

701 Main Street, Suite 405
Stroudsburg, PA 18360



Phone: 570-517-3100
Fax: 570-517-3858
mcpcc@monroecountypa.gov
www.monroecountypa.gov

MONROE COUNTY PLANNING COMMISSION

June 1, 2022

Jacob Pride, Chairman
Smithfield Township Board of Supervisors
1155 Red Fox Road
East Stroudsburg, PA 18301

Re: Black Buffalo Manufacturing Facility
Land Development Plan
Smithfield Township
MCPC review #81-22

Dear Mr. Pride:

The above cited amendments were reviewed by Eric Koopman, Lead Senior Planner and Nathan Oiler, P.E., of RKR Hess, a division of UTRS, Inc., on behalf of the Monroe County Planning Commission. You will find their comments enclosed.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on June 14, 2022 at 5:00 p.m. at the Monroe County Administrative Center. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

If these comments are not amended and are found to be acceptable by the Board at the next meeting, they should be considered to be approved as enclosed.

If you have any questions, or if we can be of further service to you, please feel free to contact me.

Sincerely yours,

A handwritten signature in blue ink that reads "Christine Meinhart-Fritz". The signature is written in a cursive, flowing style.

Christine Meinhart-Fritz
Director


CMF/ek
Cc: Julia Heilakka, Manager
Mark J. Buchvalt, T&M Associates

701 Main Street, Suite 405
Stroudsburg, PA 18360



Phone: 570-517-3100
Fax: 570-517-3858
mcpc@monroecountypa.gov
www.monroecountypa.gov

MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director
FROM: Eric Koopman, Lead Senior Planner 
DATE: June 1, 2022
SUBJECT: Black Buffalo Manufacturing Facility
Land Development Plan
Smithfield Township
MCPC review #81-22

This 68.44 acres site is located on the northerly side of Airstrip Road, just west of Airport Road. The plan proposes to remove an existing runway and pavement in order to construct a 131,250 square foot light manufacturing facility containing a warehouse, factory, 3-D printing, and office space as well as parking areas, internal drives, stormwater controls, and various other site improvements. The site is to be served by central water supply and sewage disposal systems. The site is located in the Industrial (M1) zoning district in which this is a permitted use.

The above mentioned land development and subdivision plan has been reviewed on the basis of generally accepted planning principles and environmental concerns. The following comments are offered:

1. The applicant is requesting a variance from maximum permitted building height (35' permitted, 50' requested). It should be noted that generally, industrial zones permit maximum building heights greater than the 35' typically permitted in residential zones. That status of the variance request is unknown.
2. A variance from parking requirements (156 spaces required, 63 to be provided) is also requested. While permitting a reduction in parking would reduce impervious areas and aid in groundwater recharge and reduce sheet flow, adequate parking needs should also be met.
3. The applicant is requesting a waiver for encroachment into a wetland buffer. It is unknown if alternate site layouts were considered to make such a waiver unnecessary. The Township should ensure that any such encroachment is de minimus in nature before granting such a waiver.
4. The site abuts several residential properties to the north of the site. Screening and buffering between residential and non-residential areas that meet or exceed Township requirements are strongly encouraged.

5. The property in question includes two separate lots. It is unknown if a lot consolidation plan is required or is being prepared for the proposed expansion. Such a plan has not been submitted to our office.
6. Although Pennsylvania Natural Diversity Inventory (PNDI) review was not submitted by the owner/developer, according to the MCPC Review Checklist, a Phase I Bog Turtle Study is being prepared. This should be confirmed.
7. It should be noted that the owner/developer has indicated that future expansion and development is intended. Potential locations or specifics are not indicated on the submitted plan. Future development should be discussed with the Township.
8. A Community Impact Study was prepared and included with the materials submitted for this project. Topics addressed by the report include impacts to utilities, services, traffic, school district, and other considerations. Overall, the study indicates that potential negative impact on these topics is to be minimal. The Township is encouraged to carefully review the report.
9. A financial analysis was prepared for the project, and projected revenues to be accrued to the Township and School District are stated as ranging from \$373,275 during the first year after construction to \$414,927 during the fifth year. Such revenues would serve to balance the residential share of the tax burden.
10. According to an environmental impact study, the site contains 'stained areas' of previous small engine oil and fuel spills. The Township should confirm that all necessary site remediation has been made.
11. Will-serve letters from water and sewer authorities will need to be obtained by the applicant. It should be noted that main water line connection is currently being negotiated but no finalized agreements have yet been made.
12. A traffic impact study for the project indicates that an additional 168 new trip ends are anticipated after project completion. The status of any pertinent Highway Occupancy permit or the effect for the proposed development on the permit is unknown.

