- Down Payment Supplement
- Moving Costs
- Limited Reimbursement for Attorney, Appraisal & Engineering Fees
- Relocation Advisory Assistance including, but not limited to:
- Providing a current and continuing list of decent, safe and sanitary replacement dwellings which are for sale or rent
 - Providing current information regarding financing, mortgages, interest rates and terms, security deposits, leases, closing costs, typical down payments, taxes, assessments, etc.
 - Referrals to public and private agencies as needed for special problems
 - Providing for transportation to inspect potential replacement housing, especially to handicapped and elderly
 - Inspection of replacement dwellings to determine whether or not they meet decent, safe and sanitary requirements
 - Assistance with moving arrangements
 - Assistance with preparation of forms and other documents necessary to receive various relocation payments
 - Confirmation that all monetary benefits to which the relocatees are entitled are received

HOUSING OF LAST RESORT

Although it appears that ample replacement housing is available in the project area and surrounding communities at the current time, circumstances may arise which will require the possibility of Housing of Last Resort.



DESCRIPTION OF BUSINESS RELOCATION BENEFITS AND ADVISORY SERVICES

Businesses which will be relocated may be eligible for some or all of the following benefits:

- Actual Reasonable Moving Expenses
- Reestablishment Expenses
- Personal Property Loss (Machinery & Equipment)
- Personal Property Loss (Goods Held for Sale)
- Search Costs
- Business Dislocation Damages
- Increased Mortgage Costs
- Limited Reimbursement for Appraisal, Engineering and Attorney Fees
- Relocation Advisory Assistance including, but not limited to:
 - Providing a current and continuing list of decent, safe and sanitary replacement properties which are for sale or rent
 - Providing current information regarding financing, mortgages, interest rates and terms, security deposits, leases, closing costs, typical down payments, taxes, assessments, etc.
 - Referrals to public and private agencies as needed for special problems
 - Assistance with moving arrangements
 - Assistance with preparation of forms and other documents necessary to receive various relocation payments
 - Confirmation that all monetary benefits to which the relocates are entitled are received.



APPENDIX A

Pennsylvania Department of Environmental Protection, Bureau of Waste Management, Guidelines for Yard Waste Composting Facilities

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Waste Management

DOCUMENT NUMBER: 254-5403-100

TITLE: Guidelines for Yard Waste Composting Facilities

EFFECTIVE DATE: September 1, 1997
Minor changes made January 6, 2009

AUTHORITY: Solid Waste Management Act (35 P.S. §§ 6018.101 et seq.) and regulations at 25 Pa. Code Chapters 271, 281, and 285 (the “municipal waste regulations”).

POLICY: It is the Department’s policy to provide a person, municipality, or county with the information necessary to operate a yard waste compost facility.

PURPOSE: The purpose of this document is to provide instructions and operating procedures for the operation of a yard waste composting facility operating under permit-by-rule.

APPLICABILITY: This guidance applies to all persons, municipalities, and counties who own or operate a yard waste composting facility operating under 25 Pa. Code Section 271.103(h) Permit-By-Rule.

DISCLAIMER: The policies and procedures outlined in this guidance are intended to supplement existing requirements. Nothing in the policies or procedures shall affect regulatory requirements.

The policies and procedures herein are not an adjudication or a regulation. There is no intent on the part of DEP to give the rules in these policies that weight or deference. This document establishes the framework within which DEP will exercise its administrative discretion in the future. DEP reserves the discretion to deviate from this policy statement if circumstances warrant.

PAGE LENGTH: 19 pages

LOCATION: Volume 6 Tab 27

DEFINITIONS: The definitions listed below are found in 25 Pa. Code Section 271.1.

“Yard Waste”: Leaves, grass clippings, garden residue, tree trimmings, chipped shrubbery, and other vegetative material.

“Yard Waste Composting Facility”: A facility that is used to compost leaf waste, or leaf waste and grass clippings, garden residue, tree trimmings, chipped shrubbery, and other vegetative material. The term includes land affected during the lifetime of the operation, including, but

not limited to, areas where composting actually occurs, support facilities, borrow areas, offices, equipment sheds, air and water pollution control and treatment systems, access roads, associated on-site or contiguous collection and transportation activities, and other activities in which the natural surface has been disturbed as a result of or incidental to operation of the facility.

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INTRODUCTION

Composting has been demonstrated to be an effective waste management technique that can produce a useful end-product while diverting a portion of the wastestream from disposal. It has been estimated that yard wastes--including leaves, trimmings, grass, and related yard debris--can comprise up to 18 percent of the municipal waste stream, with a greater percentage realized in some municipalities on a seasonal basis.

