



Corporate Office:

559 Main Street, Suite 230
Bethlehem PA 18018

Regional Offices:

1456 Ferry Road, Building 500
Doylestown, PA 18901

2756 Rimrock Drive
Stroudsburg, PA 18360
Mailing
P.O. Box 699
Bartonsville, PA 18321

September 6, 2022

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

**SUBJECT: BLACK BUFFALO LAND DEVELOPMENT CONDITIONAL USE REVIEW NO. 1
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 2132237R**

Dear Supervisors:

Pursuant to the Township's request, we have completed our first review of the Conditional Use application for the above referenced project. The submission consists of the following items.

- Application for Public Hearing.
- Addendum to Application for a Public Hearing.
- Cover letter addressed to Ken Wolfe, Zoning Officer.
- Notice of Appearance and Demand for Service on Behalf of Black Buffalo Land Acquisition, LLC, prepared by Hourigan, Kluger & Quinn, dated August 12, 2022.
- Pre-Hearing Statement of Black Buffalo Land Acquisition, LLC prepared by Hourigan, Kluger & Quinn.
- Sheet 9 of the Preliminary/Final Land Development Plan prepared by T&M Associates, dated April 29, 2022, revised June 29, 2022.

BACKGROUND INFORMATION

The above items have been submitted in support of a Conditional Use hearing application for proposed storm sewer and scour hole located within Zone AE of the 100-year Floodplain of Little Sambo Creek.

The proposed development includes the construction of a 131,250 square foot light manufacturing building consisting of a factory, finished product warehouse, material warehouse, 3D printing space, and a 2-story office. The development will take access from the new terminus bulb of Airstrip Road. A 63-space parking lot, landscaping, lighting, and stormwater management are also proposed.

In accordance with Section 103.2.A, "it shall be unlawful for any person to undertake, or cause to be undertaken, any construction or development anywhere in, on, under, across, or through the floodplain of the Township of Smithfield unless a conditional use permit has been obtained from the Floodplain Administrator and after hearing by the Township Board of Supervisors."

In addition, and in accordance with Sections 105.A and 108, activities/development that are compatible with maintaining the existing hydrologic regime and do not alter the cross-sectional dimension of the floodplain and its storage capacity, including stormwater conveyance and stormwater management facilities for water quality as outlined in the Township's Stormwater Management Ordinance are permitted. Therefore, a conditional use for the permitted storm sewer and scour hole located within Zone AE of the 100-year floodplain is required.

The proposed storm sewer and scour hole create a small area of grading which raises the existing elevation by 1-foot. Per Section 104.4.C.(4), the proposed development within any AE Floodplain shall not increase the base flood elevation by more than one (1) foot. Given the minor extent of the proposed grading we do not believe there will be a significant impact to the existing 100-year floodplain.

If you should have any questions regarding the above, please contact me.

Sincerely,



Jon S. Tresslar, P.E., P.L.S.
Township Engineer

JST/meh/tms

cc: Smithfield Township Planning Commission
Ronold J. Karasek, Esquire, Smithfield Township Solicitor
Ken Wolf, Smithfield Township Zoning Officer
Richard M. Williams, Esquire, Hourigan, Kluger & Quinn – Applicant's Attorney
Mark Buckvalt, P.E., T and M Associates – Applicant's Engineer
Todd Grimm, Black Buffalo 3D Corporation – Applicant
Black Buffalo Land Acquisition, LLC – Property Owner
Lori Kerrigan, Head Resource Conservationist, Monroe County Conservation District
Melissa E. Hutchison, P.E. – LVL Engineering Group