According to the Trip Generation Report published by the Institute of Transportation Engineers, 7th Edition (2003), for General Light Industrial (ITE# 110, page# 90), the proposed project is expected to generate approximately 211 trip ends per weekday based on an estimated 70 employees.

13. Lighting and landscaping plans were included with the submitted materials. The Township should ensure that all lighting and landscaping requirements are met by the project.

14. A truck turning plan was not included in the submitted materials. The Township should ensure that adequate ingress and egress that conforms to Township standards is in place for proper and safe circulation of larger vehicles.
15. The plan does not include details regarding fire and emergency response vehicle access and/or navigation throughout the site and should be indicated. It is recommended that the Township consult with local emergency response entities in order to confirm that emergency access, as well as any proposed or existing hydrant locations, are adequate.
16. It is recommended that the applicant/developer prepare a snow removal plan in order to maintain efficient, orderly, and safe traffic flow within the parking lot area during the winter season.
17. The proposed project is generally consistent with the Monroe County Comprehensive Plan, December 2014, with respect to expanding the tax base and providing employment opportunities for county residents.
18. The proposed project does not affect any areas of importance identified in the Monroe County Natural Areas Inventory, 1991 and the Updated Inventory, 1999.
19. The proposed project does not affect any of the historic areas identified in the Monroe County Historic Preservation Plan, 1980.
20. The recommendation made by Nathan Oiler, P.E., of RKR Hess, a division of UTRS, Inc. in his review dated May 31, 2022 is concurred with.

It is recommended that approval of this plan be conditioned upon the above listed comments being satisfactorily addressed, the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.



A DIVISION OF  UTRS

May 31, 2022
Project No. 10230.194

Monroe County Planning Commission
Monroe County Administrative Center
701 Main Street, Suite 405
Stroudsburg, PA 18360

ATTENTION: MS. CHRISTINE MEINHART-FRITZ, DIRECTOR

**SUBJECT: LAND DEVELOPMENT PLANS
BLACK BUFFALO NEW LIGHT MANUFACTURING & WAREHOUSE FACILITY
APPLICANT – BLACK BUFFALO 3D CORPORATION
OWNER – BLACK BUFFALO LAND ACQUISITION LLC
SMITHFIELD TOWNSHIP**

Dear Ms. Meinhart-Fritz:

The project site is on a 44.77 acre lot with a deactivated airport, runway, buildings and utilities. The application includes an additional lot for a total property area of 68.44 acres. The Applicant is proposing to construct a 131,250 sf building that will be used as an office, light manufacturing, and a warehouse facility. A parking lot and other site features such as utilities, landscaping, walkways, and stormwater conveyance and management facilities are also proposed as improvements for the project. The project site is located on the north side of Airstrip Road in Smithfield Township, Monroe County, Pennsylvania.

We have reviewed a twenty-five (25) page set of Land Development plans dated April 29, 2022, prepared by T and M of Bethlehem, PA.

This submittal was reviewed in accordance with generally accepted engineering and planning practices and the guidelines established by the Monroe County Planning Commission. We offer the following comments based on the information submitted:

ZONING AND COMPATIBILITY WITH SURROUNDING USES

1. The project is located in the Industrial (M-1) zoning district. The proposed project is a permitted use in this zoning district.
2. The project adjoins the Industrial (M-1) zoning district along the east and south side property lines. The southern border includes residential houses and wooded lands. The adjacent properties to the north are in the R-1, Low Density Residential zoning district and have existing residences that are buffered by existing woodlands. The western border is adjacent to the R-2, Medium Density Residential zoning district with an existing lake along the property line.