Certain yard waste composting facilities are eligible for permit-by-rule under Section 271.103(h) of the municipal waste regulations if they comply with these guidelines. Section 271.103(h) provides that a person, municipality, or county that operates a yard waste composting facility that is less than 5 acres, other than an individual backyard composting facility, shall be deemed to have a municipal waste processing permit-by-rule if the person, municipality, or county meets the requirements of Subsections 271.103(a)-(c)(relating to storage, PPC plan, daily records, financial assurances, and inappropriate activity), and the facility is operated in accordance with these guidelines on yard waste composting.

These guidelines have been established to promote yard waste composting and reuse in the Commonwealth while providing protection to human health and the environment. Health or environmental problems, resulting from the improper operation of a yard waste composting facility operated under Section 271.103(h), will be treated in the same manner as health or environmental problems at other solid waste management facilities.

More than 450 municipalities and counties in the Commonwealth are conducting yard waste collection and composting programs. In an effort to increase awareness of the benefits of composting and to promote the proper environmental and technical practices involved, the Department has designated several of these facilities as yard waste composting demonstration sites. Many of the other sites also present backyard composting demonstrations for homeowners. The Department has developed a reference manual, brochures, and educational videos to provide further information. To learn more about these and other related resources, contact your DEP regional office or the Web site at www.depweb.state.pa.us.

Yard waste composting operations must comply with these guidelines to comply with Section 271.103(h) of the municipal waste regulations. Please contact your DEP regional office for further information.

DEP REGIONAL OFFICES

REGION 1:	DEP SOUTHEAST REGION 2 East Main Street Norristown, PA 19401 Telephone: 484-250-5960	Counties Served: Bucks, Chester, Delaware, Montgomery and Philadelphia
REGION 2:	DEP NORTHEAST REGION 2 Public Square Wilkes-Barre, PA 18711-0790 Telephone: 717-826-2516	Counties Served: Carbon, Lackawanna, Lehigh, Luzerne, Monroe, Northampton, Pike, Schuylkill, Susquehanna, Wayne and Wyoming
REGION 3:	DEP SOUTHCENTRAL REGION 909 Elmerton Avenue Harrisburg, PA 17110-8200 Telephone: 717-705-4706	Counties Served: Adams, Bedford, Berks, Blair, Cumberland, Dauphin, Franklin, Fulton, Huntingdon, Juniata, Lancaster, Lebanon, Mifflin, Perry and York
REGION 4:	DEP NORTHCENTRAL REGION 208 West 3rd Street, Suite 101 Williamsport, PA 17701 Telephone: 717-327-3653	Counties Served: Bradford, Cameron, Center, Clearfield, Clinton, Columbia, Lycoming, Montour, Northumberland, Potter, Snyder, Sullivan, Tioga and Union
REGION 5:	DEP SOUTHWEST REGION 400 Waterfront Drive Pittsburgh, PA 15222-4745 Telephone: 412-442-4000	Counties Served: Allegheny, Armstrong, Beaver, Cambria, Fayette, Greene, Indiana, Somerset, Washington and Westmoreland
REGION 6:	DEP NORTHWEST REGION 230 Chestnut Street Meadville, PA 16335-3481 Telephone: 814-332-6848	Counties Served: Butler, Clarion, Crawford, Elk, Erie, Forest, Jefferson, Lawrence, McKean, Mercer, Venango and Warren

TECHNICAL GUIDANCE FOR THE OPERATION OF A YARD WASTE COMPOSTING FACILITY UNDER PERMIT-BY-RULE

A person, municipality, or county that operates a yard waste composting facility under permit-by-rule shall comply with these guidelines, as required by 25 Pa. Code Section 271.103(h).

General Requirements

The following operational information must be submitted to the Department on the attached Yard Waste Composting Facility Application Form:

- a. The name, address, and telephone number of the operator of the facility.
- b. The sponsoring municipality or county (where applicable).
- c. The location of the facility, including identification of the site by outlying perimeter site boundaries on a United States Geological Survey 7.5 minute topographic map.
- d. Proof that the operator has the legal right to enter the land and perform the approved activities.
- e. A general site plan drawn to scale for the facility indicating the following:
 - i. The location of access roads and gates in relation to public and private roads, wells, and property lines.
 - ii. The location of the tipping area.
 - iii. The location of the processing area, including compost piles and windrows.
 - iv. The location of storage and curing areas.
 - v. Surface water controls.
- f. The operational narrative describing:
 - i. The yard waste collection methods that will be employed by the facility.
 - ii. The methods that will be utilized at the facility to construct compost piles.
 - iii. The proposed dimensions of compost piles and windrows at the facility.
 - iv. The source of supplemental water that will be used to maintain an optimal 50 percent moisture content of compost piles or windrows at the facility.
 - v. The proposed method of turning windrows, the turning frequency for composting at the facility and the method for determining that frequency.

