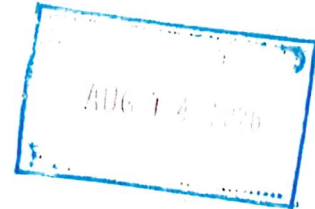


Conditional Use Application Transmittal Letter

Crescent Lodge Recovery Center / 5854 Paradise Valley Road, Cresco, PA 18326

April 30, 2026

Paradise Township
Board of Supervisors
5912 Paradise Valley Road, Cresco, PA 18326



Re: Conditional Use Application

Crescent Lodge Recovery Center
5854 Paradise Valley Road, Cresco, PA 18326
Tax Parcels: 11.3.1.20 and 11.3.1.19

Dear Members of the Board:

Enclosed for filing on behalf of Varahima Blessing, LLC is a Conditional Use Application for the property located at 5854 Paradise Valley Road, Cresco, Paradise Township, Monroe County, Pennsylvania, known as the former Crescent Lodge Resort property.

The Applicant seeks Conditional Use approval to adaptively reuse the existing property as Crescent Lodge Recovery Center, an adult medically supervised detoxification and residential rehabilitation treatment facility. Consistent with guidance received from Township representatives, the application is submitted under the existing Paradise Township use classification of Care Facility - Placement as a conditional use in the B-2 Commercial Zoning District.

The enclosed submission is intended to provide the Township with a complete and organized record demonstrating that the proposed use satisfies the applicable general and specific conditional use standards, while also voluntarily addressing the intent of the Township's draft ordinance concept for Care Facility, Treatment Center. The Applicant respectfully submits that the proposed adaptive reuse of this long-developed former resort campus is compatible with the surrounding area, will be subject to continuous supervision and operational safeguards, and can be conditioned in a clear and enforceable manner to protect the public health, safety, and welfare.

Enclosed please find the following:

1. Conditional Use Application
2. Applicant's Proposed Conditions of Approval
3. Conditional Use Compliance and Ordinance Conformity Narrative
4. Security Infrastructure Deployment Plan
5. DEP Sewage Facilities Planning Mapper and related supporting materials

The Applicant respectfully requests that the Township accept the enclosed filing, circulate it as required, and schedule the matter for Board of Supervisors review and hearing. Please advise if any additional administrative items are required to deem the application complete for scheduling purposes.

Thank you for your consideration.

Respectfully submitted,

VARAHIMA BLESSING, LLC

By: _____

Name: _____

Title: _____

PARADISE TOWNSHIP, MONROE COUNTY, PA
APPLICATION FOR A CONDITIONAL USE PERMIT



Please Leave Blank

Amount of Fee Received \$ 750 - (5/1/26) Filing Date: _____
Escrow Amount \$ 600 - (5/1/26) Expiration Date: _____
Permit No. _____

Application is hereby made for a Conditional Use Permit in conformity with Chapter 160, Section 160-29 of the Paradise Township Code of Ordinances for building or other work described below:

Name and Address of Applicant Varahima Blessings LLC
1579 Kaitlyn Road, Allentown PA 18103 Phone 570-656-9763
Name and Address of Owner Varahima Blessings LLC
1579 Kaitlyn Road, Allentown PA 18103 Phone 570-656-9763
Name and Address of Contractor _____
Phone _____

Property Information

Location of Property 5854 Paradise Valley Road, Cresco, PA 18326
Zoning District in which property is located B-2
Tax PIN No. 11.3.1.19-20 Tax Map No. 11638501085046
Lot Size (acres or linear dimensions) 16 Acres Depth _____
Length of Road Frontage 900 ft Current Use of Property Restaurant and Hotel/Motel
Current Lot Coverage (%) 9% Proposed Lot Coverage (%) _____
Current Building Coverage (%) 4% Proposed Building Coverage (%) _____
Type of Sewage System On Lot / Septic Sewage Permit No. _____
Type of Water System Well Well Permit No. _____

The above property will be used for Behavioral Health Treatment Facility
providing medically supervised detoxification and residential rehabilitation services for adults
with substance use disorder (SUD) and co-occurring mental health symptoms.

as provided under Chapter 160, Section 10 & 12* of the Paradise Township
Code of Ordinances. *In addition to advance compliance with proposed Ordinance Care Facility -
Treatment Center

Will the proposed use/construction impact any Natural Features as defined by the
Paradise Township Code of Ordinances? If so, describe No

Will any proposed construction require a Stormwater Management Plan? No
Is any proposed construction in a designated flood plain? No
Does the proposed construction require a Land Development Plan? No

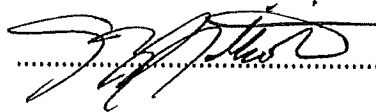
APPLICATION FOR A CONDITIONAL USE PERMIT

Does the proposed use require a Site Development Plan? No.....

Note below any other information deemed relevant to this application (attach additional sheets if necessary) ..See attached letters and supporting documentation.....

.....
In submitting this request the Applicant alleges that the proposed conditional use will be in harmony with the character of the Zoning District in which the property is located and that the proposed use will not be detrimental to the property or persons in the surrounding area. (A 20% Administrative Fee will be added to the future invoices) Escrow amount to be replenished when original deposit is at 50%.

Under penalties of perjury, I declare that I have examined this application, and to the best of my knowledge, believe it to be true.

 Joseph Mattioli
Applicant's Signature

4/30/26
Date

Action by Zoning Officer:

To Planning Commission
To Board of Supervisors
To Monroe County Planning Commission

Board of Supervisors Action

Date of Public Hearing (if held)
Zoning Officer Authorized to:
.....
Date

Disposition

Permit Granted (Date)
Permit Granted with Modification(Date)
Permit Denied(Date)
Reasons for Denial
.....
.....

Date of Inspection(s)

.....
.....
Zoning Officer

Exhibit A: Applicant's Proposed Conditions of Approval

Crescent Lodge Recovery Center | 5854 Paradise Valley Road, Cresco, PA 18326

To facilitate clear, enforceable, and practical conditional use approval, the Applicant proposes that approval may be conditioned upon the following:

1. The use of the property shall be limited to a medically supervised detoxification and residential rehabilitation treatment facility, together with customary and incidental treatment, counseling, residential, dining, administrative, and related operational functions.
2. The facility shall maintain all required Commonwealth licensure, certifications, and approvals necessary for the operation of the approved treatment activities, and copies of such material approvals shall be provided to the Township upon issuance and renewal as reasonably requested.
3. The facility shall maintain 24-hour per day, 7-day per week on-site staffing and supervision appropriate to the licensed level or levels of care being operated.
4. The facility shall not operate as a prison, jail, correctional facility, parole house, probation house, or criminal halfway house.
5. All access to the site shall occur through designated controlled entry points. The Applicant shall maintain visitor management procedures, including sign-in procedures and restrictions on access to nonpublic portions of the campus.
6. The Applicant shall install and maintain CCTV / video surveillance coverage of primary entrances and exits, parking areas, and key campus activity areas, subject to lawful privacy limitations and excluding bathrooms, resident sleeping rooms, and confidential therapeutic spaces as limited by the Commonwealth licensure.
7. The Applicant shall install and maintain electronic or controlled access measures on exterior doors and designated critical interior areas, including administrative, medication, and other restricted operational areas.
8. The Applicant shall maintain defined visiting hours and visitation controls in accordance with facility policy and the licensed treatment setting.
9. The Applicant shall coordinate an emergency response plan with relevant local emergency responders, including fire, police, and EMS, prior to commencement of operations.
10. The Applicant shall maintain the property, structures, grounds, trash handling, lighting, and exterior conditions in a safe, sanitary, and orderly manner.
11. The Applicant shall install and maintain landscaping and screening in priority viewsheds and near adjoining properties where reasonably necessary to reduce visual impacts and support neighborhood compatibility, with dead or failed plantings to be replaced within a reasonable time.
12. Exterior lighting shall be shielded and directed downward to minimize glare and spillover onto adjoining properties while maintaining safety and visibility for staff, residents, and emergency responders.
13. Deliveries, service functions, and operational activity shall be managed in a manner intended to minimize unreasonable traffic interference, noise, or disturbance to adjoining properties.
14. Any future site, utility, sewage, stormwater, building, grading, occupancy, highway access, or land development approvals determined to be required by the Township, DEP, PennDOT, SEO, or other

applicable agencies shall be obtained separately prior to the commencement of the regulated activity requiring same.

15. Approval of the conditional use shall not be construed to waive compliance with any other applicable Township ordinances, building code requirements, land development requirements, sewage planning requirements, or state/federal licensing obligations.
16. Any substantial expansion, material intensification, or change in the approved use beyond the scope presented in the application materials shall require further Township review as required by applicable law and ordinance.
17. The applicant shall conform with all previous conditions and stipulations volunteered by the applicant in the *Conditional Use Compliance & Ordinance Conformity Narrative (attached)*.
18. The applicant shall conform with all previous conditions and stipulations volunteered by the applicant in the *Security Infrastructure Deployment Plan (attached)*.
19. The applicant shall complete the DEP Sewage Facilities Planning Module Application and shall abide and comply with all resulting requirements of DEP, municipal/township sewage plan ordinances, and any relevant Act 537 planning with regard to water, sewage and related infrastructure facets.

