

**MS-4 2018 PERMIT YEAR 5 STATUS REPORT
JULY 1, 2021 – JUNE 30, 2023
PERMIT NO. PAI32266**

**SMITHFIELD TOWNSHIP
MONROE COUNTY, PA**

Project No. 1632168

September 25, 2023

Prepared For:

Smithfield Township
1155 Red Fox Road
East Stroudsburg, PA 18301

Prepared By:



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ANNUAL MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) STATUS REPORT

FOR THE PERIOD JULY 1, 2023 TO JUNE 30, 2023

GENERAL INFORMATION

Permittee Name: Smithfield Township	NPDES Permit No.: PAI132266
Mailing Address: 1155 Red Fox Road	Effective Date: 09/01/2018
City, State, Zip: East Stroudsburg, PA 18301	Expiration Date: 08/31/2023
MS4 Contact Person: Jacob A. Pride	Renewal Due Date: 03/04/2023
Title: Chairman, Board of Supervisors	Municipality: Smithfield Township
Phone: (570) 223-5082	County: Monroe
Email: jacob@smithfieldtownship.com	

Co-Permittees (if applicable):

Appendix(ces) that permittee is subject to (select all that apply):
 Appendix A Appendix B Appendix C Appendix D Appendix E Appendix F

WATER QUALITY INFORMATION

Are there any discharges to waters within the Chesapeake Bay Watershed? Yes No

Identify all surface waters that receive stormwater discharges from the permittee's MS4 and provide the requested information (see instructions).

Receiving Water Name	Ch. 93 Class.	Impaired?	Cause(s)	TMDL?	WLA?
Brodhead Creek	HQ-CWF	Yes	Pathogens	No	No
Sambo Creek	CWF	Yes	Siltation	No	No
Delaware River	VWF	No	N/A	No	No

GENERAL MINIMUM CONTROL MEASURE (MCM) INFORMATION

Have you completed all MCM activities required by the permit for this reporting period? Yes No

List the current entity responsible for implementing each MCM of your SWMP, along with contact name and phone number.

MCM	Entity Responsible	Contact Name	Phone
#1 Public Education and Outreach on Storm Water Impacts	Smithfield Township	Jacob A. Pride	(570) 223-5082
#2 Public Involvement/Participation	Smithfield Township	Jacob A. Pride	(570) 223-5082
#3 Illicit Discharge Detection and Elimination (IDD&E)	Smithfield Township	Jacob A. Pride	(570) 223-5082
#4 Construction Site Storm Water Runoff Control	Smithfield Township	Jacob A. Pride	(570) 223-5082
#5 Post-Construction Storm Water Management in New Development and Redevelopment	Smithfield Township	Jacob A. Pride	(570) 223-5082
#6 Pollution Prevention / Good Housekeeping	Smithfield Township	Jacob A. Pride	(570) 223-5082

MCM #1 – PUBLIC EDUCATION AND OUTREACH ON STORM WATER IMPACTS

BMP #1: Develop, implement and maintain a written Public Education and Outreach Program.

1. For new permittees only, has the written PEOP been developed and implemented within the first year of permit coverage?

Yes No

2. Date of latest annual review of PEOP: 6/30/2023 Were updates made? Yes No

3. What were the plans and goals for public education and outreach for the reporting period?

1. Smithfield Township will continue to provide municipal stormwater related material to the target audience through its MS-4 tab.

2. Smithfield Township will continue to provide copies of educational material related to Municipal Stormwater through the distribution methods listed below.

3. Proof of the Municipal Stormwater documents distributed through the selected distribution methods will be provided with each annual MS-4 report.

4. The above items will be completed prior to June 30th of each year.

4. Did the MS4 achieve its goal(s) for the PEOP during the reporting period? Yes No

5. Identify specific plans and goals for public education and outreach for the upcoming year:

1. Smithfield Township will continue to provide municipal stormwater related material to the target audience through its MS-4 tab.

2. Smithfield Township will continue to provide copies of educational material related to Municipal Stormwater through the distribution methods listed below.

3. Proof of the Municipal Stormwater documents distributed through the selected distribution methods will be provided with each annual MS-4 report.

4. The above items will be completed prior to June 30th of each year.

BMP #2: Develop and maintain lists of target audience groups present within the areas served by your MS4.

1. For new permittees only, have the target audience lists been developed and implemented within the first year of permit coverage?
 Yes No
2. Date of latest annual review of target audience lists: 06/30/2023 Were updates made? Yes No

BMP #3: Annually publish at least one educational item on your Stormwater Management Program.

1. For new permittees only, were stormwater educational and informational items produced and published in print and/or on the Internet within the first year of permit coverage?
 Yes No
2. Date of latest annual review of educational materials: 06/30/2023 Were updates made? Yes No
3. Do you have a municipal website? Yes No (URL: <https://smithfieldtownship.com/>)

If Yes, what MS4-related material does it contain?
Status Reports - Years 1 through 4
Winter Stormwater Management & Water Quality Tips
Spring Stormwater Management & Water Quality Tips
Protect Our Watershed Summer Tips
Fall Stormwater Management & Water Quality Tips
What is MS-4?
EPA Stormwater Phase II Final Rule
Smithfield Township's MS4 Program Years 3, 4, and 5 Presentations
Water-Efficient Landscaping
Swimming Pool Water Discharge Guidelines
When It Rains, It Drains
Illicit Discharge Detection & Elimination Plan

4. Describe any other method(s) used during the reporting period to provide information on stormwater to the public:
Facebook, Newsletter, and Lobby brochures
5. Identify specific plans for the publication of stormwater materials for the upcoming year:
Smithfield Township will continue to provide copies of educational material related to Municipal Stormwater through the selected distribution methods.

BMP #4: Distribute stormwater educational materials to the target audiences.

Identify the two additional methods of distributing stormwater educational materials during the previous reporting period (e.g., displays, posters, signs, pamphlets, booklets, brochures, radio, local cable TV, newspaper articles, other advertisements, bill stuffers, posters, presentations, conferences, meetings, fact sheets, giveaways, or storm drain stenciling).

Facebook, Newsletters, and Lobby brochures

MCM #1 Comments:

MCM #2 – PUBLIC INVOLVEMENT/PARTICIPATION

BMP #1: Develop, implement and maintain a written Public Involvement and Participation Program (PIPP)

1. For new permittees only, was the PIPP developed and implemented within one year of permit coverage?
 Yes No
2. Date of latest annual review of PIPP: 06/30/2023 Were updates made? Yes No

BMP #2: Advertise to the public and solicit public input on ordinances, SOPs, Pollutant Reduction Plans (PRPs) (if applicable) and TMDL Plans (if applicable), including modifications thereto, prior to adoption or submission to DEP:

1. Was an MS4-related ordinance, SOP, PRP or TMDL Plan developed during the reporting period? Yes No

2. If Yes, describe how you advertised the draft document(s) and how you provided opportunities for public review, input and feedback:

3. If an ordinance, SOP or plan was developed or amended during the reporting period, provide the following information:

Ordinance / SOP / Plan Name	Date of Public Notice	Date of Public Hearing	Date Enacted or Submitted to DEP

BMP #3: Regularly solicit public involvement and participation from the target audience groups using available distribution and outreach methods.

1. At least one public meeting or other MS4 event must be held during the 5-year permit coverage period to solicit participation and feedback from target audience groups. Was this meeting or event held during the reporting period?

Yes No If Yes, Date of Meeting or Event: June 14, 2023

2. Report instances of cooperation and participation in MS4 activities; presentations the permittee made to local watershed and conservation organizations; and similar instances of participation or coordination with organizations in the community.

3. Report activities in which members of the public assisted or participated in the meetings and in the implementation of the SWMP, including education activities or efforts such as cleanups, monitoring, storm drain stenciling, or others.

A public meeting to discuss the MS-4 Program was conducted on June 14, 2023. Fall and spring leaf pick ups, Christmas tree disposal, and Spring Clean-Up were conducted within the Year 5 reporting period.

MCM #2 Comments:

MCM #3 – ILLICIT DISCHARGE DETECTION AND ELIMINATION (IDD&E)

BMP #1: Develop and implement a written program for the detection, elimination, and prevention of illicit discharges into the regulated small MS4.

1. For new permittees only, was the written IDD&E program developed within one year of permit coverage?

Yes No

2. Date of latest annual review of IDD&E program: 06/30/2023 Were updates made? Yes No

BMP #2: Develop and maintain map(s) that show permittee and urbanized area boundaries, the location of all outfalls and, if applicable, observation points, and the locations and names of all surface waters that receive discharges from those outfalls. Outfalls and observation points shall be numbered on the map(s).

1. Have you completed a map(s) that includes all components of BMP #2? Yes No

If Yes and you are a new permittee and have not submitted the map(s) previously, attach the map(s) to this report.

If No, date by which permittee expects map(s) to be completed:

2. Date of last update or revision to map(s): 06/30/2017

3. Total No. of Outfalls in MS4: 2 Total No. of Outfalls Mapped: 2

4. Total No. of Observation Points: 14 Total No. of Observation Points Mapped: 14

5. During the reporting period, have you identified any existing outfalls that have not been previously reported to DEP in an NOI, application or annual report, or are any new MS4 outfalls proposed for the next reporting period?

Yes No If Yes, select: Existing Outfall(s) Identified New Outfall(s) Proposed

BMP #3: In conjunction with the map(s) created under BMP #2 (either on the same map or on a different map), the permittee shall develop and maintain map(s) that show the entire storm sewer collection system within the permittee's jurisdiction that are owned or operated by the permittee (including roads, inlets, piping, swales, catch basins, channels, and any other components of the storm sewer collection system), including privately-owned components of the collection system where conveyances or BMPs on private property receive stormwater flows from upstream publicly-owned components.

1. Have you completed a map(s) that includes all components of BMP #3? Yes No

If Yes and you are a new permittee and have not submitted the map(s) previously, attach the map(s) to this report.

If No, date by which permittee expects map(s) to be completed:

2. If Yes to #1, is the map(s) on the same map(s) as for outfalls and receiving waters? Yes No

3. Date of last update or revision to map(s): 06/30/2017

BMP #4: Conduct dry weather screenings of MS4 outfalls to evaluate the presence of illicit discharges. If any illicit discharges are present, the permittee shall identify the source(s) and take appropriate actions to remove or correct any illicit discharges. The permittee shall also respond to reports received from the public or other agencies of suspected or confirmed illicit discharges associated with the storm sewer system, as well as take enforcement action as necessary. The permittee shall immediately report to DEP illicit discharges that would endanger users downstream from the discharge, or would otherwise result in pollution or create a danger of pollution or would damage property.

For new permittees, all identified outfalls (and if applicable observation points) must be screened during dry weather at least twice within the 5-year period following permit coverage. For existing permittees, all identified outfalls (and if applicable observation points) must be screened during dry weather at least once within the 5-year period following permit coverage and, for areas where past problems have been reported or known sources of dry weather flows occur on a continual basis, outfalls must be screened annually during each year of permit coverage.

1. How many unique outfalls (and if applicable observation points) were screened during the reporting period?

2. Indicate the percentage of all outfalls screened in the past five years. %

3. Indicate the percent of outfalls screened during the reporting period that revealed dry weather flows: %

4. Did any dry weather flows reveal color, turbidity, sheen, odor, floating or submerged solids? Yes No

5. If Yes for #4, attach all sample results to this report with a map identifying the sample location. Explain the corrective action(s) taken in the attachment.

6. Do you use the MS4 Outfall Field Screening Report form (3800-FM-BCW0521) provided in the permit?

Yes No

If No, attach a copy of your screening report form.

BMP #5: Enact a Stormwater Management Ordinance or SOP to implement and enforce a stormwater management program that includes prohibition of non-stormwater discharges to the regulated small MS4.

1. Do you have an ordinance (municipal) or SOP or other mechanism (non-municipal) that prohibits non-stormwater discharges? Yes No

If Yes, indicate the date of the ordinance or SOP: 12/18/2015

2. If Yes to #1, is the ordinance or SOP consistent with DEP's 2022 Model Stormwater Management Ordinance (3800-PM-BCW0100j) with respect to authorized non-stormwater discharges? Yes No

If Yes to #2 and the ordinance or SOP has not been submitted to DEP previously, attach the ordinance or SOP.

3. Were there any violations of the ordinance or SOP during the reporting period? Yes No

If Yes to #3, complete the table below (attach additional sheets as necessary).

Violation Date	Nature of Violation	Responsible Party	Enforcement Taken

4. Did you approve any waiver or variance during the reporting period that allowed an exception to non-stormwater discharge provisions of an ordinance or SOP? Yes No

If Yes to #4, identify the entity that received the waiver or variance and the type of non-stormwater discharge approved.

BMP #6: Provide educational outreach to public employees, business owners and employees, property owners, the general public and elected officials (i.e., target audiences) about the program to detect and eliminate illicit discharges.

1. Was IDD&E-related information distributed to public employees, businesses, and the general public during the reporting period? Yes No

If Yes, what was distributed? Swimming Pool Water Discharge Guidelines, When It Rains, It Drains, Illicit Detection and Elimination Plan,

2. Is there a well-publicized method for employees, businesses and the public to report stormwater pollution incidents?
 Yes No

3. Do you maintain documentation of all responses, action taken, and the time required to take action? Yes No

MCM #3 Comments:

BMP #4 - Outfall screenings will occur during Year 2 (2024-2025) and Year 4 (2026-2027) of the new permit period.