- vi. The proposed duration of the composting process, including curing time, storage time, and the proposed term of compost distribution.
 - vii. A plan for the marketing and distribution of the finished compost.
 - viii. A residue disposal plan, including the location of disposal sites.
 - ix. Provisions for emergency response.
 - x. A public information and education program.
- g. The projected volume of material that will be processed by the facility during the calendar year.

Siting Restrictions

Yard waste composting operations, including storage, composting, and curing, shall not occur in the following areas or the following distances, unless the operator takes special precautions and receives written authorization from the Department:

- a. In a 100-year flood plain.
- b. In or within 300 feet of an exceptional value wetland.
- c. In or within 100 feet of a wetland other than an exceptional value wetland.
- d. Within 100 feet of a sinkhole or area draining into a sinkhole.
- e. Within 300 feet measured horizontally from an occupied dwelling unless the owner has provided a written waiver consenting to the facility being closer than 300 feet.
- f. Within 50 feet of a property line, unless the operator demonstrates that only curing of compost is occurring within that distance.
- g. Within 300 feet of a water source.
- h. Within 3.3 feet of a regional groundwater water table.
- i. Within 100 feet of a perennial stream.

Access Control

- 1. A gate or other barrier shall be maintained at all potential vehicular access points to block unauthorized access to the site.
- 2. Access to the site shall be limited to those times when an attendant is on duty.

Operational Requirements

1. No person, municipality, or county shall bring to or receive any material at a yard waste composting facility other than shrubbery and tree trimmings that have been shredded or chipped, unless shredding or chipping is provided at the facility, leaves, grass, and similar related yard debris.
2. The Department may prohibit the use of grass clippings at a yard waste composting facility if the grass clippings cause or contribute to nuisances, or if the site is adversely affecting, or has potential to adversely affect, the citizens or environment of the Commonwealth. Grass clippings shall not be brought to or received at a yard waste composting facility unless:
 - a. Grass clippings delivered to the yard waste composting facility in bulk, bags or other collection containers are emptied of all grass clippings within 24 hours of delivery to the facility.
 - b. Grass clippings are incorporated into the windrows of partially composted leaves or other yard waste within twenty-four (24) hours of delivery to the facility.
 - c. Grass clippings are incorporated into the partially composted windrows of partially composted leaves or other yard waste at a ratio not to exceed one part grass clippings to three parts yard waste, by volume.
3. No more than 3,000 cubic yards of yard waste shall be placed, stored, or processed on any acre of a facility where composting activity occurs or is planned to occur.
4. A person, municipality, or county operating a yard waste composting facility shall, for the duration of yard waste composting activities, identify the operation by posting and maintaining signs that are clearly visible at the junction of each access road and public road. The signs shall be easily seen and read. They should be constructed of a durable, weather-resistant material. The sign wording shall include the name, address, and telephone number of the person(s), municipality(ies), or county(ies) operating the facility, the operating hours, and the materials that can be received by the facility.
5. Each yard waste composting facility shall be operated in a manner which results in the active biological decomposition of the vegetative material received.
6. Yard waste compost piles or windrows shall be constructed and maintained as follows:
 - a. The compost area shall be constructed in a well drained area with a workable surface and slope of 2-4 percent to prevent ponding and control surface water.
 - b. The size of the compost piles or windrows should not exceed eight feet in height or sixteen feet in width unless the composting technology can adequately manage the compost piles, and is approved by the Department.
 - c. Compost piles or windrows shall be constructed within one week following receipt of compostable material at the facility.

- d. During the active composting process, the optimal moisture content of the windrows or compost piles shall range from 40 to 60 percent to promote decomposition.
 - e. All surface water shall be diverted away from tipping, processing, composting, curing and storage areas. Surface water controls shall be based on a 24-hour precipitation event to be expected once every 25 years. Proper drainage must be maintained to prevent ponding and excessive moisture.
 - f. To promote decomposition, compost piles and windrows shall be turned and reconstructed at least once every three (3) months. A higher turning frequency may be required, depending on the composting technology unless the composting technology requires more intensive management.
7. The operator shall maintain sufficient distance between windrows or piles to allow the proper use of equipment during the deposit, removal, and turning of the compost.
 8. The operator shall establish an adequate frequency for inspecting the facility to detect hot spots in any composting, curing or storage areas, dust or litter accumulation, surface water accumulation, erosion or sedimentation, vectors, odors, and other problems. The operator shall take prompt, necessary corrective actions.
 9. The operator shall not allow compostable materials or residues to be blown or otherwise deposited offsite.