Crescent Lodge Recovery Center (CLRC)

Conditional Use Compliance & Ordinance Conformity Narrative

Care Facility — Placement (Conditional Use)

5854 Paradise Valley Road, Cresco, Paradise Township, Monroe County, PA

1. Executive Summary

Crescent Lodge Recovery Center (CLRC) proposes the adaptive reuse of the former Crescent Lodge Resort property to operate a Pennsylvania Department of Drug and Alcohol Programs (DDAP) licensed facility providing medically supervised detoxification and residential rehabilitation services for adults with substance use disorder (SUD) and co-occurring mental health symptoms. At the direction and insight of Township leadership, CLRC seeks Conditional Use approval under the use category "Care Facility — Placement" and submits this Narrative to demonstrate compliance with: (i) Paradise Township §160-10 conditional use standards; (ii) Paradise Township §160-12 requirements applicable to Care Facility — Placement; (iii) relevant underlying zoning district standards (B-2 and other applicable provisions); and (iv) the Township's draft ordinance concept for "Care Facility, Treatment Center" as voluntary best-practice commitments.

2. Methodology

This Narrative was prepared using the following process:

Step 1 – Identify Applicable Ordinance Standards: Extract all general conditional use standards (§160-10) and the specific standards for Care Facility — Placement (§160-12).

Step 2 – Identify Definitions and Classification Fit: Review the Paradise Township zoning definition for "Care Facility — Placement" and compare it to CLRC's proposed operations; identify potential interpretive gaps and mitigation language.

Step 3 – Map Commonwealth Licensure and Facility Standards: Identify the DDAP regulatory chapters governing staffing and physical plant (Title 28 Pa. Code Chapters 704, 705, 709).

Step 4 – Translate Requirements into Verifiable Commitments: For each standard, (a) identify the standard, (b) what the standard requires; and (c) how CLRC will meet it.

Step 5 – Anticipate Board Concerns: Incorporate common conditional-use concerns—traffic, noise, lighting, public safety, property values, emergency response—and address them with measurable conditions and operational controls.

3. Project Description (Use, Population, Operations)

3.1 Facility Use and Services

CLRC will provide: (1) medically supervised inpatient detoxification and (2) residential rehabilitation. Patients are adults who voluntarily seek treatment for SUD and related behavioral health symptoms. The facility is not a correctional, parole/probation placement facility and will not serve as a prison, jail, or halfway house. All patients will be voluntary admissions into treatment for care.

3.2 Campus Operations

The campus will operate 24 hours per day, 365 days per year, with continuous staff presence. A controlled visitor policy will be implemented, and the campus will have layered security and privacy measures as documented in the companion Security Infrastructure Deployment Plan.

4. Zoning Classification Considerations (Care Facility — Placement)

The Paradise Township zoning definition for “Care Facility — Placement” references residential placement services resulting from court order or probation/parole/Department of State placement and includes halfway/transition housing for juvenile delinquents or adult convicts. CLRC’s proposed use differs in that it is a DDAP-licensed medical/behavioral health treatment program serving adults who enter voluntarily for treatment. However, CLRC’s program shares key characteristics relevant to Township impact analysis: residential occupancy, 24/7 supervision, structured programming, and the need for privacy/security controls. Consistent with Township guidance, CLRC seeks conditional use approval under this category and commits to operational conditions that address the Township’s public-safety and neighborhood-compatibility objectives.

5. Compliance Crosswalk – Paradise Township §160-10 (Conditional Uses)

The table below provides a point-by-point compliance demonstration. For each standard: (A) identification of the ordinance; (B) ordinance requirement statement; (C) CLRC’s compliance method is described.

§160-10 Standard	What the Standard Requires	CLRC Compliance
A(1) No substantial injury to value of other property	Avoids measurable harm to neighboring property values.	Adaptive reuse of an existing resort campus reduces construction impacts; perimeter screening and controlled access reduce nuisance risks; 24/7 staffing and monitoring reduce incident likelihood; visitor hours and traffic controls limit neighborhood disruption.
A(2) Conform to district regulations + §§160-11/160-12	Meets underlying district dimensional/lot coverage/parking and meets specific use standards.	CLRC will comply with underlying B-2 (or applicable) dimensional requirements via engineered site plan; will comply with §160-12 Care Facility—Placement requirements (see Section 6).

A(3) Compatible with adjoining development	Land use compatibility (scale, noise, traffic, character).	Campus-style use consistent with former resort setting; activities primarily internal; structured schedules; no late-night public events; controlled deliveries; lighting and screening to preserve rural character.
A(4) Adequate buffers, landscaping and screening	Protect and enhance adjoining areas.	Install evergreen screening (arbor vitae/mixed) at priority viewsheds; maintain buffers; enhanced screening near any adjoining residences as indicated by final survey.
A(5) Off-street parking/loading/access to minimize traffic interference	Internal circulation and adequate parking/loading.	Provide adequate on-site parking for staff/visitors; designate delivery/EMS access; stagger shift changes and visitation to reduce peak loads; provide safe ingress/egress based on PennDOT/engineer review.
A(6) Not jeopardize public health, safety, welfare, quality of life	Overall public-safety and nuisance prevention.	24/7 staffed supervision; access control; CCTV; visitor restrictions; contraband control policy; emergency coordination with local responders; clinical oversight consistent with DDAP licensure.
A(7) Avoid undue congestion/hazards	Safe vehicle/pedestrian patterns; no hazards.	Clear separation of pedestrian routes from vehicle circulation; defined crosswalks/paths; speed control signage; adequate lighting; snow/ice plan.
A(8) Additional conditions as warranted	Board may impose safeguards.	CLRC proactively proposes measurable conditions (security, screening, visitation, emergency coordination) to match Board concerns.
A(9) Additional reports/studies	Board may request EIS/traffic/community impact, etc.	CLRC will provide any reasonably requested applicable reports to Board.
A(10) Demonstrate permits from other agencies	Obtain required permits and provide to Township.	CLRC will obtain DDAP licensure for the applicable activities; comply with UCC/building permits; obtain any PennDOT/DEP permits as necessary and required (highway occupancy/stormwater/sewage).

6. Compliance Crosswalk – Paradise Township §160-12 (Care Facility — Placement)

The table below addresses the specific Care Facility — Placement standards.

§160-12 Standard	Requirement	CLRC Compliance
(a) Comply with applicable state/federal laws and be licensed where required	Facility must be properly licensed and compliant.	CLRC will apply for and maintain DDAP licensure for its treatment activities. Facility policies and plant will meet Title 28 requirements for licensed operations.

(b) Provide copies of federal/state certificates	Provide certificates to Township.	Upon issuance and at each renewal, CLRC will provide copies of DDAP licenses/certificates and any other relevant approvals to the Township.
(c) Comply with all other underlying zoning district requirements	All dimensional/coverage/parking/lighting/sign standards apply.	CLRC will submit a site development plan compliant with the underlying district and Township SALDO/UCC requirements.
(d) Adequate off-street parking for caregivers and visitors	Sufficient parking quantity and layout.	Parking supply will be calculated from staffing model + limited visitation policy + peak demand assumptions; site plan will identify staff/visitor/ADA parking.
(e) Maximum lot coverage 30%	Impervious/building coverage limit.	Adaptive reuse minimizes new coverage; coverage will be calculated by engineer from survey and plan.
(f) Outdoor recreation area provided and secured if necessary	Provide recreation area and secure when necessary.	CLRC will provide structured outdoor recreation areas; areas will be located away from property lines where reasonable and practicable, and will be secured with fencing/screening consistent with therapeutic setting.
(g) Tested primary + secondary absorption areas for on-lot sewage (if applicable)	Provide tested and suitable primary and secondary areas for any on-lot system.	CLRC will complete required testing and approvals (SEO). If public sewer is available/used, documentation will be provided.
(h) Minimum lot size and bed-based acreage formula	Minimum acreage increases with bed count.	CLRC controls approximately 15 acres, exceeding baseline two-acre minimum and aligning with higher-census accommodation. <i>Based on ordinance's formula, sixty (60) bed capacity of CLRC would require approximately ~8.5 acres.</i>
(i) 50-foot principal building setback	Principal buildings set back at least 50 feet.	Existing buildings will be documented against setbacks; any additions will comply; any legal nonconformities will be disclosed and addressed through the Township process.

7. Voluntary Alignment with Draft “Care Facility, Treatment Center” Ordinance (Best-Practice Commitments)

Although the Township’s draft ordinance language is not yet adopted, CLRC voluntarily aligns with its core intent to provide clear, enforceable protections for the Township and neighboring properties. CLRC commits to the following elements reflected in the draft:

- 24/7 operations and on-site supervision; professional staffing consistent with Commonwealth requirements.
- State-of-the-art electronic surveillance/monitoring appropriate for a residential treatment setting, without compromising patient privacy.

- Emergency response coordination with fire/police/EMS and written evacuation and emergency procedures.
- Building exteriors and grounds maintained in a clean, safe, sanitary condition; trash stored in covered containers and removed regularly.
- Visitation policy with defined hours and controlled entry; visitor limitations appropriate to the licensed population.
- Physical plant compliance with DDAP residential facility standards (Title 28 Pa. Code Chapter 705) and life-safety code/UCC compliance.

8. DDAP Physical Plant + Staffing Alignment

Commonwealth licensure standards provide a safety baseline that also supports Township conditional use objectives. Examples include physical plant standards for living rooms/lounges, counseling areas, heating/cooling, general safety and emergency procedures, and fire safety within 28 Pa. Code Chapter 705, and staffing requirements within Chapter 704 (including detox staffing provisions in §704.12). CLRC will incorporate these standards into building code plans, policies, procedures, and training.