BMP #5 - The current Stormwater Management Ordinance is being reviewed against the County's Model Act 167 Ordinance. All revisions per the County Model and the 2022 PADEP Model will be advertised and adopted simultaneously.

MCM #4 – CONSTRUCTION SITE STORMWATER RUNOFF CONTROL

Are you relying on PA's statewide program for stormwater associated with construction activities to satisfy this MCM?

Yes No

(If Yes, respond to questions for BMP Nos. 1, 2 and 3 only in this section. If No, respond to questions for all BMPs in this section)

BMP #1: The permittee may not issue a building or other permit or final approval to those proposing or conducting earth disturbance activities requiring an NPDES permit unless the party proposing the earth disturbance has valid NPDES Permit coverage (i.e., not expired) under 25 Pa. Code Chapter 102.

During the reporting period, did you comply with 25 Pa. Code § 102.43 (relating to withholding building or other permits or approvals until DEP or a county conservation district (CCD) has approved NPDES permit coverage)?

Yes No Not Applicable (no building permit applications received)

BMP #2: A municipality or county which issues building or other permits shall notify DEP or the applicable CCD within 5 days of the receipt of an application for a permit involving an earth disturbance activity consisting of one acre or more, in accordance with 25 Pa. Code § 102.42.

During the reporting period, did you comply with 25 Pa. Code § 102.42 (relating to notifying DEP/CCD within 5 days of receiving an application involving an earth disturbance activity of one acre or more)?

Yes No Not Applicable (no building permit applications received)

BMP #3: Enact, implement and enforce an ordinance or SOP to require the implementation and maintenance of E&S control BMPs, including sanctions for non-compliance, as applicable.

1. Do you have an ordinance (municipal) or SOP or other mechanism (non-municipal) that requires implementation and maintenance of E&S control BMPs? Yes No

If Yes, indicate the date of the ordinance or SOP: 12/18/2015

2. If Yes to #1, is the ordinance or SOP consistent with DEP's 2022 Model Stormwater Management Ordinance (3800-PM-BCW0100j)? Yes No

3. If Yes to #2 and the ordinance or SOP has not been submitted previously, attach a copy of the ordinance or SOP.

BMP #4: Review Erosion and Sediment (E&S) control plans to ensure that such plans adequately consider water quality impacts and meet regulatory requirements.

Specify the number of E&S Plans you reviewed during the reporting period:

BMP #5: Conduct inspections regarding installation and maintenance of E&S control measures during earth disturbance activities. Maintain records of site inspections, including dates and inspection results, in accordance with the record retention requirements in this permit.

Specify the number of E&S inspections you completed during the reporting period:

BMP #6: Conduct enforcement when installation and maintenance of E&S control measures during earth disturbance activities does not comply with permit and/or regulatory requirements.

Specify the number of enforcement actions you took during the reporting period for improper E&S:

BMP #7: Develop and implement requirements for construction site operators to control waste at construction sites that may cause adverse impacts to water quality. The permittee shall provide education on these requirements to construction site operators.

Specify the method(s) by which you are educating construction site operators on controlling waste at construction sites:

BMP #8: Develop and implement procedures for the receipt and consideration of public inquiries, concerns, and information submitted by the public to the permittee regarding local construction activities.

1. A tracking system has been established for receipt of public inquiries and complaints. Yes No

2. Specify the number of inquiries and complaints received during the reporting period:

MCM #4 Comments:

BMP #3 - The current Stormwater Management Ordinance is being reviewed against the County's Model Act 167 Ordinance. All revisions per the County Model and the 2022 PADEP Model will be advertised and adopted simultaneously.

MCM #5 – POST-CONSTRUCTION STORM WATER MANAGEMENT IN NEW DEVELOPMENT AND REDEVELOPMENT

BMP #1: Enact, implement and enforce an ordinance or SOP to require post-construction stormwater management from new development and redevelopment projects, including sanctions for non-compliance.

1. Do you have an ordinance (municipal) or SOP or other mechanism (non-municipal) that requires implementation and maintenance of post-construction stormwater management (PCSM) BMPs? Yes No
If Yes, indicate the date of the ordinance or SOP: 12/18/2015
2. If Yes to #1, is the ordinance or SOP consistent with DEP's 2022 Model Stormwater Management Ordinance (3800-PM-BCW0100j)? Yes No
3. If Yes to #2 and the ordinance or SOP has not been submitted previously, attach a copy of the ordinance or SOP.

BMP #2: Develop and implement measures to encourage and expand the use of Low Impact Development (LID) in new development and redevelopment. Measures should also be included to encourage retrofitting LID into existing development. Enact ordinances consistent with LID practices and repeal sections of ordinances that conflict with LID practices.

1. Do you have an ordinance (municipal) or SOP or other mechanism (non-municipal) that encourages and expands the use of LID in new development and redevelopment? Yes No
If Yes, indicate the date of the ordinance or SOP:
2. If Yes to #1, is the ordinance or SOP consistent with DEP's 2022 Model Stormwater Management Ordinance (3800-PM-BCW0100j)? Yes No
3. If Yes to #2 and the ordinance or SOP has not been submitted previously, attach a copy of the ordinance or SOP.

BMP #3: Ensure adequate O&M of all post-construction stormwater management BMPs that have been installed at development or redevelopment projects that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale.

1. Do you have an inventory of all PCSM BMPs that were installed to meet requirements in NPDES Permits for Stormwater Discharges Associated with Construction Activities approved since March 10, 2003? Yes No
If Yes to #1, complete Table 1 on the next page.
2. Has proper O&M occurred during the reporting period for all PCSM BMPs? Yes No
3. If No to #2, explain what action(s) the permittee has taken or plans to take to ensure proper O&M.

If you are relying on PA's statewide program for stormwater associated with construction activities, you may skip to MCM #6, otherwise complete all questions for BMPs #4 - #6 in this section.

BMP #4: Require the implementation of a combination of structural and/or non-structural BMPs that are appropriate to the local community, that minimize water quality impacts, and that are designed to maintain pre-development runoff conditions.

1. Specify the number of PCSM Plans reviewed during the reporting period for projects disturbing greater than or equal to one acre (including projects less than one acre that are part of a larger common plan of development or sale):
2. Has a tracking system been established and maintained to record qualifying projects and their associated BMPs?
 Yes No

PCSM BMP INVENTORY

Table 1. To complete the information needed for MCM #5, BMP #3, list all existing structural BMPs that discharge stormwater to the permittee's MS4 that were installed to satisfy PCSM requirements for earth disturbance activities under Chapter 102, and provide the requested information (see instructions).

BMP No.	BMP Name	DA (ac)	Entity Responsible for O&M	Latitude	Longitude	Date Installed	O&M Requirements	NPDES Permit No.
1	See attached.			0 1 "	0 1 "			
2				0 1 "	0 1 "			
3				0 1 "	0 1 "			
4				0 1 "	0 1 "			
5				0 1 "	0 1 "			
6				0 1 "	0 1 "			
7				0 1 "	0 1 "			
8				0 1 "	0 1 "			
9				0 1 "	0 1 "			
10				0 1 "	0 1 "			
11				0 1 "	0 1 "			
12				0 1 "	0 1 "			
13				0 1 "	0 1 "			
14				0 1 "	0 1 "			
15				0 1 "	0 1 "			
16				0 1 "	0 1 "			

BMP #5: Ensure that controls are installed that shall prevent or minimize water quality impacts. The permittee shall inspect all qualifying development or redevelopment projects during the construction phase to ensure proper installation of the approved structural PCSM BMPs. A tracking system (e.g., database, spreadsheet, or written list) shall be implemented to track the inspections conducted and to track the results of the inspections (e.g., BMPs were, or were not, installed properly).

1. During the reporting period have you inspected all qualifying development and redevelopment projects during the construction phase to ensure proper installation of approved structural BMPs?
 Yes No Not Applicable (no qualifying projects during reporting period)
2. Has a tracking system been established and maintained to record results of inspections?
 Yes No

BMP #6: Develop a written procedure that describes how the permittee shall address all required components of this MCM.

Have you developed a written plan that addresses: 1) minimum requirements for use of structural and/or non-structural BMPs in plans for development and redevelopment; 2) criteria for selecting and standards for sizing stormwater BMPs; and 3) implementation of an inspection program to ensure that BMPs are properly installed? Yes No

MCM #5 Comments:

BMP #1 and BMP #2 - The current Stormwater Management Ordinance is being reviewed against the County's Model Act 167 Ordinance. All revisions per the County Model and the 2022 PADEP Model will be advertised and adopted simultaneously.

MCM #6 – POLLUTION PREVENTION / GOOD HOUSEKEEPING

BMP #1: Identify and document all operations that are owned or operated by the permittee and have the potential for generating pollution in stormwater runoff to the MS4. This includes activities conducted by contractors for the permittee.

1. Have you identified all facilities and activities owned and operated by the permittee that have the potential to generate stormwater runoff into the MS4? Yes No
2. When was the inventory last reviewed? 06/30/2023
3. When was it last updated? 06/30/2021

BMP #2: Develop, implement and maintain a written O&M program for all operations that could contribute to the discharge of pollutants from the MS4, as identified under BMP #1. This program shall address stormwater collection or conveyance systems within the regulated MS4.

1. Have you developed a written O&M program for the operations identified in BMP #1? Yes No
2. Date of last review or update to written O&M program:

BMP #3: Develop and implement an employee training program that addresses appropriate topics to further the goal of preventing or reducing the discharge of pollutants from operations to the regulated small MS4. All relevant employees and contractors shall receive training.

1. Have you developed an employee training program? Yes No
2. Date of last review or update to training program: 06/30/2022 Date of latest training: 06/06/2023

3. Training topics covered:

See attached.

4. Name(s) of training presenter(s):

See attached.

5. Names of training attendees:

See attached.

MCM #6 Comments:

POLLUTANT CONTROL MEASURES (PCMs)

Indicate the status of implementing PCMs in Appendices A, B and/or C by completing the table below. Skip this section if PCMs are not applicable.

Task	Date Completed	Attached	Anticipated Completion Date
Storm Sewershed Map(s)	06/30/2017	<input type="checkbox"/>	
Source Inventory	06/30/2021	<input checked="" type="checkbox"/>	
Investigation of Suspected Sources		<input type="checkbox"/>	
Ordinance/SOP for Controlling Animal Wastes	06/22/2004	<input type="checkbox"/>	

PCM Comments:

There was no concern of pollution from any potential sources during the Year 5 reporting period.

POLLUTANT REDUCTION PLANS (PRPs) AND TMDL PLANS

1. Complete this section if the development and submission of a PRP and/or TMDL Plan was required as an attachment to the latest NOI or application or was required by the permit, regardless of whether DEP has approved the plan(s).

Type of Plan	Submission Date	DEP Approval Date	Surface Waters Addressed by Plan
<input type="checkbox"/> Chesapeake Bay PRP (Appendix D)			Chesapeake Bay
<input checked="" type="checkbox"/> Impaired Waters PRP (Appendix E)	06/20/2018	08/21/2018	Brodhead Creek and Sambo Creek
<input type="checkbox"/> TMDL Plan (Appendix F)			
<input type="checkbox"/> Combined Chesapeake Bay / Impaired Waters PRP			Chesapeake Bay,
<input type="checkbox"/> Combined PRP / TMDL Plan			

Joint Plan (if checked, list the name of the MS4 group or names of all entities participating in the joint plan below)

Joint Plan Participants:

2. Identify the pollutants of concern and pollutant load reduction requirements under the permit (see instructions).

Type of Plan	TSS Load Reduction (lbs/yr)	TP Load Reduction (lbs/yr)	TN Load Reduction (lbs/yr)
<input type="checkbox"/> Chesapeake Bay PRP (Appendix D)			
<input checked="" type="checkbox"/> Impaired Waters PRP (Appendix E)	75,428		
<input type="checkbox"/> TMDL Plan (Appendix F)			
<input type="checkbox"/> Combined Chesapeake Bay / Impaired Waters PRP			
<input type="checkbox"/> Combined PRP / TMDL Plan			

3. Date Final Report Demonstrating Achievement of Pollutant Load Reductions Due: 08/31/2023

4. Have any modifications to the plan(s) occurred since DEP approval? Yes No

If Yes to #4, was the updated plan(s) submitted to DEP? Yes No

If Yes to #4, did you comply with the public participation requirements of the applicable appendix? Yes No

If Yes to #4, describe the plan modifications.

5. Summary of progress achieved during reporting period.

A partial reduction of the sediment loading has been achieved through constructed best management practices. A key location for potential sediment reduction required an easement to allow access by the Township. This easement was acquired during the Year 5 permitting period. Investigation of this area will occur during Year 1 (2023-2024) of the new permit period.

6. Anticipated activities for next reporting period.

Investigation of areas for potential sediment load reductions will occur.

PRP/TMDL Plan Comments:

NEW BMPs FOR PRP/TMDL PLAN IMPLEMENTATION

Table 2. List all new structural BMPs installed and ongoing non-structural BMPs implemented during the reporting period that are being used toward achieving load reductions in the permittee's PRP and/or TMDL Plan (see instructions).