Residue Disposal

1. The operator shall not allow non-compostable residues or solid waste other than yard waste to accumulate at the facility, and shall provide for proper disposal or processing.
2. Yard waste and other municipal waste received at the facility that are not suitable for composting shall be removed weekly and disposed or processed at a permitted municipal waste facility.

Nuisance Control

1. The operator shall not cause or allow the attraction, harborage, or breeding of vectors.
2. The operator shall not cause or allow conditions that are harmful to the environment or public health, or which create safety hazards, odors, noise, or other public nuisances.

Emergency Response

1. Adequate space shall be maintained to allow the unobstructed movement of emergency personnel and equipment.
2. The operator of each yard waste composting facility shall immediately contact local police or fire departments or other appropriate state or local emergency response agencies in the event of fire, spill, or other hazards that threaten public health, safety, and welfare, or the environment, and whenever necessary in the event of personal injury.

Air Resources Protection

1. The operator shall implement fugitive dust control measures.
2. No person, municipality, or county shall cause or allow open burning at the facility.

Water Quality Protection

1. The operator shall manage surface water and control erosion and sedimentation in accordance with the requirements of 25 Pa. Code Chapter 102, Erosion Control.
2. The operator shall not cause or allow a point or non-point source pollution discharge from or on the facility to any surface waters of the Commonwealth.



YARD WASTE COMPOSTING FACILITY APPLICATION FORM

Please familiarize yourself with the Pennsylvania Department of Environmental Protection GUIDELINES FOR YARD WASTE COMPOSTING FACILITIES prior to filling out this form.

1. Operator (Name and Mailing Address) _____ Telephone Number _____

2. Name of Facility _____ Contact Telephone Number _____
 Contact Person _____
 Property Owner's Name _____
 Address of Facility _____

(include Access Road Name and Legislative Route Number)

State _____ Zip _____
 City-Borough-Township _____
 County _____
 Sponsoring Municipality (where applicable) _____

Attach a United States Geological Survey 7.5 minute topographic map identifying the yard waste composting facility site boundaries outlined on it.

Provide proof the operator has the legal right to enter the land and perform the approved activities.

3. The proposed composting method _____
 Total Acres of the composting facility _____

The maximum quantity of yard waste and composted materials to be on the site at any one time:

Yard waste in cubic yards _____
 Finished compost in cubic yards _____

4. Prepare and include in this application a general site plan* for the facility which illustrates the location of the following items:

- Access roads in relation to the nearest public road and private roads, wells, and property lines
- Tipping area
- Gate location
- Surface water controls, erosion and sedimentation controls
- Processing area including location, orientation, and size of compost piles or windrows
- Curing or storage areas
- North arrow scale of drawing

*Please note that a hand drawn sketch that includes site dimensions is acceptable. An engineer's drawing is not required.

5. Please address the following items: (attach additional sheet(s) if necessary)

- Provide a complete list of source(s) of yard waste to be received.

- Describe how the yard waste will be collected and received at the facility.

- Describe the method for inspecting incoming yard waste and for removing unacceptable material.

- Describe the windrow construction methods including equipment to be used.

- Describe the windrow size: Initial dimensions will be _____ wide x _____ high x _____ long.

- Describe the source of supplemental water which will be used to maintain an optimal 40 to 60% moisture content of compost piles or windrows.

- Indicate the frequency of windrow turning. _____
Indicate the temperature range to be maintained. _____
Indicate the method of windrow turning. _____

- Describe method for determining turning frequency.

- Describe the approximate duration of the composting cycle (in days). _____
Describe the composting process. _____
Describe the curing period for compost. _____
Indicate the time required for storage and distribution. _____
Indicate the total time required for the composting operation. _____

- Describe the marketing and distribution plan for the finished compost product.

- Describe the residue disposal plan and identify the disposal or processing site(s) to be used.

- Describe the plan for emergency response (fire, police, etc.).

- Outline the public information and education program (attach samples of literature if available).

LAND APPLICATION OF YARD WASTE

A municipality or county that collects yard waste and delivers it to any person to land apply as part of a normal farming operation, shall comply with the following guidelines in order to comply with the permit-by-rule requirements of 25 Pa. Code Section 271.103(h).