9. Proposed Board Conditions

To facilitate a clear and enforceable approval, CLRC proposes that the following conditions may be adopted as part of Conditional Use approval:

- Maintain 24/7 on-site staffing and supervision for the licensed levels of care.
- Install and maintain controlled vehicular access points and visitor sign-in procedures.
- Install and maintain CCTV coverage of primary entrances/exits, parking areas, and key campus areas; maintain retention and access logs.
- Install and maintain electronic access control on exterior doors and designated interior critical doors; maintain access logs.
- Install and maintain landscaping screening (including evergreen screening) in priority viewsheds, and replace failed plantings promptly.
- Establish visiting hours consistent with facility policy and community expectations; limit visitation to controlled hours and supervised entry points.
- Coordinate an emergency response plan with local responders prior to commencing operations.

Crescent Lodge Recovery Center (CLRC)

Security Infrastructure Deployment Plan (Site & Building)
5854 Paradise Valley Road, Cresco, Paradise Township, Monroe County, PA

1. Purpose and Use of This Plan

This Security Infrastructure Deployment Plan ("Plan") is submitted to document the physical security, privacy, and safety controls that will be implemented for Crescent Lodge Recovery Center (CLRC), a proposed Pennsylvania-licensed drug and alcohol treatment facility providing medically supervised detoxification and residential rehabilitation services for adults. The Plan is designed to (i) protect patient privacy and dignity, (ii) safeguard the community and neighboring properties, (iii) support staff safety and operational effectiveness, and (iv) demonstrate how CLRC will meet or exceed applicable Township standards for conditional use approval and relevant Commonwealth expectations for licensed facilities.

2. Methodology

The Plan was developed using the following step-by-step method:

Step 1 – Site/Context Review: Identify parcel configuration (two parcels totaling approximately 15 acres), primary access points, adjacent land uses, and likely lines-of-sight and approach paths to the campus.

Step 2 – Regulatory Crosswalk: Review Paradise Township conditional use standards and Care Facility – Placement land-use standards (buffers, screening, parking, safety, nuisance avoidance).

Step 3 – Commonwealth Requirements Mapping: Map relevant DDAP regulations to security and plant features (e.g., 28 Pa. Code Ch. 705—physical plant; Ch. 704—staffing; Ch. 709—licensure framework).

Step 4 – Risk Assessment: Identify primary risks for a detox/residential setting: unauthorized entry/exit, contraband introduction, elopement, visitor management, privacy breaches, after-hours incidents, fire/life-safety events, and emergency response coordination.

Step 5 – Layered Controls Design: Apply a layered security model (perimeter → campus → building → unit/room → critical areas) with both physical and procedural controls.

Step 6 – Monitoring, Response, and Documentation: Define 24/7 staffing posts, alarm response protocols, camera retention, audit trails, and incident reporting.

Step 7 – Township-Facing Commitments: Translate the design into clear, enforceable commitments suitable as conditions of approval (fencing, landscaping, lighting, visitation limits, staffing/monitoring).

3. Project and Site Summary

Facility Location and Parcels:

- Street Address: 5854 Paradise Valley Road, Cresco, Paradise Township, PA 18326.
- Parcels (Monroe County): Parcel ID 11.3.1.20 (Map ID 11638501085046) and Parcel ID 11.3.1.19 (Map ID 11637502978992).
- Total Site Area: approximately 15 acres combined.

Existing improvements include multiple resort-era buildings and internal drives. The adaptive reuse approach reduces new construction impacts and allows security measures to be integrated into existing circulation patterns.

4. Security Design Principles for Detox and Residential Rehabilitation

- Therapeutic Milieu and Safety: Security measures are designed to be effective without creating a punitive or correctional atmosphere.
- Privacy by Design: Protect confidentiality through screening, controlled access, and internal sound/privacy controls.
- Layered Security: Multiple overlapping layers (perimeter/campus/building/critical areas) so no single control is relied upon.
- Least-Privilege Access: Staff access is role-based with audit trails; patient movement is supported by policies, staffing, and design.
- Predictable Operations: Visitation windows, controlled deliveries, and documented procedures minimize uncertainty and reduce risk.
- Emergency Readiness: Fire and medical emergencies are planned for in coordination with local responders.

5. Layer 1 – Perimeter Controls (Property Boundary)

5.1 Perimeter Fencing and Access Strategy

CLRC will implement a perimeter strategy intended to (i) deter unauthorized entry, (ii) limit unplanned patient egress, and (iii) clearly define the private campus area. The perimeter strategy is designed to be compatible with the rural/resort setting and to limit visual impacts on neighbors.

Perimeter components (deployment approach):

- Targeted fencing in priority areas rather than a full hard-fence perimeter where terrain/woodline provides natural barriers;
- Controlled vehicle entry point(s) with gate arms or sliding gate(s) where feasible;
- Pedestrian deterrence at common approach paths (trail edges, shortcuts, etc.);
- Clear boundary signage (no trespassing/private facility) placed discreetly and in compliance with Township sign regulations.

5.2 Vehicle Gates and Drive Control

A primary controlled entry will be established at the main driveway from Paradise Valley Road. Gate design will be selected based on final site plan and sight-distance engineering, but will include: (i) a motorized gate or barrier arm; (ii) a call box/intercom with video; (iii) access by credential for staff and authorized vendors; and (iv) visitor admission controlled by reception/security staff.

6. Layer 2 – Campus Controls (Within the Property)

6.1 Landscaping / Privacy Screening (Arbor Vitae and Mixed Evergreen Screen)

To reduce visibility of routine operations from adjoining properties and to protect patient privacy, CLRC will install landscaping screening in priority viewsheds. The screening concept uses a mixed evergreen screen (including arbor vitae where appropriate) in staggered rows to provide year-round coverage.

Screening deployment methodology:

- Identify adjoining residential or public viewsheds from the final survey/site plan;
- Prioritize screening along edges closest to adjoining residences, parking areas, and recreation areas;
- Use staggered planting to prevent gaps;
- Combine with fencing where screening alone is insufficient or where immediate opacity is needed;
- Maintain landscaping as a condition of continued use approval (dead plant replacement, pruning).

6.2 Lighting (Safety-Oriented, Dark-Sky Respectful)

Exterior lighting will support safe pedestrian travel and camera performance while minimizing spillover to neighbors. Lighting will be shielded and directed, with motion-activated or time-based controls in low-activity areas.

7. Layer 3 – Building Access Control

7.1 Electronic Access Control System (ACS)

CLRC will deploy an electronic access control system for exterior doors and designated interior doors. The ACS will provide credential-based access (badge/fob), time schedules, role-based permissions, and audit logs.

Door control categories:

- Public/Visitor-Controlled: Main lobby entrance(s) controlled by reception; visitor access only during visiting hours and under policy.
- Staff-Only: Administrative offices, staff break areas, IT/telecom rooms, records storage.
- Clinical/Medical/Critical: Medication storage/med room, clinical offices, detox nursing station areas, and other critical operational areas.
- Resident Areas: Residential units with controlled ingress based on assigned occupants and staff only, and monitored/alerted egress via door and window sensors.

7.2 Visitor Management and Deliveries

Visitor access will be limited by policy and supported by physical controls: sign-in/out logs, identification checks as permitted by policy, restricted visiting hours, escort requirements where appropriate, and controlled package/delivery acceptance at a single point.

8. Layer 4 – Intrusion Detection and Resident-Unit Protections

8.1 Door and Window Contacts (Residential Areas)

Residential-unit exterior doors and first-floor windows in residential sleeping areas will be equipped with contact sensors tied to the alarm/monitoring platform. Alarm logic will be configured to support safety without creating a punitive environment (e.g., staff notification and response rather than sirens).

Response methodology:

- Define normal movement patterns by program schedule;
- Configure alerts for atypical times/locations (e.g., overnight window opening in sleeping areas);
- Route alerts to the 24/7 monitoring post and on-duty supervisor;
- Document each response in shift report logs with time, staff involved, and resolution.

9. Surveillance Cameras (CCTV) – Coverage and Governance

9.1 System Objectives

CCTV will be used to deter and document unauthorized access, support investigations, and enhance staff safety. Cameras will not be placed in private areas where confidentiality would be compromised (e.g., bathrooms, bedrooms).

9.2 Coverage Zones (Design Intent)

- Perimeter/Approach: main driveway entrance, gate line, boundary approach points, parking ingress/egress.
- Exterior Building Envelope: all primary exterior doors, loading/delivery points, emergency exits (camera views focused on doors).
- Parking Areas: general parking, staff parking, visitor parking.
- Campus Activity Areas: outdoor recreation area(s), walking paths proximate to buildings, courtyard/common patio areas.
- Interior Public Areas: lobby/reception waiting area, dining hall, common areas, main corridors and other shared public common space.
- Critical Areas (Interior): medication room, medication room corridor approach, nursing station area, medication dispensing areas, and other defined critical areas.

9.3 Retention, Access, and Privacy Controls

Video will be retained for a defined period (e.g., 30–90 days) based on risk and storage capacity, with longer retention for incidents as needed. Access to footage will be restricted to authorized leadership (e.g., Administrator/Executive Director, Compliance Officer, Security lead) with access logs.

10. 24/7 Staffing, Monitoring, and Response

CLRC will operate 24 hours per day with continuous staffing appropriate to detox and residential levels of care. The security program relies on trained staff presence as the primary control, with technology as support.