BMP No.	BMP Name	DA (ac)	% Imp.	BMP Extent	Units	Latitude	Longitude	Date Installed or Implemented	Planning Area?	Ch. 102?	Annual Sediment Load Reduction (lbs/yr)
						0 1 "	0 1 "		<input type="checkbox"/>	<input type="checkbox"/>	
						0 1 "	0 1 "		<input type="checkbox"/>	<input type="checkbox"/>	
						0 1 "	0 1 "		<input type="checkbox"/>	<input type="checkbox"/>	
						0 1 "	0 1 "		<input type="checkbox"/>	<input type="checkbox"/>	
						0 1 "	0 1 "		<input type="checkbox"/>	<input type="checkbox"/>	

BMP INVENTORY FOR PRP/TMDL PLAN IMPLEMENTATION

Table 3. List all existing structural BMPs that have been installed in prior reporting periods and are eligible to use toward achieving load reductions in the permittee's PRP and/or TMDL Plan (see instructions).

BMP No.	BMP Name	DA (ac)	% Imp.	BMP Extent	Units	Latitude	Longitude	Date Installed	Annual Sediment Load Reduction (lbs/yr)	Date of Latest Inspection	Satisfactory?
						0 1 "	0 1 "				<input type="checkbox"/>
						0 1 "	0 1 "				<input type="checkbox"/>
						0 1 "	0 1 "				<input type="checkbox"/>
						0 1 "	0 1 "				<input type="checkbox"/>
						0 1 "	0 1 "				<input type="checkbox"/>

CERTIFICATION

For PAG-13 Permittees: I have read the latest PAG-13 General Permit issued by DEP and agree and certify that (1) the permittee continues to be eligible for coverage under the PAG-13 General Permit and (2) the permittee will continue to comply with the conditions of that permit, including any modifications thereto. I understand that if I do not agree to the terms and conditions of the PAG-13 General Permit, I will apply for an individual permit within 90 days of publication of the General Permit. I also acknowledge that any facility construction needed to comply with the General Permit requirements shall be designed, built, operated, and maintained in accordance with operative laws and regulations.

For All Permittees: I certify under penalty of law that this report was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. See 18 Pa. C.S. § 4904 (relating to unsworn falsification).

Jacob A. Pude
Name of Responsible Official

Jacob A. Pude
Signature

570.223.5582 x 6
Telephone No.

9/13/2023
Date

PCSM BMP INVENTORY

Dollar General

NPDES Permit No. PAG2004515001

BMP No.	BMP Name	DA (ac)	Entity Responsible for O&M	Latitude	Longitude	Date Installed	O&M Requirements
1.	Basin 1	0.90	Dollar General	41°02'17"	75°08'13"	11/1/2016	<ul style="list-style-type: none">• All catch basins, culverts, and outlet structures shall be inspected and cleaned at least two times per year and immediately after runoff events.• While vegetation is being established, pruning and weeding will be performed as necessary. Weeds are to be removed thereafter by hand• Detritus may also need to be removed approximately twice per year.• Inspection shall be made at least twice yearly for sediment build-up, erosion, vegetative conditions, etc.• If the basins have standing water after 72 hours, the plugged caps installed in the outlet structures should be removed and an engineer should be contacted in order to correct basin dewatering/infiltration issues.
2.	Basin 2	0.52	Dollar General	41°02'17"	75°08'13"	11/1/2016	

PCSM BMP INVENTORY

Life Storage

BMP No.	BMP Name	DA (ac)	Entity Responsible for O&M	Latitude	Longitude	Date Installed	O&M Requirements
1.	Detention Beds 1, 2, & 3	1.41	Life Storage	41°02'02"	75°08'31"	4/1/2016	<ul style="list-style-type: none"> • All basin structures expected to received and/or trap debris and sediment should be inspected for clogging and excessive debris and sediment accumulation at least four times per year, as well as after every storm greater than 1 inch. • Structures include basin bottoms, trash racks, outlets structures, riprap or gabion structures, and inlets. • Sediment removal should be conducted when the basin is completely dry. Sediment should be conducted when the basin is completely dry. Sediment should be disposed of properly and once sediment is removed, disturbed areas need to be immediately stabilized and revegetated. • Mowing and/or trimming of vegetation should be performed as necessary to sustain the system, but all detritus should be removed from the basin. • Vegetated areas should be inspected annually for erosion. • Vegetated areas should be inspected annually for unwanted growth of exotic/invasive species. • Vegetative cover should be maintained at a minimum of 95 percent. If vegetative cover has been reduced by 10%, vegetation should be reestablished.
2.	Swale 1	0.45	Life Storage	41°02'02"	75°08'31"	4/1/2016	<p>Maintenance activities to be done annually and within 48 hours after every major storm event (>1 inch rain fall depth):</p> <ul style="list-style-type: none"> • Inspect and correct erosion problems, damage to vegetation, and sediment and debris accumulation (address when > 3 inches at any spot or covering vegetation) • Inspect vegetation on side slopes for erosion and formation of rills or gullies, correct as needed • Mow and trim vegetation to ensure safety, aesthetics, proper swale operation, or to suppress weeds and invasive vegetation; dispose of cuttings in a local composting facility; mow only when swale is dry to avoid rutting • Inspect for litter; remove prior to mowing • Inspect for uniformity in cross-section and longitudinal slope, correct as needed

- Inspect swale inlet (curb cuts, pipes, etc.) and outlet for signs of erosion or blockage, correct as needed.

Maintenance activities to be done as needed:

- Plant alternative grass species in the event of unsuccessful establishment
- Reseed bare areas; install appropriate erosion control measures when native soil is exposed or erosion channels are forming
- Rototill and replant swale if draw down time is more than 48 hours
- Inspect and correct check dams when signs of altered water flow (channelization, obstructions, erosion, etc.) are identified
- Water during dry periods, fertilize, and apply pesticide only when absolutely necessary

Winter conditions also necessitate additional maintenance concerns, which include the following:

- Inspect swale immediately after the spring melt, remove residuals (e.g. sand) and replace damaged vegetation without disturbing remaining vegetation.
- If roadside or parking lot runoff is directed to the swale, mulching and/or soil aeration/manipulation may be required in the spring to restore soil structure and moisture capacity and to reduce the impacts of deicing agents.
- Use nontoxic organic deicing agents, applied either as blended, magnesium chloride-based liquid products or as pretreated salt.
- Use salt-tolerant vegetation in swales.

PCSM BMP INVENTORY

Medical Road Professional Building

NPDES Permit No. PAG2004506002

BMP No.	BMP Name	DA (ac)	Entity Responsible for O&M	Latitude	Longitude	Date Installed	O&M Requirements
1.	Detention Beds A & B	0.77	Medical Road Professional Building	41°02'12"	75°08'13"	1/1/2009	<ul style="list-style-type: none">• All stormwater facilities are to be checked for damage quarterly, and after each major storm event. All facilities that are damaged, clogged or no longer function as intended shall be cleaned, repaired, and/or replaced.• All sediment removed from the inlet pumps shall be disposed of in a manner that will not cause erosion or sediment pollution.• Any permanent seeded areas that become eroded or disturbed shall have the topsoil replaced, the grass re-sown and mulch applied, or sod may be installed.• The site shall be kept clean of trash and debris. Weekly inspections of the grounds should be performed to collect and remove trash and debris in an approved manner.
2.	Detention Bed D	0.30	Medical Road Professional Building	41°02'12"	75°08'13"	1/1/2009	
3.	Detention Bed C	1.03	Medical Road Professional Building	41°02'12"	75°08'13"	1/1/2009	
4.	Regraded Depression	19.37	Medical Road Professional Building	41°02'12"	75°08'13"	1/1/2009	

PCSM BMP INVENTORY

Vigon International

NPDES Permit No. PAD450092

BMP No.	BMP Name	DA (ac)	Entity Responsible for O&M	Latitude	Longitude	Date Installed	O&M Requirements
1.	Infiltration Basin	11.14	Vigon International, Inc.	41°02'0"	75°09'41"	2022	<ul style="list-style-type: none"> • All catch basins and inlets should be inspected and cleaned at least 2 times per year. • The overlying vegetation of above ground infiltration features should be maintained in good condition, and any bare spots revegetated as soon as possible. • Vehicular access should be prohibited, and care should be taken to avoid excessive compaction by mowers. If access is needed, use of permeable, turf reinforcement should be considered. • Basin structures (basin bottoms, trash racks, outlet structures, riprap, inlets, gabion structures) expected to receive and/or trap debris and sediment should be inspected for clogging and excessive debris and sediment accumulation at least four times per year, as well as after every storm greater than 1 inch. • Sediment removal should be conducted when the basin is completely dry. Sediment should be disposed of properly and once sediment is removed. Disturbed areas need to be immediately stabilized and revegetated. • Mowing and/or trimming of vegetation should be performed quarterly to sustain the system, but all detritus should be removed from the basin. • Vegetated areas should be inspected quarterly for erosion. • Vegetated areas should be inspected quarterly for unwanted growth of exotic/invasive species. • Vegetative cover should be maintained at a minimum of 95%. If vegetative cover has been reduced by 10%, vegetation should be reestablished. • Fences and gates shall be inspected for damage and repaired as necessary.

PCSM BMP INVENTORY

Smithfield Gateway, Phase 1A-1

NPDES Permit No. PAD450013

BMP No.	BMP Name	DA (ac)	Entity Responsible for O&M	Latitude	Longitude	Date Installed	O&M Requirements
1.	UGD Basin 5-1 (PR8)	1.15	DEPG Mosier Associates, L.P.	40°00'14"	75°08'51"	2022	<ul style="list-style-type: none"> The subsurface basin must be inspected for clogging and excessive debris and sediment accumulation at least once a season (four times a year) as well as after every storm exceeding 1-inch of rainfall within one hour. Water quality units will be installed at the inlets directly upstream of the subsurface basin. Seasonal inspections should be acceptable because material accumulation should be minimized by the proper operation of these water quality devices. Sediment removal should take place when all runoff has drained from and the basin is reasonably dry. Disposal of debris, trash, sediment, and other waste material shall be done at suitable sediment, and other waste material shall be done at suitable disposal/recycling sites and in compliance with all applicable local, county state and federal waste regulations. All structural components must be inspected for cracking, subsidence, breaching, wearing, and deterioration during any inspections. The condition of surrounding aboveground areas shall be inspected for evidence of potential failures or deterioration of the underground system. If standing water is encountered in the subsurface facility, the water should be pumped downstream through a sediment filter bag. After standing water is removed, the facility should be inspected as usual. If modifications to the facility are required to alleviate standing water, the property owner shall hire a professional engineer to remedy the standing water issue. Any remedies must be approved by the Township prior to the start of construction. While vegetation is being established, pruning and weeding may be required.
2.	UGD Basin 5-2 (PR9)	1.17	DEPG Mosier Associates, L.P.	41°00'16"	75°08'47"	2022	
3.	UGD Basin 5-3 (PR10)	1.03	DEPG Mosier Associates, L.P.	41°00'13"	75°08'52"	2022	
4.	UGD Basin 5-4 (PR11)	1.73	DEPG Mosier Associates, L.P.	41°00'13"	75°08'53"	2022	
5.	Rain Garden 5-1 (PR12)	0.19	DEPG Mosier Associates, L.P.	41°00'14"	75°08'50"	2022	
6.	Rain Garden 5-2 (PR13)	0.16	DEPG Mosier Associates, L.P.	41°00'17"	75°08'47"	2022	<ul style="list-style-type: none"> Detritus may also need to be removed every year. Perennial plantings may be cut down at the end of the growing season. Mulch should be re-spread when erosion is evident and be replenished as needed. Once every 2 to 3 years the entire area may require mulch replacement.
7.	Rain Garden 5-3 (PR14)	0.50	DEPG Mosier Associates, L.P.	41°00'17"	75°08'48"	2022	
							<ul style="list-style-type: none"> Bioretention areas should be inspected at least two times per year for sediment buildup, erosion, vegetative conditions, etc. During periods of extended drought, bioretention areas may require watering. Trees and shrubs should be inspected twice per year to evaluate health.
8.	Infiltration Basin 4-2 (PR15)	0.26	DEPG Mosier Associates, L.P.	41°00'18"	75°08'43"	2022	<ul style="list-style-type: none"> Catch basins and inlets (up gradient of infiltration basin) should be inspected and cleaned at least two times per year and after runoff events.

- The vegetation along the surface of the infiltration basin should be maintained in good condition. Any bare spots revegetated as soon as possible.
- Vehicles should not be parked or driven on an infiltration basin, and care should be taken to avoid excessive compaction by mowers.
- Inspect the basin after runoff events and make sure that runoff drains down within 72 hours. Mosquitoes should not be a problem if the water drains in 72 hours. Mosquitoes require a considerably long breeding period with relatively static water levels.
- Also inspect for accumulation of sediment, damage to outlet control structures, erosion control measures, signs of water contamination/spills, and slope stability in berms.
- Mow only as appropriate for vegetative cover species.
- Remove accumulated sediment from basin as required. Restore original cross section and infiltration rate. Properly dispose of sediment.

Minimum Control Measure #1
Public Education and Outreach on Stormwater Impacts

**Minimum Control Measure #1
Public Education and Outreach on Stormwater Impacts**

Smithfield Township
1632168
June 30, 2023

Communication Channels

1. Smithfield Township will continue to provide municipal stormwater related material to the target audience through its MS-4 tab.
2. Smithfield Township will continue to provide copies of educational material related to Municipal Stormwater through the distribution methods listed below.
3. Proof of the Municipal Stormwater documents distributed through the methods listed below will be provided with each annual MS-4 report.
4. The above items will be completed prior to June 30th of each year.