General Requirements

1. A municipality or county must notify the Department with the following information:
 - a. Sponsoring municipality or county.
 - b. Responsible official/contact person, including name, address, and telephone number.
 - c. Location, including identification of the site on a U.S.G.S. 7.5' topographic map.
 - d. Operational plan:
 - i. A general site plan must be included which contains the following information for land application sites:
 - A. Access road
 - B. Tipping area
 - C. Surface water controls (tipping area only)
 - D. Farm soil conservation plan and nutrient management plan.
 - ii. The operational narrative must include a description of each of the following:
 - A. Operational hours for receiving yard waste
 - B. Land application and incorporation frequency
 - C. Plan for removal of yard waste from bags
 - D. Spreading and incorporation methods and frequency
 - E. Source of leaves and grass clippings.
 - iii. Volume of yard waste processed during the previous year or expected to be processed during the first year of operation.

Operational Requirements

1. All surface water shall be diverted away from the tipping or storage area. Proper drainage must be maintained to prevent ponding.

2. Yard waste should be delivered to the farm in bulk. Where bags or other containers are used for collection, the bags or containers must be emptied of all yard waste delivered to the farm by the end of each day.
3. The Department may prohibit the use of grass clippings at the farm if the grass clippings cause or contribute to nuisances, or if the site has the potential to adversely affect the citizens or environment of the Commonwealth. Grass clippings shall not be brought to or received at a farm unless:
 - a. The grass clippings are delivered to the farm in bulk. Where bags or other containers are used for collection, the bags and containers must be emptied of the grass clippings delivered to the farm by the end of each day.
 - b. The grass clippings are to be spread in layers not to exceed six (6) inches in depth within one (1) week of delivery to the site.
 - c. Grass clippings mixed with manure and stored in an acceptable manure storage facility may be stored for up to 120 days, provided the storage of the material does not create a nuisance or environmental impact.
4. The operator shall not allow compostable materials or residues to be blown or otherwise deposited offsite.
5. No yard waste may be disposed of in waters of the Commonwealth.

Residue Disposal

1. The operator shall not allow non-compostable residues or solid waste other than yard waste to accumulate at the farm, and shall provide for proper disposal or processing.
2. Yard waste and other municipal waste that is received at the farm, that is not suitable for land application, shall be removed weekly and disposed or processed at a permitted municipal waste facility.

Nuisance Control

1. The operator shall not cause or allow the attraction, harborage, or breeding of vectors.
2. The operator shall not cause or allow conditions that are harmful to the environment or public health, or that create safety hazards, odors, noise, and other public nuisances.

Air Resources Protection

1. The operator shall implement fugitive dust control measures when necessary.
2. No person, municipality, or county shall cause or allow open burning at the facility.

Water Quality Protection

1. The operator shall manage surface water and control erosion and sedimentation in accordance with the requirements of 25 Pa. Code Chapter 102, Erosion Control.
2. The operator shall not cause or allow a point or non-point source pollution discharge from or on the facility to any surface waters of the Commonwealth.



LAND APPLICATION OF YARD WASTE APPLICATION FORM

Please familiarize yourself with the Pennsylvania Department of Environmental Protection GUIDELINES FOR LAND APPLICATION OF YARD WASTE prior to filling out this form.

1. Sponsoring Municipality or County (Name and Mailing Address) _____ Telephone Number _____

2. Name of Farm _____ Contact Telephone Number _____
 Contact Person at Farm _____
 Property Owner's Name _____
 Address of Facility _____

(include Access Road Name and Legislative Route Number)
 _____ Zip _____
 City-Borough-Township _____
 County _____

Attach a U.S.G.S. 7.5" map identifying the farm and the yard waste site boundaries.

3. Total acres for farm land application area: _____

4. Volume of yard waste to be received annually in cubic yards: _____

5. Prepare and include in this application a general site plan* for the facility which illustrates the location of the following items:

- Access roads in relation to the nearest public road
- Tipping area
- Surface water controls (tipping area only)
- Fields proposed for land application.

* Please note that a hand drawn sketch that includes site dimensions is acceptable. An engineer's drawing is not required.

6. Please address the following items:

- A complete list of source(s) of yard waste to be received.

- Describe the method for inspecting incoming yard waste.

- Describe the plan for rejecting or disposing of unacceptable materials and residuals.

- Provide the name and location of the disposal or processing site for unacceptable materials and residuals.

- Attach the farm soil conservation plan and nutrient management plan.
- Describe the volume of yard waste processed during the previous year or expected to be processed during the first year of operation.