Monitoring Post (planned):

- A designated staff post (in central location, dependent on final layout) will have CCTV monitors, alarm dashboard, and radio/phone access.
- Overnight staffing will include clinical and medical coverage consistent with DDAP staffing requirements for the licensed activities and census.

- All staff will receive orientation and training on emergency procedures, elopement prevention/response, and incident reporting.

11. Emergency Response Coordination

Prior to opening, CLRC will consult with local emergency responders (fire, police, EMS) to coordinate an emergency response protocol, including facility maps, Knox/rapid entry access where appropriate, evacuation routes, muster points, and a communications plan.

12. Alignment with DDAP Regulations (Physical Plant and Staffing)

This Plan is designed to support compliance with Commonwealth requirements applicable to licensed drug and alcohol treatment facilities. Key regulatory anchors include:

- 28 Pa. Code Chapter 705 (Physical Plant Standards), Subchapter A (Residential Facilities), including general safety and emergency procedures and fire safety requirements.
- 28 Pa. Code Chapter 704 (Staffing Requirements), including staffing ratios applicable to inpatient nonhospital detoxification and other licensed activities (see § 704.12).
- 28 Pa. Code Chapter 709 (Standards for Licensure of Freestanding Treatment Facilities) for licensure framework.

13. Proposed Approval Conditions

- Maintain 24/7 on-site staffing and supervision for the licensed levels of care.
- Install and maintain controlled vehicular access point and visitor sign-in procedures.
- Install and maintain CCTV coverage of primary entrances/exits, parking areas, and key campus areas; maintain retention and access logs.
- Install and maintain electronic access control on exterior doors and designated interior critical doors; maintain access logs.
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Conditional Use Application Transmittal Letter

Crescent Lodge Recovery Center | 5854 Paradise Valley Road, Cresco, PA 18326

April 30, 2026

Paradise Township
Board of Supervisors
5912 Paradise Valley Road, Cresco, PA 18326

Re: Conditional Use Application

Crescent Lodge Recovery Center
5854 Paradise Valley Road, Cresco, PA 18326
Tax Parcels: 11.3.1.20 and 11.3.1.19

Dear Members of the Board:

Enclosed for filing on behalf of Varahima Blessing, LLC is a Conditional Use Application for the property located at 5854 Paradise Valley Road, Cresco, Paradise Township, Monroe County, Pennsylvania, known as the former Crescent Lodge Resort property.

The Applicant seeks Conditional Use approval to adaptively reuse the existing property as Crescent Lodge Recovery Center, an adult medically supervised detoxification and residential rehabilitation treatment facility. Consistent with guidance received from Township representatives, the application is submitted under the existing Paradise Township use classification of Care Facility - Placement as a conditional use in the B-2 Commercial Zoning District.

The enclosed submission is intended to provide the Township with a complete and organized record demonstrating that the proposed use satisfies the applicable general and specific conditional use standards, while also voluntarily addressing the intent of the Township's draft ordinance concept for Care Facility, Treatment Center. The Applicant respectfully submits that the proposed adaptive reuse of this long-developed former resort campus is compatible with the surrounding area, will be subject to continuous supervision and operational safeguards, and can be conditioned in a clear and enforceable manner to protect the public health, safety, and welfare.

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The Applicant respectfully requests that the Township accept the enclosed filing, circulate it as required, and schedule the matter for Board of Supervisors review and hearing. Please advise if any additional administrative items are required to deem the application complete for scheduling purposes.

Thank you for your consideration.

Respectfully submitted,

VARAHIMA BLESSING, LLC

By: 

Name: Joseph Mattioli

Title: Project Manager

Return Correspondence/Forms to:

Joseph Mattioli

The Baher Group

1112b Highway 315

Wilkes Barre, PA 18702

DEPARTMENT OF ENVIRONMENTAL PROTECTION

DEP USE	
Components Sent	
Onlot Disposal	☐
Collection and Treatment	☐
Planning Agency Review	☐
Exempt from Planning	☐
Code _____	
Date _____	

"Fold Here"

April 23, 2026

Pennsylvania Department of Environmental Protection
Northeast Regional Office
2 Public Square
Wilkes-Barre, PA 18701-1915

Re: Sewage Facilities Planning Module Application Mailer - Crescent Lodge Recovery Center, 5854 Paradise Valley Road, Cresco, Paradise Township, Monroe County, Pennsylvania

To Whom It May Concern:

Enclosed for filing is the Sewage Facilities Planning Module Application Mailer for Crescent Lodge Recovery Center, a proposed adaptive reuse of the former Crescent Lodge Resort property into an adult medically supervised detoxification and residential rehabilitation treatment facility located at 5854 Paradise Valley Road, Cresco, Paradise Township, Monroe County, Pennsylvania.

This submission is intended to obtain DEP direction regarding the appropriate Act 537 planning path and the corresponding planning module components required for the project. Based upon the information presently available, the project is being presented as an institutional adaptive reuse of an existing developed campus with a preliminary planning flow of 7,500 gallons per day and an anticipated private shared onlot/septic sewage configuration, subject to further review by DEP, the municipal Sewage Enforcement Officer, and the project engineer.

For DEP's convenience, the submission packet includes background materials presently available concerning the property's septic infrastructure and potable water testing results. These materials are provided to assist DEP in its threshold review and are not offered as a final sewage design, final hydraulic capacity determination, or final Act 537 planning module submission.

Enclosures:

- Completed Sewage Facilities Planning Module Application Mailer
- Project Description and Preliminary Sewage Planning Notes
- Initial Septic Inspection Letter - Gotta Go Potties
- Primary Building Septic Tank Diagram / Layout Sketch
- Well Water Analysis Report / Layout Sketch
- Plot Plan
- USGS Quadrangle Map
- PNDI Receipt

Please direct all correspondence and planning module materials to the return address listed on the mailer unless otherwise instructed in writing. Thank you for your consideration of this submission.

Respectfully submitted,

Joseph Mattioli
On Behalf of: Varahima Blessing, LLC
5854 Paradise Valley Road
Cresco, PA 18326

1. Development Information

Name of Development Crescent Lodge Recovery Center
 Developer Name Varahima Blessings LLC
 Address 5854 Paradise Valley Road
Cresco, PA 18326
 Telephone # 570-656-9763
 Email kathy.moyerrx@gmail.com

2. Location of Development

- a. County Monroe
 b. Municipality Paradise Township
 c. Address or Coordinates 5854 Paradise Valley Road
Cresco, PA 18326
 d. Tax Parcel # 11.3.1.19 & 11.3.1.20
 e. USGS Quad Name Mount Pocono Quadangle / MAP ATTACHED
inches up _____ over _____
from bottom right corner of map.
 f. Located in a High Quality/Exceptional Value watershed?
☐ Yes ☒ No

3. Type of Development Proposed (check appropriate box)

- ☐ Residential ☐ Multi-Residential

Describe _____

- ☐ Commercial ☒ Institutional

Describe _____

- ☐ Brownfield Site Redevelopment

- ☒ Other (specify) Adaptive reuse of an existing former resort property into an adult medically supervised detoxification and residential rehabilitation treatment facility.

4. Size

- a. # of lots 0 # of EDUs 18.75
 b. # of lots since 5/15/72 No subdivision proposed; existing previously developed property.
 c. Development Acreage 16 Acres
 d. Remaining Acreage 0

5. Sewage Flows 7,500* gpd

*Preliminary planning flow based on 60 beds at 125 gpd per bed for institutional use; final flow subject to engineer, SEO, and DEP review.

6. Proposed Sewage Disposal Method (check applicable boxes)

- a. ☐ Sewerage System
☐ Existing (connection only) ☐ New (extension)
☐ Public ☐ Private
☐ Pump Station(s)/Force Main ☐ Gravity

Name of existing system being extended _____

Interceptor Name _____

Treatment Facility Name _____

NPDES Permit # _____

- b. ☐ Construction of Treatment Facility
☐ With Stream Discharge
☐ With Land Application (not including IRSIS)
☐ Other
☐ Repair?

Name of waterbody where point of discharge is proposed (if stream discharge)

- c. ☐ Onlot Sewage Disposal Systems (check appropriate box)
☐ Individual onlot system(s) (including IRSIS)
☒ Community onlot system
☐ Large-Volume onlot system

- d. ☐ Retaining tanks

Number of Holding Tanks _____

Number of Privies _____

7. ☒ Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

- a. Protection of rare, endangered or threatened species

Check one:

- ☒ The "PNDI Project Environmental Review Receipt" is attached. or

☐ A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____

- b. ☒ Plot Plan Attached ☐ Site Reports Attached

c. Onlot Disposal Systems

- (1) I certify that the Official Plan shows this area as an onlot service area.

 (Signature of Municipal Official) Date

 Name (Print) Title

Municipality (must be same as in 2.b.)

Telephone # _____

- (2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

 Signature of SEO Date

 Name (Print) Certification #

Telephone # _____

- (3) I certify that each lot in this subdivision is at least 1 acre in size

 (Signature of Project Applicant/Agent) Date

- d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

 (Signature of Municipal Official) Date

 Name (Print) Title

Municipality (must be same as in 2.b.)