Target Audience

The target audience includes all residents, property owners, and business owners that have signed up for and/or have access to the Municipal Building lobby, the Township website and newsletter, social media, and email/text alerts. A target audience list has also been created including business and property owners should they need to be notified for any reason under the Township's MS-4.

Distribution Methods

1. Smithfield Township Website – www.smithfieldtownship.com
2. Smithfield Township Municipal Building lobby
1155 Red Fox Road, East Stroudsburg, PA 18301
3. Smithfield Township Facebook
4. Newsletter

Minimum Control Measure #1		Smithfield Township
Target Audience List		1632168
		August 21, 2023
Property Owner's Name	Address	Parcel ID
EAST STROUDSBURG UNIVERSITY OF PENNSYLVANIA OF THE STATE & SYSTEM OF HIGHER EDUCATION	562 INDEPENDENCE RD EAST STROUDSBURG, PA 18301	16.110956
RMMI, INC	561 INDEPENDENCE RD EAST STROUDSBURG PA 18301	16.8.2.21-7
JPSA REALTY, LLC	838 SEVEN BRIDGE RD EAST STROUDSBURG PA 18301	16.8.2.21-4
CJD PROPERTY MANAGEMENT, LLC	832 SEVEN BRIDGE RD MOUNT BETHEL PA 18343	16.110011
JPSA REALTY, LLC	834 SEVEN BRIDGE RD STROUDSBURG PA 18360	16.8.2.21-5
JAMES D MORRISSEY, INC	831 SEVEN BRIDGE RD PHILADELPHIA PA 19114	16.8.2.21-6
DEPG MOSIER ASSOCIATES, LP	824 SEVEN BRIDGE RD CONSHOHOCKEN PA 19428	16.8.2.7
DEPG SEVEN BRIDGE ASSOCIATES	815 SEVEN BRIDGE RD CONSHOHOCKEN PA 19428	16.8.2.29
805 SEVEN BRIDGE ASSOCIATES, LLC	805 SEVEN BRIDGE RD EAST STROUDSBURG PA 18301	16.8.2.30-2
RICCOBONO, FRANK J	791 SEVEN BRIDGE RD MARSHALLS CREEK PA 18335	16.8.2.30-4
BURAK, DAVID B & TRUDI A	808 SEVEN BRIDGE RD DINGMANS FERRY PA 18328	16.8.2.6
SEVEN BRIDGE GROUP, LLC	804 SEVEN BRIDGE RD EAST STROUDSBURG PA 18301	16.8.2.5
DEPG MOSIER ASSOCIATES, LP	772 SEVEN BRIDGE RD CONSHOHOCKEN PA 19428	16.8.2.2
RICCOBONO, FRANK J	789 SEVEN BRIDGE RD MARSHALLS CREEK PA 18335	16.8.2.30-5
DEPG MOSIER ASSOCIATES, LP	758 SEVEN BRIDGE RD CONSHOHOCKEN PA 19428	16.8.2.1
KAS INVESTMENT GROUP, LLC	765 SEVEN BRIDGE RD MARSHALLS CREEK PA 18335	16.93759
KENBAR INVESTMENT GROUP	104 MUSIC CENTER DR MARSHALLS CREEK PA 18335	16.7.3.39
LEVINE, JEFFREY C, ETAL	110 MUSIC CENTER DR EAST STROUDSBURG PA 18301	16.7.3.40
RUBIN, BARTH E	709 SEVEN BRIDGE RD EAST STROUDSBURG PA 18301	16.8.1.3-1
PIERCE, DAVID W & LEONA F	115 LANDING LN E STROUDSBURG PA 18301	16.8.1.49
BMJ MORTGAGES, LP	696 SEVEN BRIDGE RD EAST STROUDSBURG PA 18301	16.8.1.2
STROUDSBURG BUS TERMINAL, INC	545 INDEPENDENCE RD WILKES BARRE PA 18773	16.8.2.21
DEW GAP, LLC	526 INDEPENDENCE RD STROUDSBURG PA 18360	16.8.2.20-1
HPHIII LEHIGH VALLEY 511, LLC	511 VNA RD MILWAUKEE WI 53202	16.94462
EDINGER, PAUL A, ETAL	500 VNA RD STROUDSBURG PA 18360	16.8.2.16
DEW GAP, LLC	232 INDEPENDENCE RD STROUDSBURG PA 18360	16.119498
WRH EQUITY HOLDINGS, LLC	230 INDEPENDENCE RD EAST STROUDSBURG PA 18301	16.8.2.13-1
IBOLIT, LLC	228 INDEPENDENCE RD EAST STROUDSBURG PA 18301	16.119497
HANNIG, CHARLES M & JOAN L	200 PLAZA CT CRESCO PA 18326	16.113922
POCONO MEDICAL CENTER	PLAZA CT /RT 447 EAST STROUDSBURG PA 18301	16.94798
IDOX, LLC	300 PLAZA CT EAST STROUDSBURG PA 18301	16.113926
PBPC PROPERTIES, L L C	600 PLAZA CT E STROUDSBURG PA 18301	16.113924
PIMS PROPERTIES, LP	500 PLAZA CT LAKEWOOD RANCH FL 34211	16.113925
100 PLAZA TWO, LLC	100 PLAZA CT STROUDSBURG PA 18360	16.7.2.69
SMITH, ANDREW J & DEBRA M	210 INDEPENDENCE RD ANALOMINK PA 18320	16.7.2.68-1
ST LUKE'S HOSPITAL-MONROE CAMPUS	3 PARKINSONS RD BETHLEHEM PA 18015	16.93115
HPHIII LEHIGH VALLEY 5050, LLC	PA RT 447 MILWAUKEE WI 53202	16.8.2.10
HPHIII LEHIGH VALLEY 505, LLC	505 INDEPENDENCE RD MILWAUKEE WI 53202	16.8.2.12
METROPOLITAN EDISON, CO	231 INDEPENDENCE RD MORRISTOWN NJ 07962	16.8.2.13-2

POCONO MEDICAL CENTER	400 PLAZA CT EAST STROUDSBURG PA 18301	16.93085
POCONO MECICAL CENTER	400 PLAZA CT EAST STROUDSBURG PA 18301	16.93084
EMMES 36TH CO, LLC	PLAZA CT PIERMONT NY 10968	16.113923
ARCH, GERALD G	PA RT 447 FLANDERS NJ 07836	16.8.2.13-4
MANAGIT, LLC	215 INDEPENDENCE RD STROUDSBURG PA 18360	16.7.2.70
POCONO MEDICAL CENTER D/B/A LEHIGH VALLEY HOSPITAL	179 INDEPENDENCE RD EAST STROUDSBURG PA 18301	16.7.2.72-1
EAST STROUDSBURG, UNIVERSITY OF	400 E BROWN ST EAST STROUDSBURG PA 18301	16.8.2.24
COLUMBIA GAS	416 E BROWN ST CHARLESTON W VA 25314	16.8.2.25
EAST STROUDSBURG UNIVERSITY	412 E BROWN ST EAST STROUDSBURG PA 18301	16.94043
391 EAST BROWN STREET, LLC	393 E BROWN ST EAST STROUDSBURG PA 18301	16.8.2.24-2
KENBAR INVESTMENT GROUP	383 E BROWN ST MARSHALLS CREEK PA 18335	16.8.2.43
SMITH, CHESTER L, JR MD	371 E BROWN ST EAST STROUDSBURG PA 18301	16.110164
KOTCO ASSOCIATES, LP	367 E BROWN ST BETHLEHEM PA 18020	16.8.2.44
THE COMMONWEALTH OF PENNSYLVAN	125 FINE ARTS DR HARRISBURG PA 17125	05-1.4.1.29
ROCK-TENN CONVERTING COMPANY	242 PAPER MILL RD DULUTH GA 30096	16.8.2.38
ROCK-TENN CONVERTING COMPANY	PA RT 402 PAPER MILL RD DULUTH GA 30096	16.8.2.31-10
THE MANWALAMINK WATER CO	123 RIVER RD SHAWNEE ON DELAWARE PA 18356	16.8.1.20-17
HAVE A HAPPY DAY, INC	110 POST OFFICE RD SHAWNEE ON DELAWARE PA 18356	16.8.1.15
LICHTY, MARK, ETAL	103 FIVE STAR LN EAST STROUDSBURG PA 18301	16.8.1.40
LICHTY, MARK, ETAL	107 FIVE STAR LN EAST STROUDSBURG PA 18301	16.8.1.40-3
EAST STROUDSBURG AREA SCHOOL DISTRICT	245 RIVER RD EAST STROUDSBURG PA 18301	16.8.1.32
SHAWNEE COMMONS CORPORATION	1200 BUTTERMILK FALLS RD SHAWNEE ON DELAWARE PA 18356	16.92243
SHAWNEE SQUARE, LP	106 SHAWNEE SQUARE DR SE SHAWNEE ON DELAWARE PA 18356	16.3.2.37
SHAWNEE SQUARE, LP	RIVER RD T 663 SHAWNEE ON DELAWARE PA 18356	16.113533
SHAWNEE SQUARE, LP	107 SHAWNEE SQUARE DR SE SHAWNEE ON DELAWARE PA 18356	16.113532
LIGHT OF THE WORLD CHURCH, INC	114 ACADEMY DR SHAWNEE ON DELAWARE PA 18356	16.2.1.16-1
DEPUY II, LP	266 RIVER RD SHAWNEE ON DELAWARE PA 18356	16.94115
SHAWNEE HOLDING, INC	LR 45061 SHAWNEE ON DELAWARE PA 18356	16.2.1.1-3
UNITED STATES OF AMERICA	MAPLE ST WASHINGTON DC 20000	16.2.2.1
SHAWNEE HOLDING, INC	MAPLE ST SHAWNEE ON DEL PA 18356	16.2.2.42-1
SHAWNEE HOLDING, INC	S OF MAPLE ST SHAWNEE ON DELAWARE PA 18356	16.2.2.42
UNITED STATES OF AMERICA	S OF MAPLE ST WASHINGTON DC 20000	16.2.2.45
UNITED STATES OF AMERICA	S OF MAPLE ST WASHINGTON DC 20000	16.2.2.43
UNITED STATES OF AMERICA	S OF MAPLE ST WASHINGTON DC 20000	16.2.2.44
UNITED STATES OF AMERICA	S OF MAPLE ST WASHINGTON DC 20000	16.2.2.41
UNITED STATES OF AMERICA	DELAWARE AVE WASHINGTON DC 20000	16.2.2.25
SHAWNEE HOLDING, INC	DELAWARE AVE SHAWNEE ON DELAWARE PA 18356	16.2.2.42-2
UNITED STATES OF AMERICA	E OF DELAWARE AVE WASHINGTON DC 20000	16.2.2.23
BOROUGH OF E STROUDSBURG	WOODS RD E STROUDSBURG PA 18301	16.7B.3.34
CALVERY BIBLE CHURCH OF EAST	9 3 POINT GARDEN RD E STROUDSBURG PA 18301	16.7.2.41
GANGEMI, NICOLA	65 INDEPENDENCE RD RANDOLPH NJ 07869	16.7.2.53