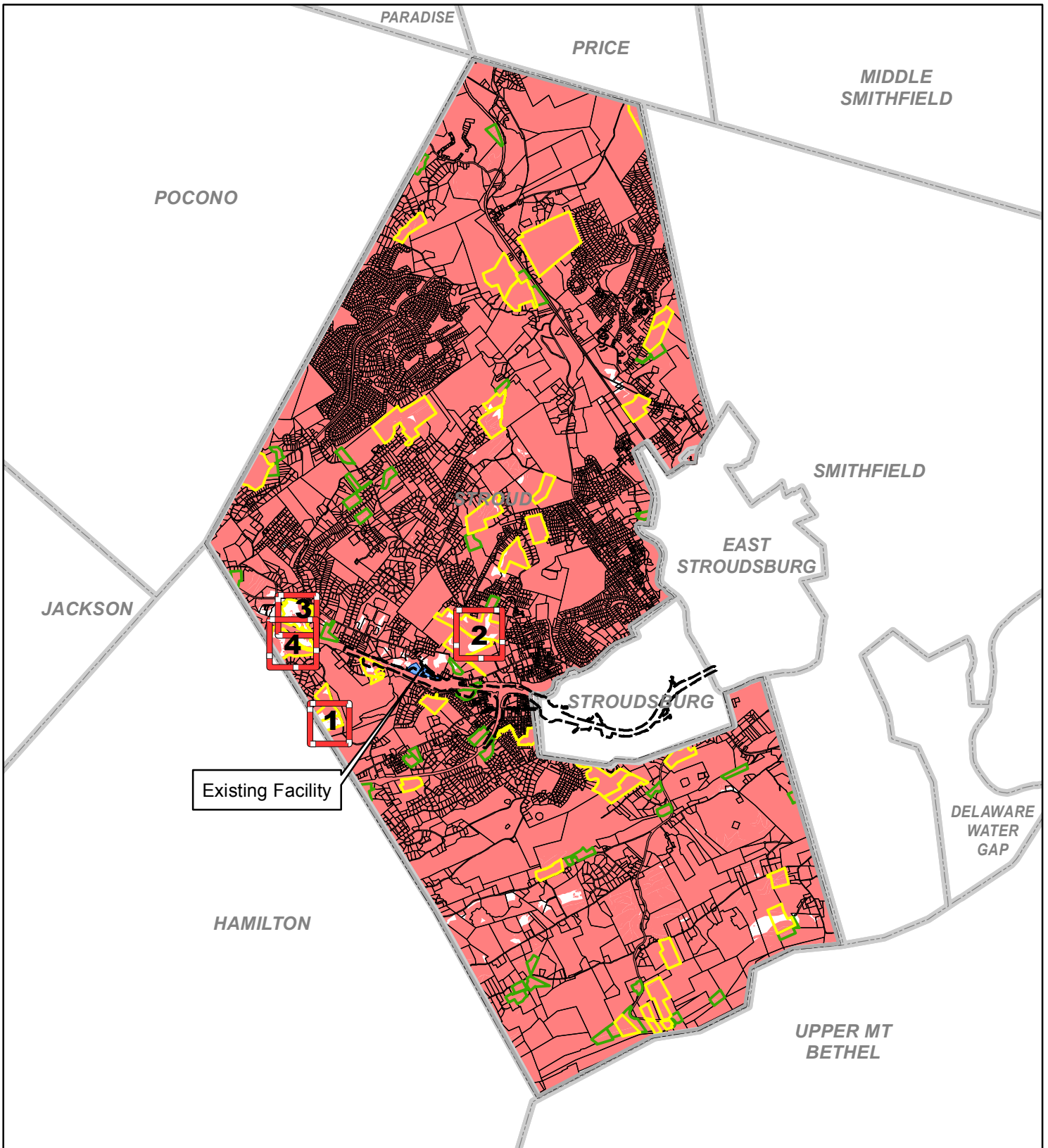
- Please provide an operational narrative which includes a description of each of the following:

- Operational hours for receiving yard waste
- Land application and incorporation frequency
- Plan for removal of yard waste from bags
- Spreading and incorporation methods and frequency
- Source of leaves and grass clippings.

