

SMITHFIELD TOWNSHIP
MONROE COUNTY, PA

NOTICE OF PUBLIC HEARING AND PUBLIC MEETING ON
THE SHAWNEE VALLEY PLANNED RESIDENTIAL DEVELOPMENT (PRD) PLAN-TENTATIVE AMENDED LAND USE
PLAN-2021 PROPOSED AMENDMENTS

The Board of Supervisors of Smithfield Township, Monroe County, Pennsylvania, will hold a public meeting on Tuesday, January 11, 2022 at 4:00 p.m. at the Township Municipal Building located at 1155 Red Fox Road, East Stroudsburg, PA 18301. This meeting will also be remotely live-streamed. As a meeting agenda item and commencing at 5:00 pm, a public hearing will be held at which time the Township Supervisors will inform, discuss, accept public comment and take testimony on an application to amend, modify, remove and/or release certain provisions of the Shawnee Valley PRD Plan (last amended in 2007). The submitted Tentative 2021 Amended Land Use Plan proposes to maintain the total acreage of 1,025 acres; reduce the number of total units from 1,245 to 962; reduce the number of residential units from 745 to 462; maintain 500 timeshare units; reduce the developed acres from 310 acres to 153 acres; maintain the non-residential development acres at 50.3 acres; reduce the road acres from 58 to 44 acres; reduce the road miles from 11.7 to 8.9 miles; increase open space areas from 655 to 828 acres and increase the open space percentage from 23% to 80%. Five stages of development are shown on the Plan i.e. Stage 1a-development along Shawnee Valley Road and points north; Stage 1b-is located between Shawnee Valley Road and Hollow Road (SR 2023) and includes single family residential dwellings, multifamily dwellings, common open space and a recreation area; Stages II and III are located along Hollow Road (SR 2023) and points north toward and across Mosiers Knob Road; Stages II and III are designated as open space; and, Stage IV is located on the northern side of Mosiers Knob Road and adjacent to the Shawnee Mountain Ski Area and includes multifamily attached timeshares or lodging units, single family detached timeshares or lodging units, open space and a recreation area. A brief description of the amendments are as follows: a revision to Stages II and III from single family and multifamily residential to open space were an area of 550 acres was purchased by and conveyed to the National Park Service which is consistent with a court settlement entered into with the Shawnee Preservation Society; as a result of the addition of open space, the removal of 136 townhouse units and 114 single family home lots from Stages II and III and the removal of 33 lots between the Sun Mountain Recreation Area and Knob Lane which is consistent with a court settlement entered into with the Shawnee Preservation Society but where the Developer has the unconditional right to reinstate up to 283 residential units elsewhere within the PRD by a subsequent amended plan; conservation buffers and setbacks will be provided which do not include the areas along the proposed roadway across Sun Mountain dam or at the intersection of the proposed roadway and Hollow Road (SR 2023) as provided in the Settlement Agreement with the Shawnee Preservation Society as the PA Department of Transportation will not permit the removal of the proposed roadway or the intersection which results in being unable to provide the buffers; and, the number of Joint 105 Permits will be reduced from 28 impact areas to 13 impact areas of which 7 have already been completed leaving 6 to be addressed. A full copy of the proposed 2021 Shawnee Valley Amended Tentative Land Use Plan and related documents may be examined without charge at the Township Municipal Building during regular business hours (Monday through Friday, 8:00 a.m. – 4:30 p.m.); or, a copy of the request may be obtained upon payment of the Township's costs for copying and collating same. Immediately following this public hearing and on the same day, time and place, the Board of Supervisors will then continue with the public meeting to inter alia consider, vote and/or take official action on the Amended Tentative Land Use Plan or any of the matters discussed at the public hearing; otherwise, another public hearing and/or public meeting will be scheduled upon due and proper notice prior to taking such action. Any and all interested persons and parties are invited to attend either or both the public hearing and the public meeting and offer any public comment thereon prior to the Board of Supervisors taking official action.

Township Secretary
Smithfield Township