EAST STROUDSBURG AREA SCHOOL DISTRICT	93 INDEPENDENCE RD EAST STROUDSBURG PA 18301	16.94217
EAST STROUDSBURG AREA SCHOOL	2000 MILFORD RD E STROUDSBURG PA 18301	16.7.2.31
AC PROPERTY GAINS, LLC	800 MILFORD RD TEANECK NJ 07666	16.10.1.23-7
CROMPTON, JAMES H, SR & TERESA	799 MILFORD RD E STROUDSBURG PA 18301	16.10.1.17
STETER, LLC	2003 MILFORD RD EAST STROUDSBURG PA 18301	16.10.1.25
COBB, RICK	1993 MILFORD RD EAST STROUDSBURG PA 18301	16.10.1.24
RUDIN FAMILY PARTNERS, LLC	510 FAWN RD SAYLORSBURG PA 18353	17.3.1.66
MILFORD COMMONS APARTMENTS, LLC	302 COMMONS CT EAST STROUDSBURG PA 18301	16.10.1.35
SMITHFIELD SEWER AUTHORITY	117 IVY LN EAST STROUDSBURG PA 18301	16.10.2.24-4
BRODHEADSVILLE STORAGE, LP	2035 MILFORD RD BANGOR PA 18013	16.10.1.32-1
DENG, ALEX	1178 VALHALLA DR EAST STROUDSBURG PA 18301	16.10.1.32-3
E STBG CONGREGATION	2036 MILFORD RD EAST STROUDSBURG PA 18301	16.7.1.13
BRODHEADSVILLE STORAGE, LP	2044 MILFORD RD BANGOR PA 18013	16.7.1.15
BURNLEY NOEL, BRUCE, JR & JILL ANN	2072 MILFORD RD ANALOMINK PA 18320	16.7.1.21
2080 MILFORD, LLC	2080 MILFORD RD EAST STROUDSBURG PA 18301	16.7.1.21-1
MT TOM ROAD PROPERTIES, LLC	1027 MT TOM RD EAST STROUDSBURG PA 18301	16.7.1.23
R FAMILY UNIT, LLC	2111 MILFORD RD BANGOR PA 18013	16.7.1.25
D ROMAN PROPERTIES, LLC	2115 MILFORD RD EAST STROUDSBURG PA 18301	16.7.1.25-1
THE GHC GROUP, LLC	1057 MT TOM RD EAST STROUDSBURG PA 18301	16.7.1.27
SGS PRIME, LLC	2199 MILFORD RD E STROUDSBURG PA 18302	16.7.1.26
PARIVAR, LLC	2220 MILFORD RD E STROUDSBURG PA 18301	16.7.1.28
COAL REALTY, LLC	2203 MILFORD RD EAST STROUDSBURG PA 18301	16.7.1.26-4
SMITHFIELD VETERINARY PROPERTY	2230 MILFORD RD MILFORD PA 18337	16.7.1.29-1
AUTO CLINIC DIAGNOSTIC & REPAIR, LLC	2261 MILFORD RD EAST STROUDSBURG PA 18301	16.7.1.32
RR2 AIRPORT ROAD, LLC	119 AIRPORT RD EAST STROUDSBURG PA 18301	16.7.1.35
RR 2 AIRPORT ROAD, LLC	127 AIRPORT RD EAST STROUDSBURG PA 18301	16.117447
RR2 AIRPORT ROAD, LLC	139 AIRPORT RD EAST STROUDSBURG PA 18301	16.7.1.38
PITTALA, RICHARD E	T 536 BLAIRSTOWN NJ 07825	16.7.1.5-5
RR 2 AIRPORT ROAD, LLC	146 AIRPORT RD EAST STROUDSBURG PA 18301	16.93107
BROWN, ROBERT G & ANNIE	2275 MILFORD RD EAST STROUDSBURG PA 18301	16.7.1.41
PANG, DANNY & YUK LAN	1140 MT TOM RD EAST STROUDSBURG PA 18301	16.7.1.43
MUIR, ERROL W	2291 MILFORD RD EAST STROUDSBURG PA 18301	16.7.1.40
MUIR, ERROL W	2295 MILFORD RD EAST STROUDSBURG PA 18301	16.7.1.46
2309 MILFORD RD, LLC	106 SWORD LN LANCASTER PA 17603	16.7.1.39
LIFE STORAGE, LP	104 JOEL ST WILLIAMSVILLE NY 14221	16.7C.1.50
LIFE STORAGE, LP	LAWTON RD WILLIAMSVILLE NY 14221	16.7C.1.47
SCHUCHMAN, PAUL & JUDITH E, ETAL	2487 MILFORD RD MARSHALLS CREEK PA 18335	16.7.1.64
BABY BEAR ENTERPRISE, LLC	2490 MILFORD RD BLACKWOOD NJ 08012	16.7.2.9-1
POCONO 57 MANAGEMENT COR,P LLC	9091 FRANKLIN HILL RD BLACKWOOD NJ 08012	16.7.2.9
RPC STROUDSBURG, LLC	9073 FRANKLIN HILL RD DALLAS TX 75380	16.92710
SCHRENKO, LOUIS S JR & PAMELA H	2523 MILFORD RD EAST STROUDSBURG PA 18301	16.7.1.64-2

MCGWYNE MANAGEMENT, LLC	9090 FRANKLIN HILL RD EAST STROUDSBURG PA 18301	16.7.2.7
DREISBACH, W SCOTT & KATHERINE J	9080 FRANKLIN HILL RD MARSHALLS CREEK PA 18335	16.7.2.8
SATH, LLC	9070 FRANKLIN HILL RD EAST STROUDSBURG PA 18301	16.7.2.8-1
2506 MILFORD ROAD, LLC	2506 MILFORD RD EAST STROUDSBURG PA 18301	16.7.2.5
SCHUCHMAN, KENNETH A	2525 MILFORD RD MARSHALLS CREEK PA 18335	16.7.1.80
NIJI SHAKTI, LLC	2535 MILFORD RD FLEMINGTON NJ 08822	16.7.1.80-2
2575 MILFORD, LLC	2575 MILFORD RD HAVERTOWN PA 19083	16.6.1.47
MARSHALLS CREEK FUEL, LLC	2583 MILFORD RD WEST ISLIP NY 11795	16.5.1.19
MARSHALLS CREEK FUEL, LLC	2585 MILFORD RD WEST ISLIP NY 11795	16.5.1.19-1
MAULA, ANTHONY	2591 MILFORD RD STROUDSBURG PA 18360	16.5.1.17
2600 A & B, LLC	2600 MILFORD RD BOCA RATON FL 33432	16.5.1.20
MC VILLAGE, LP	2610 MILFORD RD PITTSTON PA 18640	16.5.1.21
MC VILLAGE, LP	2610 MILFORD RD PITTSTON PA 18640	16.5.1.20-1
PANDA'S PUB, LLC	2601 MILFORD RD ALLENTOWN PA 18103	16.5.1.6
RPC STROUDSBURG, LLC	202 DARTMOUTH DR DALLAS TX 75380	16.5.2.2
RICCOBONO, FRANK J	149 SEVEN BRIDGE RD MARSHALLS CREEK PA 18335	16.5.1.23
HELLSTROM, VICTOR & TONE M	123 COLUMBIA DR MARSHALLS CREEK PA 18335	16.5.2.14
RICCOBONO, FRANK J	151 SEVEN BRIDGE RD MARSHALLS CREEK PA 18335	16.5.2.13
J PARK PLAZA, LLC	106 COLUMBIA DR EAST STROUDSBURG PA 18301	16.5.2.11
RPC STROUDSBURG, LLC	324 DARTMOUTH DR DALLAS TX 75380	16.5.2.10
METROPOLITAN EDISON CO	185 SEVEN BRIDGE RD MORRISTOWN NJ 07962	16.5.1.22-1
JVFERRARO HOLDINGS, LLC	208 DARTMOUTH DR ARCHBALD PA 18403	16.5.2.15
TREIBLE, RUSSELL E & NANCY	201 DARTMOUTH DR MARSHALLS CREEK PA 18335	16.117138
SWOREN, JOSEPH A	207 DARTMOUTH DR MARSHALLS CREEK PA 18335	16.5.2.3
CAPPA, JOSEPH C	217 DARTMOUTH DR MARSHALLS CREEK PA 18335	16.5.2.4
MOUNTAIN STREAM BAPTIST CHURCH, INC	305 DARTMOUTH DR BUSHKILL PA 18324	16.5.2.6
FISH, PATRICIA B	309 DARTMOUTH DR EAST STROUDSBURG PA 18301	16.5.2.7
MARSHALLS CREEK, LLC	315 DARTMOUTH DR ELMWOOD PARK NJ 07407	16.5.2.8
SMITH, FRANKLIN JAY JR.	323 DARTMOUTH DR MARSHALLS CREEK PA 18335	16.5.2.9
RICCOBONO, FRANK J	186 SEVEN BRIDGE RD MARSHALLS CREEK PA 18335	16.112850
RICCOBONO, FRANK J	RT 209 MARSHALLS CREEK PA 18335	16.7.2.1
KUEHN, CHARLES G & EMIKO	124 SAWMILL CT EAST STROUDSBURG PA 18301	16.112986
CIECIORKO, MARIUSZ, ETUX	149 SAWMILL CT E STROUDSBURG PA 18302	16.92630
THE TOWNSHIP OF SMITHFIELD	1155 RED FOX RD E STROUDSBURG PA 18301	16.3.2.1
RUIZ, VERONICA	144 TWIN FALLS RD EAST STROUDSBURG PA 18301	16.3.2.2
PECK, JEAN YETTER	218 TWIN FALLS RD EAST STROUDSBURG PA 18301	16.110554
JACOBI, JOHN A	398 SEVEN BRIDGE RD MARSHALLS CREEK PA 18335	16.3.2.21-5
JACOBI, JOHN	RTE 209 MARSHALLS CREEK PA 18335	16.93371
JACOBI, JOHN & DAVID	422 SEVEN BRIDGE RD MARSHALLS CREEK PA 18335	16.3.2.21-4
LOWRIS, JASON	424 SEVEN BRIDGE RD MARSHALLS CREEK PA 18335	16.3.2.21-3
BILIANIS, SPIROS, ETAL	480 SEVEN BRIDGE RD EAST STROUDSBURG PA 18301	16.3A.1.38

MT TOM ROAD PROPERTIES, LLC	501 SEVEN BRIDGE RD EAST STROUDSBURG PA 18301	16.3.2.22-5
DLP PROFESSIONAL BUILDING, LLC	528 SEVEN BRIDGE RD BETHLEHEM PA 18017	16.3.2.36
DLP BUILDING NORTH, LLC	529 SEVEN BRIDGE RD BETHLEHEM PA 18017	16.3.2.36-1
TEJRISHI CORP OF PA	629 SEVEN BRIDGE RD EAST STROUDSBURG PA 18301	16.8.1.61
KAUSHAL REALTY, LLC	639 SEVEN BRIDGE RD EAST STROUDSBURG PA 18302	16.8.1.60-1
YASENCHAK, ANTHONY DALE & MERCEDES, REVOCABLE TRUST	657 SEVEN BRIDGE RD STROUDSBURG PA 18360	16.8.1.59
WATER GAP ACQUISITIONS PARTNERS LLC	296 MOUNTAIN RD EDGE MENT PA 19028	16.9.1.26
MARKI ROBERT L SR	TOTTS GAP RD STROUDSBURG PA 18360	16.9.1.33-3
MARKI LEWIS ETUX	1537 TOTTS GAP RD STROUDSBURG PA 18360	16.9.1.33-2
MARKI ROBERT L	1531 TOTTS GAP RD STROUDSBURG PA 18360	16.9.1.33-1
WATER GAP ACQUISITIONS PARTNERS LLC	T 383 EDGE MENT PA 19028	16.9.1.22
METROPOLITAN EDISON CO	3221 GODFREY RIDGE DR MORRISTOWN NJ 07962	16.111568
PENNSYLVANIA POWER & LIGHT CO	3174 GODFREY RIDGE DR ALLEN TOWN PA 18101	17.6.1.11
HELLER LINDA	PA RT 611 STROUDSBURG PA 18360	16.8.3.29
HELLER LINDA R	1040 FOXTOWN HILL RD STROUDSBURG PA 18360	16.8.3.28
HELLER LINDA R	105 MAPLE AVE STROUDSBURG PA 18360	16.8.3.27
STATE OF PENNA	RT 611 HARRISBURG PA 17105	04.1.3.25
STATE OF PENNA	ROUTE 80 HARRISBURG PA 17105	16.8.2.31-1
STATE OF PENNA	18 RIVER RD HARRISBURG PA 17105	16.8.2.31-2
STATE OF PENNA	ROUTE 80 HARRISBURG PA 17105	16.8.2.32
ZOLDAN FAMILY OHIO LP	119 BROAD ST YOUNGSTOWN OH 44505	16.8.2.33-1
FAIRMOUNT HOSPITALITY LLC	109 BROAD ST MONROE TOWNSHIP NJ 08831	04.2.1.1
AKS REALTY, LLC	93 BROAD ST STROUDSBURG PA 18360	04.2.1.3
DEL WATER GAP MUNICIPAL AUTH	E OF BRD ST DELAWARE WATER GAP PA 18327	04.2.1.1-3
DEL WATER GAP MUNICIPAL AUTH	E OF BRD ST DEL WATER GAP PA 18327	16.92174
P&R REAL ESTATE LLC	136 SHELDING RD BATH PA 18014	04.2.1.7
THE TOWNSHIP OF SMITHFIELD	44 RIVER RD E STROUDSBURG PA 18301	16.8.2.31-11
THE MANWALAMINK WATER CO	123 RIVER RD SHAWNEE ON DELAWARE PA 18356	16.8.1.20-17
HAVE A HAPPY DAY INC	RIVER PLZ SHAWNEE ON DELAWARE PA 18356	16.8.1.19
MILLER JOAN ETAL	242 ACRES RD SHAWNEE ON DELAWARE PA 18356	16.2.1.15
SHAWNEE DEVELOPMENT INC	1123 BUTTERMILK FALLS RD ORLANDO FL 32821	16.3.2.34
SHAWNEE COMMONS CORP	111 RIDGE TOP RD NW SHAWNEE ON DEL PA 18356	16.92544
SHAWNEE DEVELOPMENT INC	LR 45011 ORLANDO FL 32821	16.3.2.28-7
KOTCO ASSOCIATES LP	367 E BROWN ST BETHLEHEM PA 18020	16.8.2.44
SMITH CHESTER L JR MD	371 E BROWN ST EAST STROUDSBURG PA 18301	16.110164
FEDERATION OF JEWISH	T 536 BROOKLYN NY 11219	16.6.1.2
VAUGHAN ERNEST F & EILEEN B	415 TAYLOR DR EAST STROUDSBURG PA 18301	16.6.1.15-3
SCOTT RUSSELL D III & CRAIG N	162 MARSHALLS CREEK RD MARSHALLS CREEK PA 18335	16.6.1.42
CLA LLC	2581 MILFORD RD MARSHALLS CREEK PA 18335	16.5.1.18
MARSHALLS CREEK VOLUNTEER FIRE CO	112 MARSHALLS CREEK RD MARSHALLS CREEK PA 18335	16.5.1.8
BRP PROPERTIES LLC	105 MARSHALLS CREEK RD MARSHALLS CREEK PA 18335	16.5.1.13