Telephone # _____

Varahima Blessings LLC

-Crescent Lodge Recovery Center-

Project Description and Preliminary Sewage Planning Notes

Project Overview

Crescent Lodge Recovery Center is a proposed adaptive reuse of the former Crescent Lodge Resort property located at 5854 Paradise Valley Road, Cresco, Paradise Township, Monroe County, Pennsylvania. The proposed use is an adult medically supervised detoxification and residential rehabilitation treatment facility operating on an existing developed campus.

Property Identification

The project area consists of Tax Parcel Nos. 11.3.1.20 and 11.3.1.19 and contains approximately 16 acres in the aggregate.

Preliminary Use and Flow Assumption

For purposes of the application mailer only, the project is being described as an institutional adaptive reuse with a preliminary planning flow of 7,500 gallons per day. This preliminary figure is based on an assumed 60-bed occupancy at 125 gallons per day per bed and is subject to refinement by the project engineer, the municipal Sewage Enforcement Officer, and DEP.

Preliminary Sewage Service Description

Existing private shared septic infrastructure exists on site. Materials currently available include a septic inspection letter reporting six tanks in the restaurant area, consisting of two grease tanks totaling 1,500 gallons and four septic tanks totaling 3,000 gallons, together with a tank layout sketch. This tank configuration is located at the primary "Lodge" building.

Nine (9) additional septic tanks with a 1,000 gallon capacity per tank are located throughout the property to service the other structures on the parcel. These tanks are indicated on the plot map but not yet on the inspection report. The additional nine tanks are scheduled for inspection by project's sewage contractor.

The combined septic capacity for all tanks is 12,000 gallons. These materials are offered as background only and are not asserted as proof of final approved sewage disposal capacity.

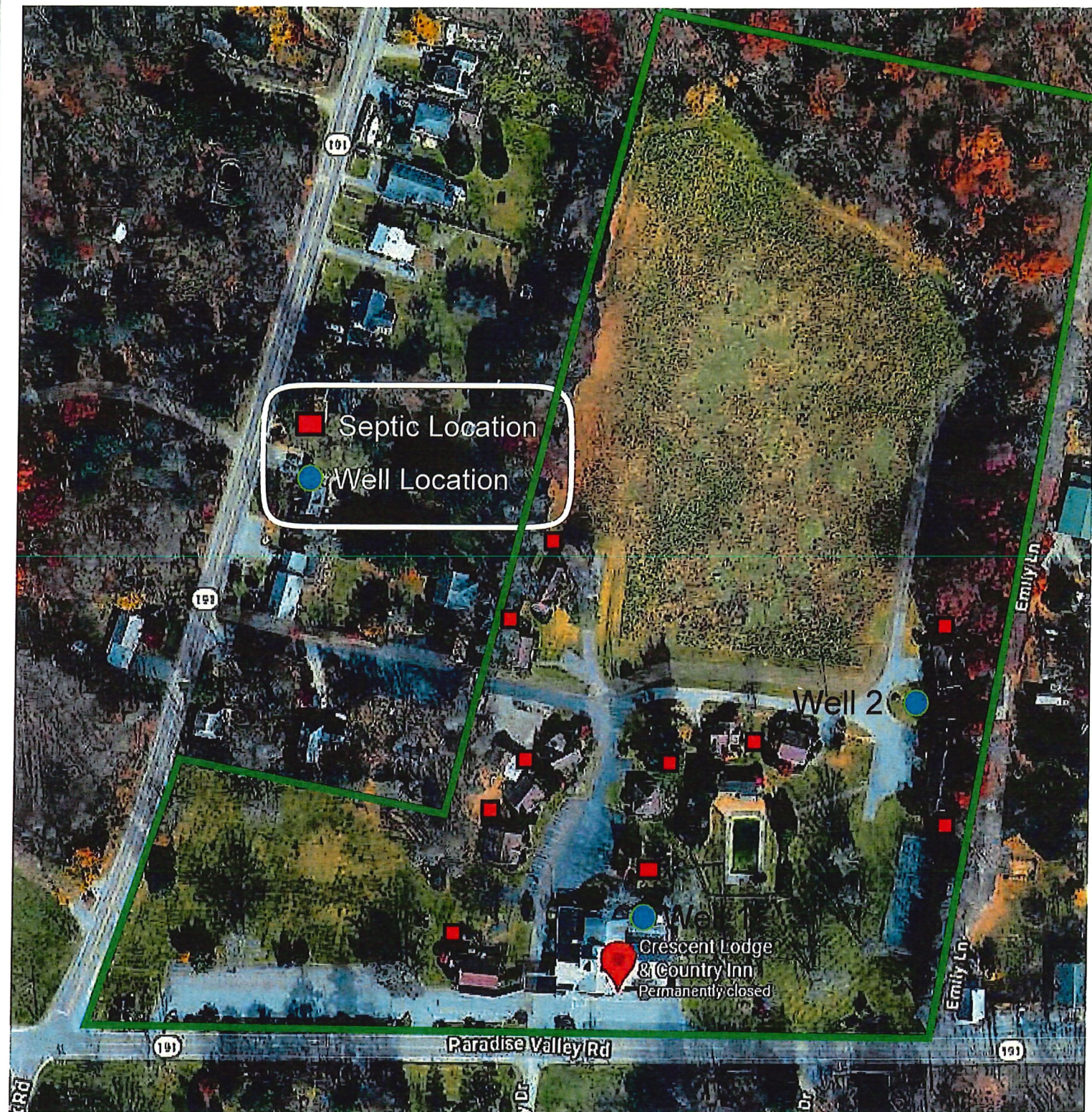
Available Potable Water Background

Current source materials also include well water analysis results for the property. Those materials are submitted as general background regarding the property's water supply history and current testing, and not as a final public water permitting determination.

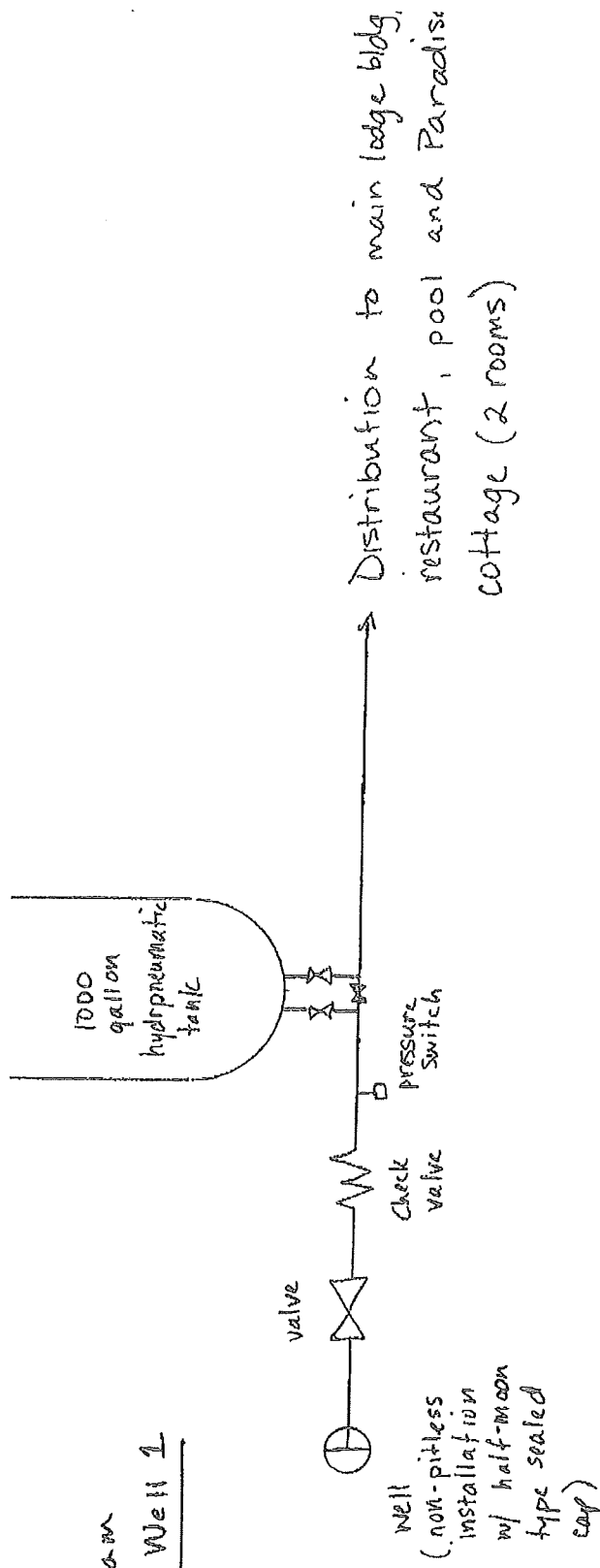
Historical Use Reference

The current infrastructure for water and sewage was previously approved and adequate for the previous use of Crescent Lodge as hotel and restaurant. For reference, the site was previously approved for a safe drinking water permit under PWS ID #: 2450545.