3. Based on the current tax map information, there are 2 separate lots. Zoning compliance for the project is based on the combination of the 2 parcels. A Lot Consolidation plan to combine the lots to create the 68.44 acre lot may be required for the proposed development.
4. The Applicant has requested a variance from the zoning schedule for the maximum height of a building to be increased from a maximum 35 ft. to 50 ft. The status of the variance request should be confirmed by Zoning Officer.
5. The applicant is requesting a variance and or an interpretation on the required number of parking spaces. The parking calculations require 156 parking spaces. The Applicant states that there will be split shifts and is proposing 63 parking spaces. The Zoning Officer should determine the number of parking spaces required and if a variance is required. A loading dock is proposed.

LOT ACCESS, LAYOUT AND PARKING

6. Access to the site is proposed to be provided from a driveway from Airstrip Road, an existing 15' private road with access to Airport Road, a Township Road. Improvements are proposed to Airstrip Road, noted to be "under separate project and applications". The responsibility for this improvement and permitting must be confirmed.

A permit is required for the existing private road access from the Township Road. The traffic study should be reviewed, and it should be confirmed that the increased use in truck and vehicle traffic is consistent with Township requirements. Maintenance agreements for Airstrip Road, a shared private road, must be provided.

WATER SUPPLY AND WASTEWATER DISPOSAL

7. The applicant is proposing an extension of a waterline to the existing Brodhead Creek Regional Authority (BCRA) System on Airport Road. The feasibility of this extension should be confirmed with BCRA.
8. The applicant proposes a connection to the existing public sewer line along Airstrip Road. It should be confirmed with Smithfield Sewer Authority that there is adequate capacity for the connection.
9. Fire Protection. Fire protection provisions are required to be approved by the local fire chief. The local fire company should review truck access to the site, proposed hydrant locations and connection to the proposed building for fire protection.

STORMWATER MANAGEMENT

10. The site is located within the Brodhead Creek Watershed, Act 167 District. The site drains to an unnamed tributary of Reservoir Run (Sambo Creek). Construction of two above ground infiltration /detention basins are proposed to manage the increase in stormwater runoff from the project.

11. Stormwater will be collected, detained, infiltrated, and discharged via a proposed stormwater management system consisting of an infiltration basin. BMP's used include vegetated swales, planting of native species and minimizing the disturbance of the site are proposed.
12. An NPDES Permit and ESC Plan approval will be required for this project from the Monroe County Conservation District and DEP.

ENVIRONMENTAL CONCERNS AND OTHER COMMENTS

13. The Owner's certification must be executed on the plans.
14. A Pennsylvania Natural Diversity Index (PNDI) search was not provided.
15. Wetlands are located on the project site. Earth disturbance is proposed within the wetland margin, 75 feet from the wetland boundary. The applicant should note the percentage of disturbance within the wetland margin to confirm compliance with the Ordinance.
16. Development is proposed within the outer wetland buffer (50 to 150 feet from the wetland boundary) including a portion of the proposed building which is not permitted.
17. A portion of the site is located within the FEMA 1% chance floodplain limits as depicted on the latest (FIRM) Flood Insurance Rate Map. Development is not proposed within the floodplain limits.
18. A Community Impact Statement and Financial Analysis for Phase 1 and Phase 2 were provided in the application. The benefits of the project are outlined. There will be an anticipated positive fiscal impact to the Township and School District. It is anticipated that there will be a net increase to Township and County property tax revenue and that the project will provide job opportunities.
19. A Phase 1 Environmental Site investigation was performed by Environmental Consulting, Inc. The report concluded that a Recognized Environmental Condition (REC) exist in connection with the subject property and the potential exists for the soil and/or groundwater on the subject property to contain contaminant concentrations above applicable regulatory standards. Based on the results of the limited Phase II environmental investigation activities, Environmental Consulting, Inc. recommends no further action at this time in connection with the Former Stained Area on the subject property.
20. No steep slopes are shown within the proposed development.
21. A lighting plan for the parking areas and access drive is provided. Adequate lighting for parking areas should be confirmed.
22. Landscaping is provided within the parking islands, access drive and stormwater basin. The Township should confirm that the landscaping complies with their requirements.

23. Compliance with Township Building Codes and ADA requirements should be confirmed.

We recommend approval of this application after the above comments have been reviewed and acted upon by the Township.

Respectfully submitted,

R.K.R. Hess, A Division of UTRS, INC.



Nathan S. Oiler, P.E.
Director of Land Development Engineering Services
RKR Hess, a division of UTRS, Inc.