PANDA'S PUB LLC	2601 MILFORD RD ALLENTOWN PA 18103	16.5.1.6
SKI SHAWNEE INC	186 GOLDSMITH LN SHAWNEE ON DEL PA 18356	16.1.1.8-3
SKI SHAWNEE INC	SUMMIT LODGE LN SHAWNEE ON DEL PA 18356	16.1.1.6
SKI SHAWNEE INC	MOSIER KNOB RD T 515 SHAWNEE ON DEL PA 18356	16.1.1.13-3
SKI SHAWNEE INC	MOSIER KNOB RD T 515 SHAWNEE ON DEL PA 18356	16.1.1.13-2
UNITED STATES OF AMERICA	403 MOSIERS KNOB RD WASHINGTON DC 20000	16.1.1.1
SHAWNEE VALLEY OWNERS ASSOC	1110 UPPER RIDGE VIEW DR SHAWNEE ON DEL PA 18356	16.119217
AHNERT W PETER JR ETAL	4494 MILFORD RD MARSHALLS CREEK PA 18335	09.9.2.14-1
V F W HOME ASSOC OF MONROE CO	546 FAWN RD EAST STROUDSBURG PA 18301	16.111908
LUONGO, ANTHONY	344 AIRPORT RD EAST STROUDSBURG PA 18301	16.6.1.13
PRIMROSE TIMOTHY R JR	318 AIRPORT RD EAST STROUDSBURG PA 18301	16.6.1.12-10
BLACK BUFFALO LAND ACQUISITION, LLC	136 AIRSTRIP RD NEW YORK NY 10016	16.7.1.6
WAYNE BANK TRUSTEE OF THE MARVIN	109 AIRSTRIP RD HONESDALE PA 18431	16.113769
Y NOT TONY'S CO	AIRPORT RD BLAKESLEE PA 18610	16.113768
WAYNE BANK TRUSTEE OF THE MARVIN	106 AIRSTRIP RD HONESDALE PA 18431	16.113767
BLACK BUFFALO LAND ACQUISITION, LLC	140 AIRSTRIP RD NEW YORK NY 10016	16.7.1.8-1
RR 2 AIRPORT ROAD LLC	146 AIRPORT RD EAST STROUDSBURG PA 18301	16.93107
THE LUTHERN CHURCH OF SMITHFIELD A/K/A	139 CRAIGS MEADOW RD E STROUDSBURG PA 18302	16.7.1.71

Minimum Control Measure #1

Public Education and Outreach on Stormwater Impacts

Smithfield Township

1632168

June 30, 2023

Document	Website	Newsletter	Facebook	Municipal Lobby
Winter Stormwater Management & Water Quality Tips	x			
Spring Stormwater Management & Water Quality Tips	x			
Protect Our Watershed Summer Tips	x			
Fall Stormwater Management & Water Quality Tips	x			
What is MS-4?	x			
EPA Stormwater Phase II Final Rule	x			
Yearly Status Reports	x			
Stormwater Management Brochure	x			
Swimming Pool Water Discharge Guidelines	x			
When It Rains It Drains	x			
Illicit Discharge, Detection, and Elimination Plan	x			
Water-Efficient Landscaping	x			
Public Presentation, Smithfield Township's MS-4 Program, June 2021	x			
Public Presentation, Smithfield Township's MS-4 Program, June 22, 2022	x			
Public Presentation, Smithfield Township's MS-4 Program, June 14, 2023	x			
Green Guide for Property Management				x
Rain Gardens: Gardens with Benefits				x
Basin Retrofits				x

How to Create a Meadow in Southeastern Pennsylvania the Basics				x
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Upcoming Events

Read about what will be going on in our town

**Board of Supervisors
Regular Meeting**

on 07/26/2023 6:00 pm

**Board of Supervisors
Regular Meeting**

on 08/09/2023 6:00 pm

**Planning Commission
Regular Meeting**

on 08/10/2023 7:00 pm

SHOW MORE EVENTS

Featured Articles & News

EAST
STROUDSBURG
WEATHER



86°F
overcast clouds

Mon	Tue	Wed	Thu	Fri	Sat	Sun
86°F 66°F	88°F 66°F	84°F 61°F	82°F 61°F	81°F 68°F	79°F 61°F	84°F 59°F

July 2022 eNewsletter

07/06/2022

Have a Blast, but be Safe! Independence Day is just around the corner, and what better way to celebrate than with fireworks? While we all want to have a blast, no one wants to spend Independence Day in the emergency room, which is exactly where more than 15,600 ...

[READ MORE »](#)

June 2022 eNewsletter

07/06/2022

Prevent Wrongful Discharge to Storm Drains
Any substance discharged onto an impervious surface will almost always end up in the stormwater system, and ultimately our drinking water supply source. Although some pollutant sources may seem trivial (like pet waste, decomposing grass clippings, and the over-use of fertilizer), the effects ...

[READ MORE »](#)

Township History

More than 25 years before the United States Declaration of Independence, Smithfield Township was created - not born - as a political decision of the Bucks County Commissioners and Court. Many times since then, some authority's political decision has shaped the scope, boundaries, and social forces operating on this Township.

MORE ABOUT US

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1155 Red Fox Road
East Stroudsburg, PA 18301

(570) 223-5082 Phone
(570) 223-5086 Fax

Office: Monday - Friday, 8:00AM to 4:30PM
Zoning: Monday - Friday, 7:00AM to 3:00PM





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MS-4

What is MS-4?

MS-4 stands for Municipal Separate Storm Sewer System – essentially a collection of structures, including retention basins, ditches, roadside inlets, and underground pipes, which are designed to collect stormwater and discharge it into streams without treatment. Smithfield Township’s urban classification via the 2010 U.S. Census requires it to become part of the Environmental Protection Agency’s MS-4 program, managed by the Pennsylvania Department of Environmental Protection.

The key requirement of the program in Smithfield Township is to reduce the sediment levels in the Brodhead Creek and Reservoir Run. This is done through public education, routine inspections at outlets, illicit discharge detection, and other preventive measures. Progress on and eventual completion of the pollution reduction and stormwater management plans allows Smithfield Township to comply with the terms of the NPDES (National Pollution Discharge Elimination System) permit. If you live or conduct business along the impaired area(s) and wish to help the Township successfully implement the program, call the Township Engineers at Boucher & James at (610) 419-9407.

Township MS-4 Reports

- [Year 1 Status Report](#)
- [Year 2 Status Report](#)
- [Year 3 Status Report](#)
- [Year 4 Status Report](#)

Additional Documents

- [Winter Tips](#)
- [Spring Tips](#)
- [Summer Tips](#)
- [Fall Tips](#)
- [What is MS-4?](#)
- [MS-4 Full Rules](#)
- [Stormwater Management](#)

[Smithfield's MS-4 Program](#)

[2021 MS-4 Presentation Video](#)

[Efficient Landscaping](#)

[Swimming Pool Water Discharge
Guidelines](#)

[When It Rains, It Drains](#)

[Illicit Discharge](#)

[2022 MS-4 Presentation Document](#)

[2023 MS-4 Presentation Document](#)


Local Partners & Resources


[Monroe County Conservation District](#)

[Brodhead Watershed Association](#)

[PA Dept. of Environmental Protection](#)

 1155 Red Fox Road
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 [\(570\) 223-5082](tel:(570)223-5082) Phone
[\(570\) 223-5086](tel:(570)223-5086) Fax

 Office: Monday - Friday, 8:00AM
to 4:30PM
Zoning: Monday - Friday, 7:00AM
to 3:00PM





Winter Stormwater Management & Water Quality Tips

- 1) Dispose of shoveled snow in vegetated areas. The snow will melt and infiltrate into the vegetated area instead of becoming runoff and discharging into local streams.
- 2) Use de-icing chemicals and salt sparingly. Avoid overspreading onto vegetated areas or near existing streams, and to minimize runoff of chemicals and salt into local streams.
- 3) Start shoveling early. Less salt is needed when more snow is removed.
- 4) Make sure your nearest storm drains are clear. Be sure to keep storm inlets clear of shoveled or plowed snow.



Spring Stormwater Management & Water Quality Tips

- 1) Plant native plants. Planting native trees, shrubs, and groundcover provides biodiversity. Native plants require less maintenance and water to survive.
- 2) Mulch your grass clippings. Leave grass clippings to decompose on your lawn. They are a good source of nitrogen fertilizer.
- 3) Use chemicals sparingly. Use fertilizer sparingly to ensure chemicals do not runoff during a rain event and enter a local stream.
- 4) Pick up pet waste. Pet waste contains unhealthy bacteria which can contaminate local streams. Pick up, bag, and dispose of pet waste properly.

PROTECT OUR WATERSHED

SUMMER TIPS

MEASURE



Always follow directions to use proper amounts of fertilizer and herbicides. Too much can wash off your property into storm drains and harm aquatic life.

REUSE



Keep grass at least 3" to promote healthy root growth. Dispose of clippings in a compost pile or yard waste bag so they do not wash into storm drains and then our streams. Clippings also make great natural mulch.

CARE



Have a spill kit handy to immediately clean up any spills in your driveway like gas or oil leaks. Report any major spills to the Township.

CONSERVE



Watch your watering! Lawns only need about 1" of rain per week. Overwatering can result in runoff, which can carry fertilizers and herbicides along with it. Avoid watering during mid-day.

CLEANUP



Get involved in a local stream or neighborhood cleanup.

WASH



Wash cars at commercial car washes, where wash water is connected to sanitary sewers and treated. At home, wash your car on the grass, not the driveway, so that soapy water doesn't wash into storm drains.



Fall Stormwater Management & Water Quality Tips

- 1) Dispose of leaf litter and yard waste in an appropriate manner, never in a local stream. Leaf and yard waste should be shredded and used as mulch or fertilizer on your lawn or in your garden.
- 2) Clear leaves and debris from gutters and storm drains. Keep storm inlets clear of leaves and debris to prevent flooding and to keep local streams clean.
- 3) Fertilize lawn only if needed. Only fertilize if soil test determines its needed.
- 4) Plant native trees and shrubs. Fall is a great time to plan. Trees, shrubs, and groundcover provide wildlife habitats and infiltration of stormwater.

WHAT IS MS-4?

MS-4 is short for *Municipal Separate Storm Sewer System*

A separate storm sewer system is a collection of structures, including retention basins, ditches, roadside inlets and underground pipes, designed to gather stormwater from built-up areas and discharge it, without treatment, into local streams. It's called a separate system because it is not connected to the sanitary sewer system which drains wastewater from inside a home to a sewage treatment facility or private septic system.

Many rural developments have stormwater management structures, not only communities that the United States Census Bureau classifies as *Urbanized Areas* based on population density, are required to become part of the MS-4 program. Urbanized Areas contain plenty of commercial and residential development which produce large amounts of stormwater runoff. Large institutions, like college campuses and hospital complexes, are also part of the MS-4 program because they also contain the type of dense development that produces concentrated stormwater flows. Finally, PennDOT and the Pennsylvania Turnpike Commission are in the MS-4 program because of the many separate storm sewer systems they maintain along roads and highways.

Pennsylvania's first two MS-4's were Pittsburgh and Philadelphia which have been in the program since the 1990's. The state's remaining MS-4's, around 950 in 2018, started getting enrolled in the early 2000's. The program is managed by the Pennsylvania Department of Environmental Protection (PADEP), which fulfills this role to comply with federal mandates under the Clean Water Act. The Environmental Protection Agency (EPA) has an oversight role because they are the federal agency charged with implementing the Clean Water Act.

The authorization that MS-4 communities get from PADEP to legal discharge stormwater into local streams is called an *NPDES* permit which stands for National Pollution Discharge Elimination system. These particular NPDES permits are also commonly called, *MS-4 Permits*. To meet the terms of the NPDES Permit, the Township needs to develop what is called a *Stormwater Management Program* (SWMP). Communities that discharge into any water that PADEP identifies as *impaired* are also required to develop a *Pollutant Reduction Plan* (PRP).

Because every MS-4 faces unique stormwater challenges each management plan is unique. But every SWMP includes the same six focus areas that the EPA considers essential for success. These areas are called *Minimum Control Measures* (MCM) and include the following:

MCM #1 – Public Education and Outreach

MCM #2 – Public Participation and Involvement

MCM #3 – Illicit Discharge Detection and Elimination

MCM #4 – Construction Site Erosion Control

MCM #5 – Post Construction Stormwater Management

MCM #6 – Pollution Prevention and Good Housekeeping



Stormwater Phase II Final Rule

Public Education and Outreach Minimum Control Measure

Stormwater Phase II Final Rule Fact Sheet Series

Overview

1.0 – Stormwater Phase II Final Rule: An Overview

Small MS4 Program

2.0 – Small MS4 Stormwater Program Overview

2.1 – Who's Covered? Designation and Waivers of Regulated Small MS4s

2.2 – Urbanized Areas: Definition and Description

Minimum Control Measures

2.3 – Public Education and Outreach

2.4 – Public Participation/Involvement

2.5 – Wick Discharge Detection and Elimination

2.6 – Construction Site Runoff Control

2.7 – Post-Construction Runoff Control

2.8 – Pollution Prevention/Good Housekeeping

2.9 – Permitting and Reporting: The Process and Requirements

2.10 – Federal and State-Operated MS4s: Program Implementation

Construction Program

3.0 – Construction Program Overview

3.1 – Construction Related Erosivity Waiver

Industrial "No Exposure"

4.0 – Conditional No Exposure Exclusion for Industrial Activity

This fact sheet profiles the Public Education and Outreach minimum control measure, one of six measures an operator of a Phase II-regulated small municipal separate storm sewer system (MS4) is required to include in its stormwater management program to meet the conditions of its National Pollutant Discharge Elimination System (NPDES) stormwater permit. This fact sheet outlines the Phase II Final Rule requirements and offers some general guidance on how to satisfy them. It is important to keep in mind that the regulated small MS4 operator has a great deal of flexibility in choosing exactly how to satisfy the minimum control measure requirements.