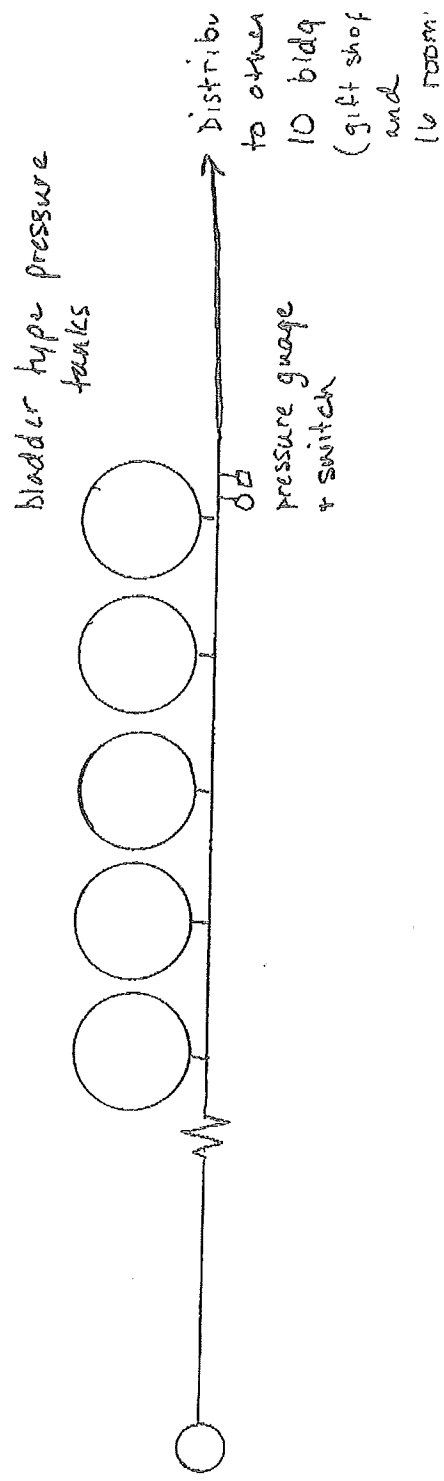




Flow Diagram
Main Lodge Well 1



Flow Diagram
Cottage Well 2 (in pit)





201 West Clay Avenue / Hazle Township, PA 18202

PHONE (570) 455-6011 - FAX (570) 455-6321
www.hawkmtnlabs.com

Customer: Varahima Blessing, LLC
5854 Paradise Valley Rd
Cresco, PA 18326

Report Date: 4/2/2026

Page 1 of 3

Mark Singleton

Report Narrative

HawkMtn WO #: 2603-01300
Subject Line: Well Water Analysis

Lab pH hold time is immediate (defined as 15 minutes from sampling time).

Any information provided by client (CLT) has not been performed by HML and is not within the HML scope of accreditation.

All solid samples are reported on "a dry weight" basis unless otherwise noted.

The test results meet the requirements of 25 PA Code and Chapter 252, except where noted.

The information contained in this analytical report is the sole property of Hawk MTN Laboratories, Inc.

and that of the client. It cannot be reproduced in any form without the consent of Hawk MTN Labs, Inc. or the client for which this report was issued. The results contained in this report(s) are only representative of the sample(s) received. Conditions are dependent on location and time of the sampling event.

Hawk MTN Laboratories, Inc. is not responsible for use or interpretation of the data included herein.

PA DEP 40-417
EPA PA00169



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5854 Paradise Valley Rd
Cresco, PA 18326

Report Date: 4/2/2026

Page 2 of 3

Mark Singleton

Certificate of Analysis

Material Tested: Potable Water HawkMtn WO #: 2603-01300-001
Date Sampled: 03/24/2026 Time Sampled: 11:07 Sampler: MEZ/HML
Date Received: 03/24/2026 Sample Point ID: Well Tap
Client Sample ID: Lodge Well

Analysis	Result	Acceptable Limits	Dilution	Quant Limit	Method	Qual	Tech	Start	End
Total Coliform	<1.0 MPN/100 mL	<1.0	1	1.00	SM 9223 Colilert		YVS	3/24/26 14:41	3/25/26 14:41
Turbidity	<1.0 NTU	1.0 NTU	1	1.00	SM 2130 B		BMS	3/25/26 10:59	
Nitrite as N	<0.100 mg/L	1.0 mg/L	1	0.100	EPA 300.0		ARM	3/24/26 21:04	
Nitrate as N	<0.500 mg/L	10.0 mg/L	1	0.500	EPA 300.0		ARM	3/24/26 21:04	
E. coli	<1.0 MPN/100 mL	<1.0	1	1.00	SM 9223 Colilert		YVS	3/24/26 14:41	3/25/26 14:41
pH, Lab	7.81 su	6.5/8.5	1		SM 4500-H+B		YVS	3/25/26 11:25	

This sample meets EPA Safe Drinking Water Standards for Coliform Bacteria.

Material Tested: Potable Water HawkMtn WO #: 2603-01300-002
Date Sampled: 03/24/2026 Time Sampled: 11:14 Sampler: MEZ/HML
Date Received: 03/24/2026 Sample Point ID: Well Tap
Client Sample ID: Cabin Well

Analysis	Result	Acceptable Limits	Dilution	Quant Limit	Method	Qual	Tech	Start	End
Turbidity	28 NTU	1.0 NTU	1	1.00	SM 2130 B		BMS	3/25/26 10:59	
Nitrite as N	<0.100 mg/L	1.0 mg/L	1	0.100	EPA 300.0		ARM	3/24/26 21:33	
Nitrate as N	<0.500 mg/L	10.0 mg/L	1	0.500	EPA 300.0		ARM	3/24/26 21:33	
pH, Lab	7.50 su	6.5/8.5	1		SM 4500-H+B		YVS	3/25/26 11:28	
E. coli	<1.0 MPN/100 mL	<1.0	1	1.00	SM 9223 Colilert		YVS	3/24/26 14:41	3/25/26 14:41
Total Coliform	<1.0 MPN/100 mL	<1.0	1	1.00	SM 9223 Colilert		YVS	3/24/26 14:41	3/25/26 14:41

This sample meets EPA Safe Drinking Water Standards for Coliform Bacteria.

PA DEP 40-417
EPA PA00169



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Report Date: 4/2/2026

Page 3 of 3

Mark Singleton

These results relate only to the sample noted above.

This certificate is not to be reproduced except in full, without
the written approval of HawkMtn Labs.



Jeffrey Gittleman, Laboratory Director



Nicholas Lynn, Technical Director

Customer: Varahima Blessing, LLC
5854 Paradise Valley Rd
Cresco, PA 18326

PO:
Contact: fivestone8850@gmail.com

HAWKMTN LABS, INC.
201 W. Clay Ave., Hazle Township, PA 18202
Phone (570) 455-6011 Fax (570) 455-6321

Chain of Custody
SAMPLES MUST BE RECEIVED ON ICE

FOR LAB USE ONLY	
Samples intact?	☒ Y ☐ N
Transported on ice?	☒ Y ☐ N
COC intact and complete?	☒ Y ☐ N
Correct containers?	☒ Y ☐ N
Adequate samples?	☒ Y ☐ N
Volatiles: headspace present?	☒ Y ☐ N
Therm.ID: #30	Completed by: <i>[Signature]</i>
Samples/COC/Analysis agree?	☒ Y ☐ N <i>[Signature]</i>

Subject Line: Well Water Analysis
Work Order #: 2603-01300 Sample ID: Kitchen Sink
Sample 001: Lodge Well

Matrix: Potable Water
Pick up date: 10/21/2025

Printed By: *[Signature]*
Approved By: *[Signature]*
Printed On: 3/16/2026

WA-MPN-TC WA-MPN-EC *[Signature]* WA-TURB

Temp Upon Receipt QC-TEMPREC 1.3 C

[Signature]

FOR LAB USE ONLY
☒ Sterilized, Plastic 100mL Na2S2O3
☒ Plastic 1L Unpreserved

Sampling Comments:

Bottles Made By: *[Signature]* Bottles Checked By: *[Signature]* Composite Sample: Start Time/Date: End Time/Date:

NOTES:	Flow Required - Y / N	SWL Required - Y/N	Date:	Time:
Sample taken from well tap	Sampled By:	<i>[Signature]</i>	8/24/26	1107
	Relinquished By:	<i>[Signature]</i>		
	Received By:	<i>[Signature]</i>		
	Relinquished By:	<i>[Signature]</i>		
	Received at Lab By:	<i>[Signature]</i>	3/24/26	1350
	Logged In By:	<i>[Signature]</i>	3/24/26	1519

Customer: Varahima Blessing, LLC
5854 Paradise Valley Rd
Cresco, PA 18326

PO:
Contact: fivestone8850@gmail.com

HAWKMTN LABS, INC.
201 W. Clay Ave., Hazle Township, PA 18202
Phone (570) 455-6011 Fax (570) 455-6321

Chain of Custody
SAMPLES MUST BE RECEIVED ON ICE

FOR LAB USE ONLY	
Samples intact?	☒ Y ☐ N
Transported on ice?	☒ Y ☐ N
COC intact and complete?	☒ Y ☐ N
Correct containers?	☒ Y ☐ N
Adequate samples?	☒ Y ☐ N
Volatiles: headspace present?	☒ Y ☐ N
Therm.ID: #30	Completed by: <i>[Signature]</i>
Samples/COC/Analysis agree?	☒ Y ☐ N <i>8/8</i>

Subject Line: Well Water Analysis
Work Order #: 2603-01300 Sample ID: Well Tap
Sample 002: Cabin Well

Matrix: Potable Water
Pick up date: 10/21/2025

Printed By: *[Signature]*
Approved By: *[Signature]*
Printed On: 3/16/2026

WA-MPN-TC WA-MPN-EC WA-TURB

Temp Upon Receipt QC-TEMPREC 1.3 C

Tech *[Signature]*

FOR LAB USE ONLY
☒ Sterilized, Plastic 100mL Na2S2O3
☒ Plastic 1L Unpreserved

Sampling Comments:

Bottles Made By: *[Signature]* Bottles Checked By: *[Signature]* Composite Sample: Start Time/Date: End Time/Date:

NOTES:	Flow Required - Y / N	SWL Required - Y/N	Date:	Time:
	Sampled By:	<i>[Signature]</i>	3/24/26	1114
	Relinquished By:	<i>[Signature]</i>		
	Received By:	<i>[Signature]</i>		
	Relinquished By:	<i>[Signature]</i>		
	Received at Lab By:	<i>[Signature]</i>	3/24/26	1350
	Logged in By:	<i>[Signature]</i>	3/24/26	1519



205 ROUTE 196

TOBYHANNA PA 18466

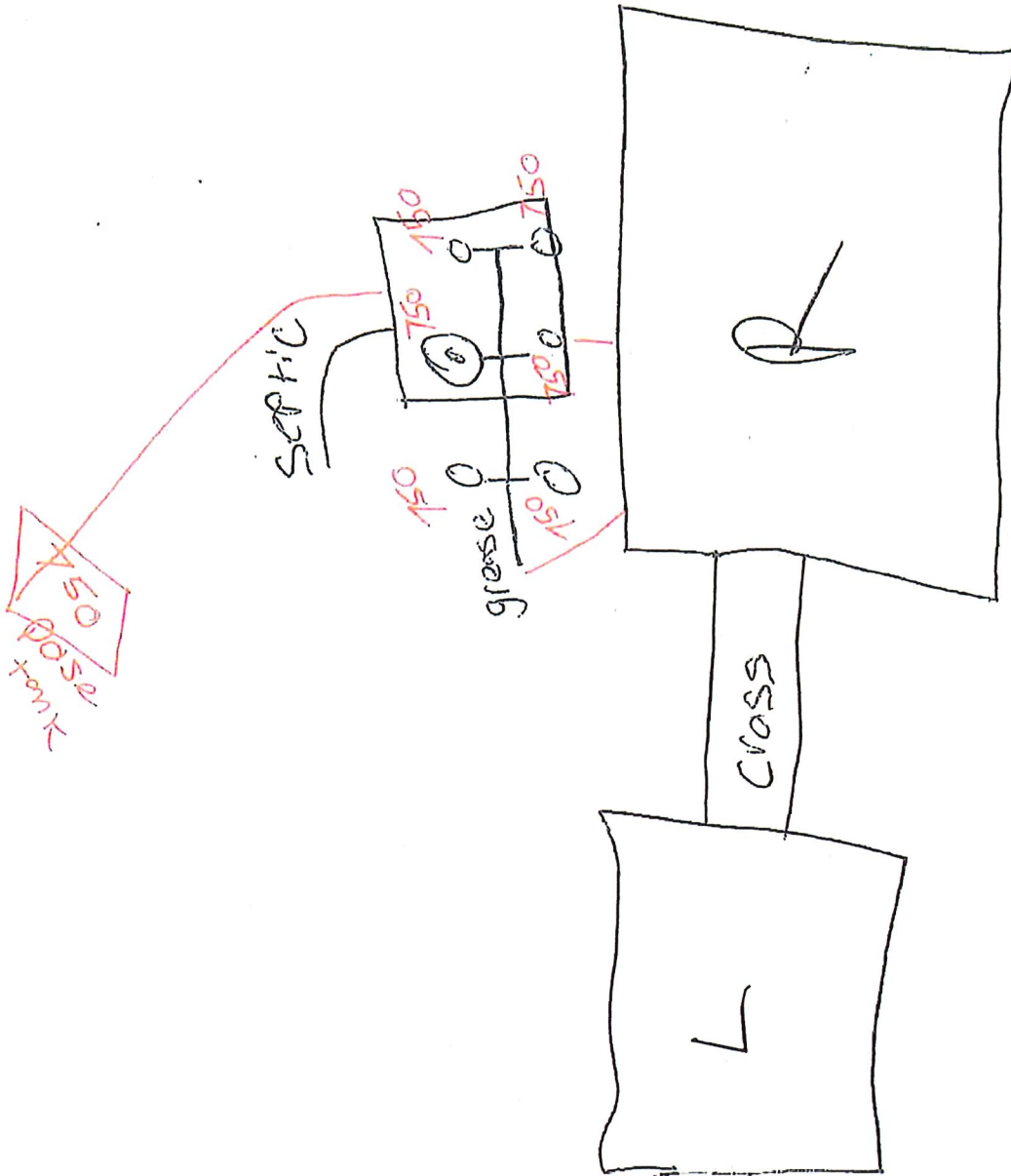
570-894-8690

04/08/2026

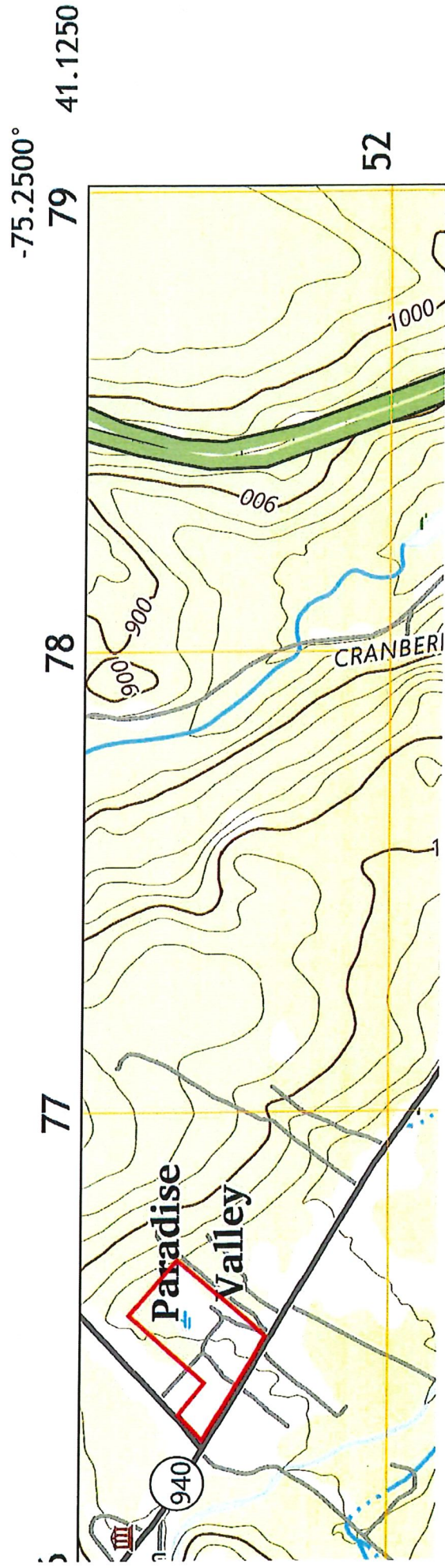
We were out to do a visual inspection on the tanks at Crescent Lodge located at 5854 Paradise Valley Road Cresco Pa 18326 on 04/07/2026. During this inspection we measured the tanks located behind the main restaurant. There is a total of 6 tanks. 2 tanks contain grease. Each tank holds 750 gallons of grease. The total of grease between tanks is 1500 gallons. The other 4 tanks contain septage. There is a total of 750 gallons of septic in each tank. The total gallonage of all tanks is 3000 gallons.

Thank you,
Kevin McWilliams
President

Primary Lodge Building Septic



MOUNT POCONO QUADRANGLE
PENNSYLVANIA - MONROE COUNTY
7.5-MINUTE SERIES



1. PROJECT INFORMATION

Project Name: **Crescent Lodge Recovery Center**

Date of Review: **4/22/2026 05:22:36 PM**

Project Category: **Development, Additions/maintenance to existing development facilities**

Project Area: **16.45 acres**

County(s): **Monroe**

Township/Municipality(s): **Paradise Township**

ZIP Code:

Quadrangle Name(s): **MOUNT POCONO**

Watersheds HUC 8: **Middle Delaware-Mongaup-Brodhead**

Watersheds HUC 12: **Paradise Creek**

Decimal Degrees: **41.122829, -75.279733**

Degrees Minutes Seconds: **41° 7' 22.1836" N, 75° 16' 47.390" W**

2. SEARCH RESULTS

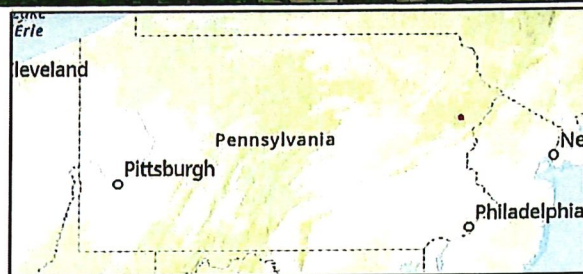
Agency	Results	Response
PA Game Commission	Conservation Measure	No Further Review Required, See Agency Comments
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

Pennsylvania Natural Diversity Inventory (PNDI) records indicate that while threatened and endangered and/or special concern species and resources are in the project vicinity and that recommended Conservation Measures should be implemented in their entirety to avoid and minimize impacts to these species, no further coordination is required with the jurisdictional agencies. If a DEP permit is required for this project, DEP has the discretion to incorporate one or more Conservation Measures into its permit. This response does not reflect potential agency concerns regarding potential impacts to other ecological resources, such as wetlands.