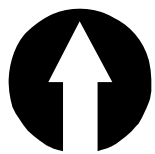


APPENDIX B

Stroud Township Yard Waste Composting Facility Siting Analysis Maps



Existing Facility










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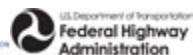
-  Project Location
-  Existing Facility
-  Undeveloped Properties ≥ 12 acres
-  Undeveloped Properties ≥ 5 ac but < 12 ac
-  Areas deemed not suitable for Yard Waste Composting Facilities according to the Dept. of Environmental Protection, Bureau of Waste Management Document No. 254-5403-100
-  Tax Parcel
-  Focus Parcel

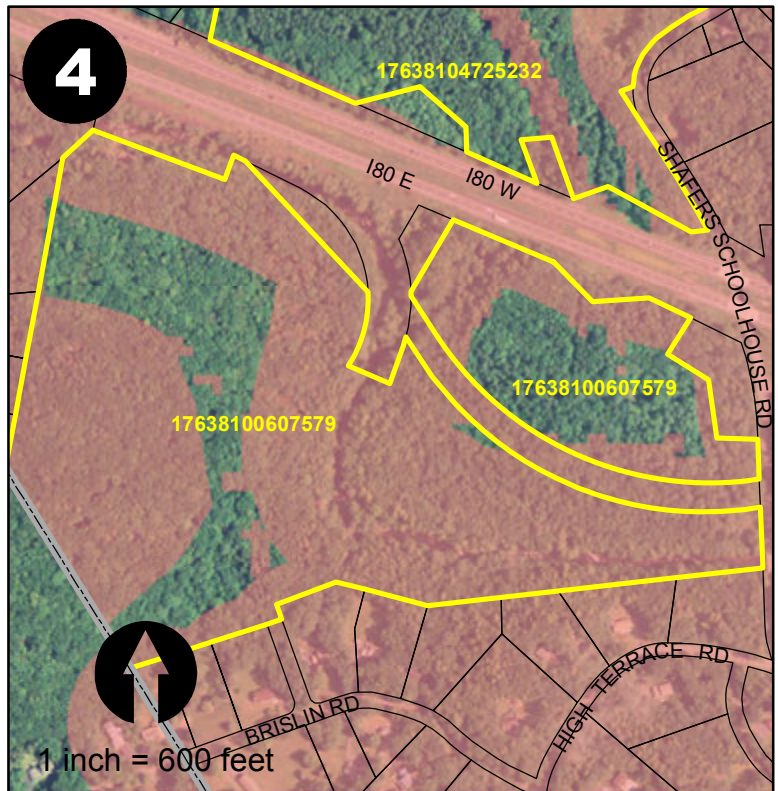
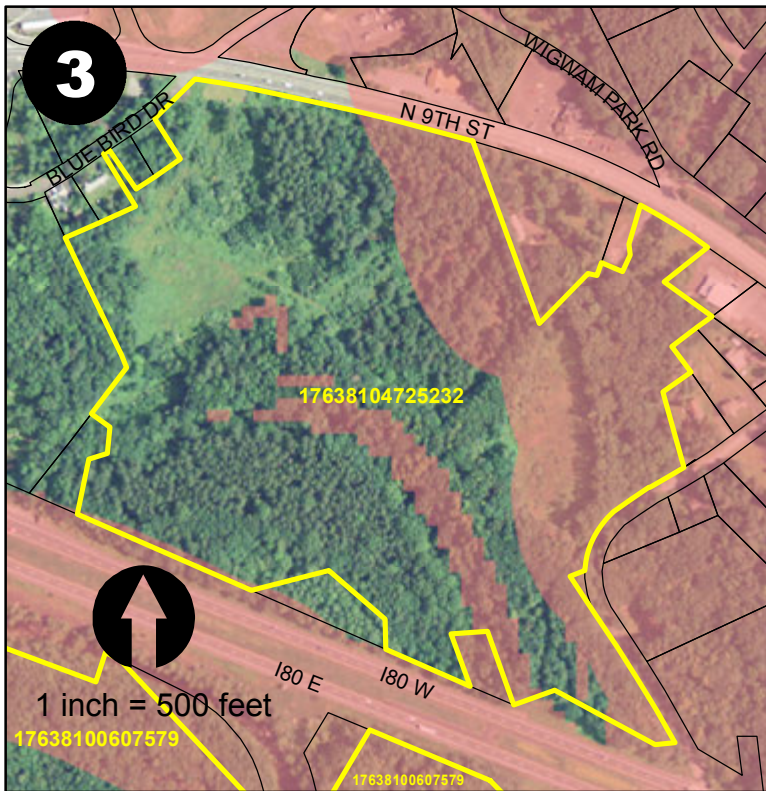