Why Is Public Education and Outreach Necessary?

An informed and knowledgeable community is crucial to the success of a stormwater management program since it helps to ensure the following:

- *Greater support* for the program as the public gains a greater understanding of the reasons why it is necessary and important. Public support is particularly beneficial when operators of small MS4s attempt to institute new funding initiatives for the program or seek volunteers to help implement the program; and
- *Greater compliance* with the program as the public becomes aware of the personal responsibilities expected of them and others in the community, including the individual actions they can take to protect or improve the quality of area waters.

What Is Required?

To satisfy this minimum control measure, the operator of a regulated small MS4 needs to:

- Implement a public education program to distribute educational materials to the community, or conduct equivalent outreach activities about the impacts of stormwater discharges on local waterbodies and the steps that can be taken to reduce stormwater pollution; and
- Determine the appropriate best management practices (BMPs) and measurable goals for this minimum control measure. Some program implementation approaches, BMPs (i.e., the program actions/activities), and measurable goals are suggested below.

What Are Some Guidelines for Developing and Implementing This Measure?

Three main action areas are important for successful implementation of a public education and outreach program:

① Forming Partnerships

Operators of regulated small MS4s are encouraged to utilize partnerships with other governmental entities to fulfill this minimum control measure's requirements. It is generally more cost-effective to use an existing program, or to develop a new regional or state-wide education program, than to have numerous operators developing their own local programs. Operators also are encouraged to seek assistance from non-governmental organizations (e.g., environmental, civic, and industrial organizations), since many already have educational materials and perform outreach activities.

② Using Educational Materials and Strategies

Operators of regulated small MS4s may use stormwater educational information provided by their State, Tribe, EPA Region, or environmental, public interest, or trade organizations instead of developing their own materials. Operators should strive to make their materials and activities relevant to local situations and issues, and incorporate a variety of strategies to ensure maximum coverage. Some examples include:

- *Brochures or fact sheets* for general public and specific audiences;
- *Recreational guides* to educate groups such as golfers, hikers, paddlers, climbers, fishermen, and campers;
- *Alternative information sources*, such as web sites, bumper stickers, refrigerator magnets, posters for bus and subway stops, and restaurant placemats;
- *A library of educational materials* for community and school groups;
- *Volunteer citizen educators* to staff a public education task force;
- *Event participation* with educational displays at home shows and community festivals;
- *Educational programs* for school-age children;
- *Storm drain stenciling* of storm drains with messages such as "Do Not Dump - Drains Directly to Lake;"
- *Stormwater hotlines* for information and for citizen reporting of polluters;
- *Economic incentives* to citizens and businesses (e.g., rebates to homeowners purchasing mulching lawnmowers or biodegradable lawn products); and
- *Tributary signage* to increase public awareness of local water resources.

③ Reaching Diverse Audiences

The public education program should use a mix of appropriate local strategies to address the viewpoints and concerns of a variety of audiences and communities, including minority and disadvantaged communities, as well as children. Printing posters and brochures in more than one language or posting large warning signs (e.g., cautioning against fishing or swimming) near storm sewer outfalls are methods that can be used to reach audiences less likely to read standard materials. Directing materials or outreach programs toward specific groups of commercial, industrial, and institutional entities likely to have significant stormwater impacts is also recommended. For example, information could be provided to restaurants on the effects of grease clogging storm drains and to auto garages on the effects of dumping used oil into storm drains.

What Are Appropriate Measurable Goals?

Measurable goals, which are required for each minimum control measure, are intended to gauge permit compliance and program effectiveness. The measurable goals, as well as the BMPs, should reflect the needs and characteristics of the operator and the area served by its small MS4. Furthermore, they should be chosen using an integrated approach that fully addresses the requirements and intent of the minimum control measure. Finally, they should allow the MS4 to make improvements to its program over each 5-year permit term by providing data on program successes and shortfalls.

EPA has developed a Measurable Goals Guidance for Phase II MS4s that is designed to help program managers comply with the requirement to develop measurable goals. The guidance presents an approach for MS4 operators to develop measurable goals as part of their stormwater management plan. For example, an MS4 could develop a stormwater public education campaign for radio and television. The goal of the campaign might be to increase the number of dog owners who pick up after their pets. To measure the program's progress towards this goal, the program manager might perform a stormwater public awareness survey at the beginning, during, and at the end of the permit term to gauge any change in pet owner behavior over time. As another example, an MS4 might want to encourage "do-it-yourselfers" to recycle used motor oil by establishing and advertising a municipal drop-off center. The MS4 could measure progress toward this goal by tracking the amount of motor oil collected and correlating those data to the timing of public service announcements and other advertisements to see if their message is being received.

For Additional Information

Contacts

☞ U.S. EPA Office of Wastewater Management

<http://www.epa.gov/npdes/stormwater>

Phone: 202-564-9545

☞ Your NPDES Permitting Authority. Most States and Territories are authorized to administer the NPDES Program, except the following, for which EPA is the permitting authority:

Alaska	Guam
District of Columbia	Johnston Atoll
Idaho	Midway and Wake Islands
Massachusetts	Northern Mariana Islands
New Hampshire	Puerto Rico
New Mexico	Trust Territories
American Samoa	

☞ A list of names and telephone numbers for each EPA Region and State is located at <http://www.epa.gov/npdes/stormwater> (click on "Contacts").

Reference Documents

☞ EPA's Stormwater Web Site

<http://www.epa.gov/npdes/stormwater>

- Stormwater Phase II Final Rule Fact Sheet Series
- Stormwater Phase II Final Rule (64 FR 68722)
- National Menu of Best Management Practices for Stormwater Phase II
- Measurable Goals Guidance for Phase II Small MS4s
- Stormwater Case Studies
- Stormwater Month Materials
- And many others

☞ Getting In Step

<http://www.epa.gov/owow/watershed/outreach/documents/getnstep.pdf>



Stormwater Phase II Final Rule

Public Participation/ Involvement Minimum Control Measure

Stormwater Phase II Final Rule Fact Sheet Series

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This fact sheet profiles the Public Participation/Involvement minimum control measure, one of six measures the operator of a Phase II regulated small municipal separate storm sewer system (MS4) is required to include in its stormwater management program to meet the conditions of its National Pollutant Discharge Elimination System (NPDES) permit. This fact sheet outlines the Phase II Final Rule requirements and offers some general guidance on how to satisfy them. It is important to keep in mind that the small MS4 operator has a great deal of flexibility in determining how to satisfy the minimum control measure requirements.

Why Is Public Participation and Involvement Necessary?

EPA believes that the public can provide valuable input and assistance to a regulated small MS4's municipal stormwater management program and, therefore, suggests that the public be given opportunities to play an active role in both the development and implementation of the program. An active and involved community is crucial to the success of a stormwater management program because it allows for:

- *Broader public support* since citizens who participate in the development and decision making process are partially responsible for the program and, therefore, may be less likely to raise legal challenges to the program and more likely to take an active role in its implementation;
- *Shorter implementation schedules* due to fewer obstacles in the form of public and legal challenges and increased resources in the form of citizen volunteers;
- *A broader base of expertise and economic benefits* since the community can be a valuable, and free, intellectual resource; and
- *A conduit to other programs* as citizens involved in the stormwater program development process provide important cross-connections and relationships with other community and government programs. This benefit is particularly valuable when trying to implement a stormwater program on a watershed basis, as encouraged by EPA.

What Is Required?

To satisfy this minimum control measure, the operator of a regulated small MS4 must:

- Comply with applicable State, Tribal, and local public notice requirements; and
- Determine the appropriate best management practices (BMPs) and measurable goals for this minimum control measure. Possible implementation approaches, BMPs (i.e., the program actions and activities), and measurable goals are described below.

What Are Some Guidelines for Developing and Implementing This Measure?

Operators of regulated small MS4s should include the public in developing, implementing, updating, and reviewing their stormwater management programs. The public participation program should make every effort to reach out and engage all economic and ethnic groups. EPA recognizes that there are challenges associated with public involvement. Nevertheless, EPA strongly believes that these challenges can be addressed through an aggressive and inclusive program. Challenges and example practices that can help ensure successful participation are discussed below.

Implementation Challenges

The best way to handle common notification and recruitment challenges is to know the audience and think creatively about how to gain its attention and interest. Traditional methods of soliciting public input are not always successful in generating interest and subsequent involvement, in all sectors of the community. For example, municipalities often rely solely on advertising in local newspapers to announce public meetings and other opportunities for public involvement. Since there may be large sectors of the population who do not read the local press, the audience reached may be limited. Therefore, alternative advertising methods should be used whenever possible, including radio or television spots, postings at bus or subway stops, announcements in neighborhood newsletters, announcements at civic organization meetings, distribution of flyers, mass mailings, door-to-door visits, telephone notifications, and multilingual announcements. These efforts, of course, are tied closely to the efforts for the public education and outreach minimum control measure (see Fact Sheet 2.3).

In addition, advertising and soliciting help should be targeted at specific population sectors, including ethnic, minority, and low-income communities; academia and educational institutions; neighborhood and community groups; outdoor recreation groups; and business and industry. The goal is to involve a diverse cross-section of people who can offer a multitude of concerns, ideas, and connections during the program development process.

Possible BMPs

There are a variety of practices that could be incorporated into a public participation and involvement program, such as:

- *Public meetings/citizen panels* allow citizens to discuss various viewpoints and provide input concerning appropriate stormwater management policies and BMPs;
- *Volunteer water quality monitoring* gives citizens first-hand knowledge of the quality of local water bodies and provides a cost-effective means of collecting water quality data;

- *Volunteer educators/speakers* who can conduct workshops, encourage public participation, and staff special events;
- *Storm drain stenciling* is an important and simple activity that concerned citizens, especially students, can do;
- *Community clean-ups* along local waterways, beaches, and around storm drains;
- *Citizen watch groups* can aid local enforcement authorities in the identification of polluters; and
- *"Adopt A Storm Drain" programs* encourage individuals or groups to keep storm drains free of debris and to monitor what is entering local waterways through storm drains.

What Are Appropriate Measurable Goals?

Measurable goals, which are required for each minimum control measure, are intended to gauge permit compliance and program effectiveness. The measurable goals, as well as the BMPs, greatly depend on the needs and characteristics of the operator and the area served by the small MS4. Furthermore, they should be chosen using an integrated approach that fully addresses the requirements and intent of the minimum control measure.

EPA has developed a Measurable Goals Guidance for Phase II MS4s that is designed to help program managers comply with the requirement to develop measurable goals. The guidance presents an approach for MS4 operators to develop measurable goals as part of their stormwater management plan. For example, an MS4 could conclude as part of its Illicit Discharge Detection and Elimination program that a certain section of town has a high incidence of used motor oil dumping. The watershed has numerous automotive businesses including small repair shops, large auto dealerships, gas stations, and body shops. In addition, there are several large apartment complexes with areas that could be used as "do-it-yourself" oil change areas. The MS4 organizes a public meeting in the watershed to not only educate residents about stormwater issues and permit requirements, but also to ask for input regarding possible dumping areas and to determine if the community needs an oil recycling facility or some other way to safely dispose of used motor oil. In this way, the MS4 might better understand who the target audience is for illegal dumping control while implementing a valuable service for the watershed community.

For Additional Information

Contacts

- ☞ U.S. EPA Office of Wastewater Management
<http://www.epa.gov/npdes/stormwater>
Phone: 202-564-9545

- ☞ Your NPDES Permitting Authority. Most States and Territories are authorized to administer the NPDES Program, except the following, for which EPA is the permitting authority:

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Stormwater Phase II Final Rule

Illicit Discharge Detection and Elimination Minimum Control Measure

Stormwater Phase II Final Rule Fact Sheet Series

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Construction Program

3.0 – Construction Program Overview

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Industrial "No Exposure"

4.0 – Conditional No-Exposure Exclusion for Industrial Activity

This fact sheet profiles the Illicit Discharge Detection and Elimination minimum control measure, one of six measures the operator of a Phase II regulated small municipal separate storm sewer system (MS4) is required to include in its stormwater management program to meet the conditions of its National Pollutant Discharge Elimination System (NPDES) permit. This fact sheet outlines the Phase II Final Rule requirements and offers some general guidance on how to satisfy them. It is important to keep in mind that the small MS4 operator has a great deal of flexibility in choosing exactly how to satisfy the minimum control measure requirements.

What Is An "Illicit Discharge"?

Federal regulations define an illicit discharge as "...any discharge to an MS4 that is not composed entirely of stormwater..." with some exceptions. These exceptions include discharges from NPDES-permitted industrial sources and discharges from fire-fighting activities. Illicit discharges (see Table 1) are considered "illicit" because MS4s are not designed to accept, process, or discharge such non-stormwater wastes.

Why Are Illicit Discharge Detection and Elimination Efforts Necessary?

Discharges from MS4s often include wastes and wastewater from non-stormwater sources. A study conducted in 1987 in Sacramento, California, found that almost one-half of the water discharged from a local MS4 was not directly attributable to precipitation runoff. A significant portion of these dry weather flows were from illicit and/or inappropriate discharges and connections to the MS4.