Crescent Lodge Recovery Center

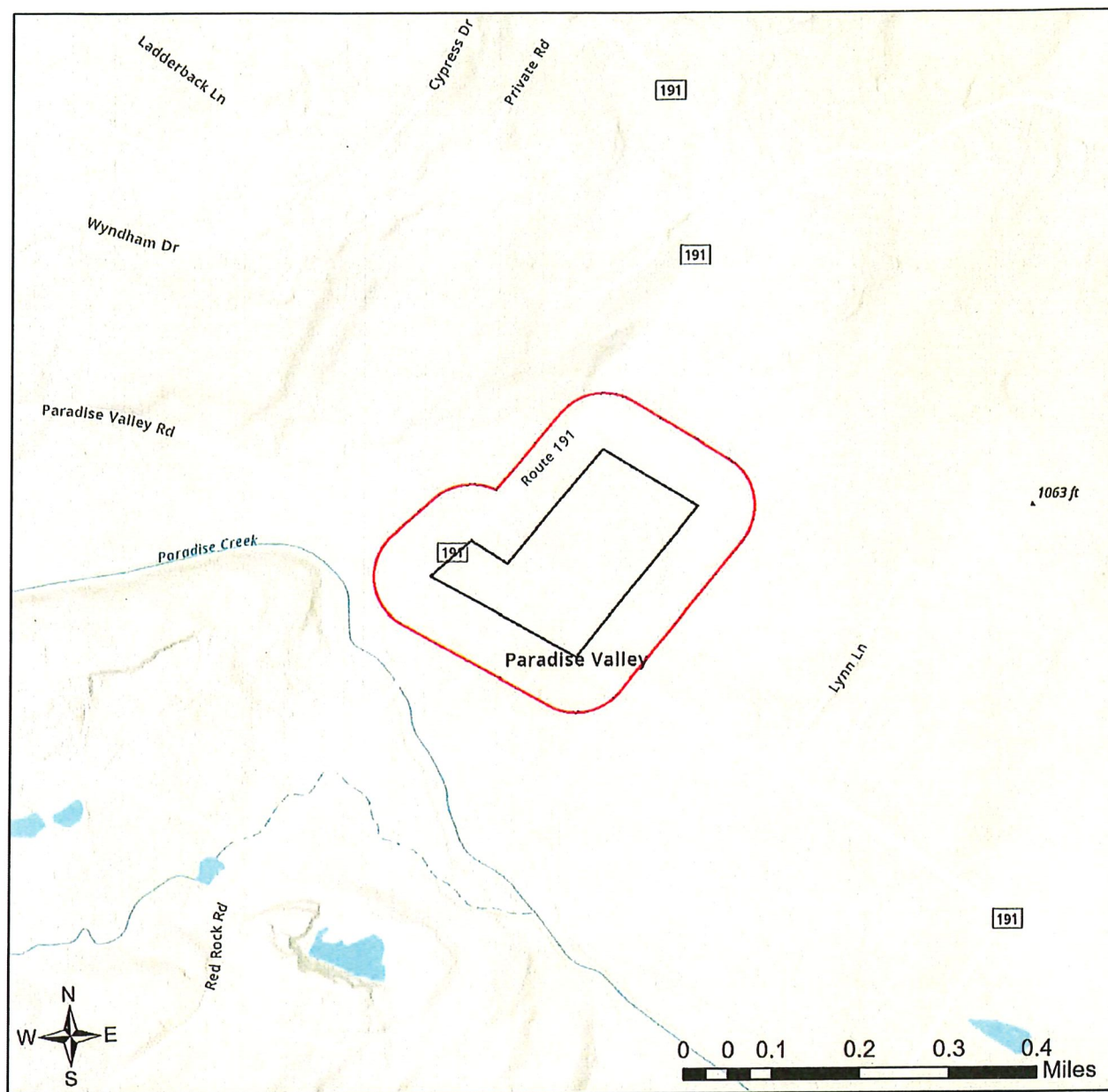


-  Buffered Project Boundary
-  Project Boundary

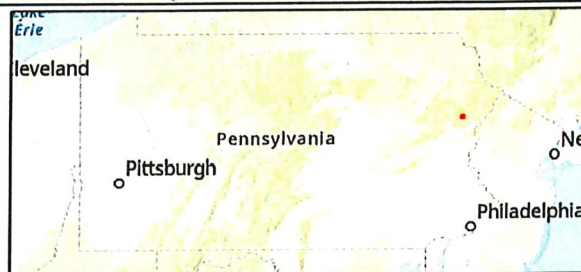


Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Crescent Lodge Recovery Center



- Buffered Project Boundary
- Project Boundary



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

RESPONSE TO QUESTION(S) ASKED

Q1: Will the action include disturbance to trees such as tree cutting (or other means of knocking down, or bringing down trees, tree topping, or tree trimming), pesticide/herbicide application or prescribed fire?

Your answer is: No

Q2: Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, culverts, or tunnels that could provide habitat for hibernating bats?

Your answer is: No

Q3: Will the action include disturbance to trees such as tree cutting (or other means of knocking down, or bringing down trees, tree topping, or tree trimming), pesticide/herbicide application or prescribed fire?

Your answer is: No

Q4: Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, culverts, or tunnels that could provide habitat for hibernating bats?

Your answer is: No

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

Conservation Measure: Potential impacts to state and federally listed species which are under the jurisdiction of both the Pennsylvania Game Commission (PGC) and the U.S. Fish and Wildlife Service may occur as a result of this project. As a result, the PGC defers comments on potential impacts to federally listed species to the U.S. Fish and Wildlife Service. No further coordination with the Pennsylvania Game Commission is required at this time.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

PA Fish and Boat Commission

Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

PA Game Commission

Bureau of Wildlife Management
Division of Environmental Review
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Joseph Mattioli

Company/Business Name: Varahima Blessings LLC

Address: 5854 Paradise Valley Road

City, State, Zip: Cresco, PA 18326

Phone: _____

Fax: (_____) _____

Email: _____

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.


applicant/project proponent signature

4/22/26

date

VARAHIMA BLESSING LLC

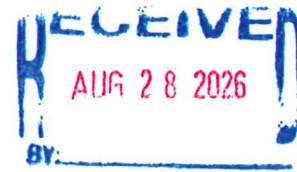
1579 Kaitlyn Road | Allentown, Pennsylvania 18103

Effective Date: January 1, 2026

Paradise Township

Attn: Zoning Officer

Paradise Township, Monroe County, Pennsylvania



RE: Authorization and Appointment of Land Use Agent

Crescent Lodge Property – 5854 Paradise Valley Road, Cresco, PA 18326

Monroe County Tax Parcels 11.3.1.19 and 11.3.1.20

To Whom It May Concern:

Varahima Blessing LLC (the "Owner"), a Pennsylvania limited liability company, is the owner of the real property commonly known as the Crescent Lodge property located at 5854 Paradise Valley Road, Cresco, Paradise Township, Monroe County, Pennsylvania, including Monroe County Tax Parcels 11.3.1.19 and 11.3.1.20 (collectively, the "Property").

The undersigned, Umesh Patel, as the principal, owner, and sole member of Varahima Blessing LLC, hereby appoints The Baher Group, 1112B Highway 315, Wilkes-Barre, PA 18702, acting through its Managing Partner, Joseph Mattioli (the "Authorized Agent"), as the Owner's duly authorized representative and agent with respect to zoning, land use, planning, permitting, and land development matters concerning the Property.

This appointment is expressly effective as of January 1, 2026, regardless of the later date on which this letter is executed. To the extent Joseph Mattioli and/or The Baher Group took actions on behalf of the Owner concerning the Property on or after January 1, 2026 and before execution of this letter, the Owner hereby ratifies, confirms, and approves those actions to the same extent as if this written authorization had been executed on January 1, 2026.

This authorization includes authority for the Authorized Agent to communicate with and appear before Paradise Township, its Zoning Officer, Planning Commission, Board of Supervisors, consultants, engineers, solicitors, hearing officers, and other municipal representatives; to prepare, submit, sign, file, revise, supplement, and respond to zoning permit applications, conditional use applications, site development plans, land development submissions, zoning and planning correspondence, supporting narratives, exhibits, supplemental materials, and related municipal forms; to attend meetings, conferences, reviews, and public hearings; to receive notices, comments, determinations, and other correspondence on behalf of the Owner; and to coordinate with governmental agencies, design professionals, utility providers, and other consultants as reasonably necessary to advance the Owner's approvals for the Property.

The Authorized Agent may communicate the Owner's positions and may submit revisions or conditions that have been approved by the Owner. This authorization does not grant authority to sell, convey, mortgage, pledge, or otherwise encumber the Property.

Paradise Township and other reviewing agencies may rely upon this letter as evidence of the Authorized Agent's authority to act for and represent Varahima Blessing LLC in the matters described above. This authorization shall remain in full force and effect unless and until revoked or modified by the Owner in writing.

VARAHIMA BLESSING LLC

ACCEPTED AND ACKNOWLEDGED:
THE BAHER GROUP

By: Umesh Patel
Umesh Patel (Aug 28, 2026 11:35:21 CDT)

Umesh Patel

Principal, Owner and Sole Member

Execution Date: 08/28/2026

By: Joseph Mattioli
Joseph Mattioli (Aug 28, 2026 12:45:23 EDT)

Joseph Mattioli

Managing Partner / Authorized Agent

Execution Date: 08/28/2026