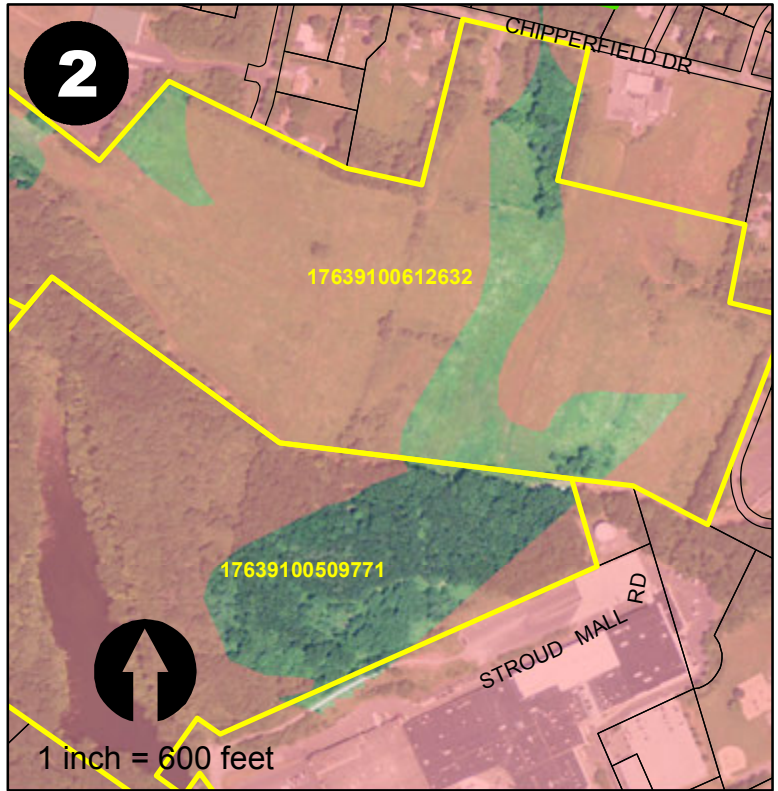
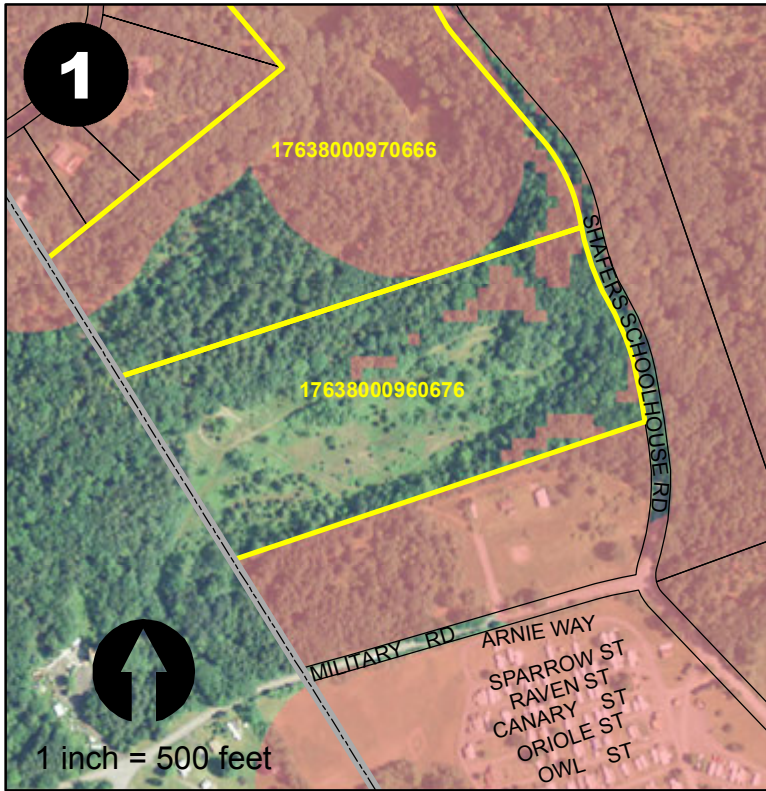
Source: FEMA, NWI, USGS, Monroe County, PASDA, & PADEP.



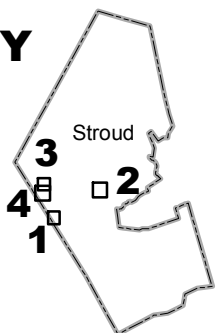
I-80 RECONSTRUCTION

**STROUD TOWNSHIP
YARD WASTE COMPOSTING
FACILITY SITING ANALYSIS**





KEY



-  Tax Parcel
-  Undeveloped Properties >= 12 acres
-  Areas deemed not suitable for Yard Waste Composting Facilities according to the Dept. of Environmental Protection, Bureau of Waste Management Document No. 254-5403-100

Print Date: 12/12/2018
 Source: FEMA, NWI, USGS, Monroe County, PASDA, & PADEP.



I-80 RECONSTRUCTION

**STROUD TOWNSHIP
 YARD WASTE COMPOSTING
 FACILITY LOCATION OPTIONS**