Illicit discharges enter the system through either direct connections (e.g., wastewater piping either mistakenly or deliberately connected to the storm drains) or indirect connections (e.g., infiltration into the MS4 from cracked sanitary systems, spills collected by drain outlets, or paint or used oil dumped directly into a drain). The result is untreated discharges that contribute high levels of pollutants, including heavy metals, toxics, oil and grease, solvents, nutrients, viruses, and bacteria to receiving waterbodies. Pollutant levels from these illicit discharges have been shown in EPA studies to be high enough to significantly degrade receiving water quality and threaten aquatic, wildlife, and human health.

Table 1

Sources of Illicit Discharges
Sanitary wastewater
Effluent from septic tanks
Car wash wastewaters
Improper oil disposal
Radiator flushing disposal
Laundry wastewaters
Spills from roadway accidents
Improper disposal of auto and household toxics

What Is Required?

Recognizing the adverse effects illicit discharges can have on receiving waters, the Phase II Final Rule requires an operator of a regulated small MS4 to develop, implement and enforce an illicit discharge detection and elimination program. This program must include the following:

- A storm sewer system map, showing the location of all outfalls and the names and location of all waters of the United States that receive discharges from those outfalls;
- Through an ordinance, or other regulatory mechanism, a prohibition (to the extent allowable under State, Tribal, or local law) on non-stormwater discharges into the MS4, and appropriate enforcement procedures and actions;
- A plan to detect and address non-stormwater discharges, including illegal dumping, into the MS4;
- The education of public employees, businesses, and the general public about the hazards associated with illegal discharges and improper disposal of waste; and
- The determination of appropriate best management practices (BMPs) and measurable goals for this minimum control measure. Some program implementation approaches, BMPs (i.e., the program actions/activities), and measurable goals are suggested below.

Does This Measure Need to Address All Illicit Discharges?

No. The illicit discharge detection and elimination program does not need to address the following categories of non-stormwater discharges or flows unless the operator of the regulated small MS4 identifies them as significant contributors of pollutants to its MS4:

- Water line flushing;
- Landscape irrigation;
- Diverted stream flows;
- Rising ground waters;
- Uncontaminated ground water infiltration;
- Uncontaminated pumped ground water;
- Discharges from potable water sources;
- Foundation drains;
- Air conditioning condensation;
- Irrigation water;
- Springs;
- Water from crawl space pumps;

- Footing drains;
- Lawn watering;
- Individual residential car washing;
- Flows from riparian habitats and wetlands;
- Dechlorinated swimming pool discharges; and
- Street wash water.

What Are Some Guidelines for Developing and Implementing This Measure?

The objective of the illicit discharge detection and elimination minimum control measure is to have regulated small MS4 operators gain a thorough awareness of their systems. This awareness allows them to determine the types and sources of illicit discharges entering their system; and establish the legal, technical, and educational means needed to eliminate these discharges. Permittees could meet these objectives in a variety of ways depending on their individual needs and abilities, but some general guidance for each requirement is provided below.

The Map

The storm sewer system map is meant to demonstrate a basic awareness of the intake and discharge areas of the system. It is needed to help determine the extent of discharged dry weather flows, the possible sources of the dry weather flows, and the particular waterbodies these flows may be affecting. An existing map, such as a topographical map, on which the location of major pipes and outfalls can be clearly presented demonstrates such awareness.

EPA recommends collecting all existing information on outfall locations (e.g., review city records, drainage maps, storm drain maps), and then conducting field surveys to verify locations. It probably will be necessary to walk (i.e., wade through small receiving waters or use a boat for larger waters) the streambanks and shorelines for visual observation. More than one trip may be needed to locate all outfalls.

Legal Prohibition and Enforcement

EPA recognizes that some permittees may have limited authority under State, Tribal or local law to establish and enforce an ordinance or other regulatory mechanism prohibiting illicit discharges. In such a case, the permittee is encouraged to obtain the necessary authority, if possible.

The Plan

The plan to detect and address illicit discharges is the central component of this minimum control measure. The plan is dependent upon several factors, including the permittee's available resources, size of staff, and degree and character of its illicit discharges. As guidance only, the four steps of a recommended plan are outlined below:

1 Locate Problem Areas

EPA recommends that priority areas be identified for detailed screening of the system based on the likelihood of illicit connections (e.g., areas with older sanitary sewer lines). Methods that can locate problem areas include: visual screening; water sampling from manholes and outfalls during dry weather; the use of infrared and thermal photography; cross-training field staff to detect illicit discharges; and public complaints.

2 Find the Source

Once a problem area or discharge is found, additional efforts usually are necessary to determine the source of the problem. Methods that can find the source of the illicit discharge include: dye-testing buildings in problem areas; dye- or smoke-testing buildings at the time of sale; tracing the discharge upstream in the storm sewer; employing a certification program that shows that buildings have been checked for illicit connections; implementing an inspection program of existing septic systems; and using video to inspect the storm sewers.

3 Remove/Correct Illicit Connections

Once the source is identified, the offending discharger should be notified and directed to correct the problem. Education efforts and working with the discharger can be effective in resolving the problem before taking legal action.

4 Document Actions Taken

As a final step, all actions taken under the plan should be documented. This illustrates that progress is being made to eliminate illicit connections and discharges. Documented actions should be included in annual reports and include information such as: the number of outfalls screened; any complaints received and corrected; the number of discharges and quantities of flow eliminated; and the number of dye or smoke tests conducted.

Educational Outreach

The Center for Watershed Protection and Robert Pitt (2004) researched the most cost-effective and efficient techniques that can be employed to identify and correct inappropriate discharges. Data from Montgomery County, Maryland, was analyzed and it was determined that staff identify and correct about six inappropriate discharges per year as a result of regular screening. By contrast, over 185 inappropriate discharges are corrected each year in Montgomery County as a direct result of citizen complaints and calls to a storm water complaint hotline. Public education and labeling of outfalls and other storm drain infrastructure is an important element of establishing a successful citizen hotline. Outreach to public employees, businesses, property owners, the general public, and elected officials regarding ways to detect and eliminate illicit discharges is an integral part of this minimum measure.

Suggested educational outreach efforts include:

- Developing *informative brochures, and guidances* for specific audiences (e.g., carpet cleaning businesses) and school curricula;
- Designing a program to *publicize and facilitate public reporting* of illicit discharges;
- *Coordinating volunteers* for locating, and visually inspecting, outfalls or to stencil storm drains; and
- *Initiating recycling programs* for commonly dumped wastes, such as motor oil, antifreeze, and pesticides.

What Are Appropriate Measurable Goals?

Measurable goals, which are required for each minimum control measure, are intended to gauge permit compliance and program effectiveness. The measurable goals, as well as the BMPs, should reflect the needs and characteristics of the operator and the area served by its small MS4. Furthermore, they should be chosen using an integrated approach that fully addresses the requirements and intent of the minimum control measure.

EPA has developed a Measurable Goals Guidance for Phase II MS4s that is designed to help program managers comply with the requirement to develop measurable goals. The guidance presents an approach for MS4 operators to develop measurable goals as part of their stormwater management plan. For example, an MS4 could establish a measurable goal of responding to all complaints received by the citizen complaint hotline within 24 hours to minimize water quality impacts or recurrent dumping. A complaint tracking system could be used to log response and enforcement activity.

The educational outreach measurable goals for this minimum control measure could be combined with the measurable goals for the Public Education and Outreach minimum control measure (see Fact Sheet 2.3).

Sources

Center for Watershed Protection and R. Pitt. 2004. Illicit Discharge Detection and Elimination: A Guidance Manual for Program Development and Technical Assessments. Center for Watershed Protection, Ellicott City, MD, and University of Alabama, Birmingham, AL.

Maryland Department of the Environment, Water Management Administration. 1997. *Dry Weather Flow and Illicit Discharges in Maryland Storm Drain Systems*. Baltimore, Maryland.

U.S. EPA Office of Water. 1995. *Investigation of Inappropriate Pollutant Entries into Storm Drainage Systems: A User's Guide*. EPA/600/R-92/238. Washington, D.C.

Wayne County Rouge River National Wet Weather Demonstration Project. 1997. *Guidance for Preparing a Program for the Elimination of Illicit Discharges*. Wayne County, Michigan.

For Additional Information

Contacts

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☞ Illicit Discharge Detection and Elimination: A Guidance Manual for Program Development and Technical Assessments
http://www.cwp.org/isdde_verify.htm



Stormwater Phase II Final Rule

Construction Site Runoff Control Minimum Control Measure

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4.0 – Conditional No Exposure Exclusion for Industrial Activity

This fact sheet profiles the Construction Site Runoff Control minimum control measure, one of six measures that the operator of a Phase II regulated small municipal separate storm sewer system (MS4) is required to include in its stormwater management program to meet the conditions of its National Pollutant Discharge Elimination System (NPDES) permit. This fact sheet outlines the Phase II Final Rule requirements and offers some general guidance on how to satisfy them. It is important to keep in mind that the small MS4 operator has a great deal of flexibility in choosing exactly how to satisfy the minimum control measure requirements.

Why Is The Control of Construction Site Runoff Necessary?

Polluted stormwater runoff from construction sites often flows to MS4s and ultimately is discharged into local rivers and streams. Of the pollutants listed in Table 1, sediment is usually the main pollutant of concern. According to the 2000 National Water Quality Inventory, States and Tribes report that sedimentation is one of the most widespread pollutants affecting assessed rivers and streams, second only to pathogens (bacteria). Sedimentation impairs 84,500 river and stream miles (12% of the assessed river and stream miles) and 31% of the impaired river and stream miles). Sources of sedimentation include agriculture, urban runoff, construction, and forestry. Sediment runoff rates from construction sites, however, are typically 10 to 20 times greater than those of agricultural lands, and 1,000 to 2,000 times greater than those of forest lands. During a short period of time, construction sites can contribute more sediment to streams than can be deposited naturally during several decades. The resulting siltation, and the contribution of other pollutants from construction sites, can cause physical, chemical, and biological harm to our nation's waters. For example, excess sediment can quickly fill rivers and lakes, requiring dredging and destroying aquatic habitats.

Table 1

Pollutants Commonly Discharged From Construction Sites
Sediment
Solid and sanitary wastes
Phosphorous (fertilizer)
Nitrogen (fertilizer)
Pesticides
Oil and grease
Concrete truck washout
Construction chemicals
Construction debris

What Is Required?

The Phase II Final Rule requires an operator of a regulated small MS4 to develop, implement, and enforce a program to reduce pollutants in stormwater runoff to their MS4 from construction activities that result in a land disturbance of greater than or equal to one acre. The small MS4 operator is required to:

- Have an ordinance or other regulatory mechanism requiring the implementation of proper erosion and sediment controls, and controls for other wastes, on applicable construction sites;
- Have procedures for site plan review of construction plans that consider potential water quality impacts;

- ❑ I have procedures for site inspection and enforcement of control measures;
- ❑ Have sanctions to ensure compliance (established in the ordinance or other regulatory mechanisms);
- ❑ Establish procedures for the receipt and consideration of information submitted by the public; and
- ❑ Determine the appropriate best management practices (BMPs) and measurable goals for this minimum control measure. Suggested BMPs (i.e., the program actions/activities) and measurable goals are presented below.

What Are Some Guidelines for Developing and Implementing This Measure?

Further explanation and guidance for each component of a regulated small MS4's construction program is provided below.

Regulatory Mechanism

Through the development of an ordinance or other regulatory mechanism, the small MS4 operator must establish a construction program that controls polluted runoff from construction sites with a land disturbance of greater than or equal to one acre. Because there may be limitations on regulatory legal authority, the small MS4 operator is required to satisfy this minimum control measure only to the maximum extent practicable and allowable under State, Tribal, or local law.

Site Plan Review

The small MS4 operator must include in its construction program requirements for the implementation of appropriate BMPs on construction sites to control erosion and sediment and other waste at the site. To determine if a construction site is in compliance with such provisions, the small MS4 operator should review the site plans submitted by the construction site operator before ground is broken.

Site plan review aids in compliance and enforcement efforts since it alerts the small MS4 operator early in the process to the planned use or non-use of proper BMPs and provides a way to track new construction activities. The tracking of sites is useful not only for the small MS4 operator's recordkeeping and reporting purposes, which are required under their NPDES stormwater permit (see Fact Sheet 2.9), but also for members of the public interested in ensuring that the sites are in compliance.

Inspections and Penalties

Once construction commences, BMPs should be in place and the small MS4 operator's enforcement activities should begin. To ensure that the BMPs are properly installed, the small MS4 operator is required to develop procedures for site inspection and enforcement of control measures to deter infractions. Procedures could include steps to identify priority sites for inspection and enforcement based on the nature and extent of the construction activity, topography, and the characteristics of soils and receiving water quality. Inspections give the MS4 operator an opportunity to provide additional guidance and education, issue warnings, or assess penalties. In early 2002, EPA's Office of Compliance established a national workgroup to address issues related to the construction industry. The workgroup has developed a construction industry compliance assistance Web site as a tool for builders and developers (www.cicacenter.org). Inspectors can use the Web site to find plain language explanations of the major environmental laws affecting the construction industry as well as guidance that can be distributed developers and construction site operators.

To conserve staff resources, one possible option for small MS4 operators is to have inspections performed by the same inspector that visits the sites to check compliance with health and safety building codes.

Information Submitted by the Public

A final requirement of the small MS4 program for construction activity is the development of procedures for the receipt and consideration of public inquiries, concerns, and information submitted regarding local construction activities. This provision is intended to further reinforce the public participation component of the regulated small MS4 stormwater program (see Fact Sheet 2.4) and to recognize the crucial role that the public can play in identifying instances of noncompliance.

The small MS4 operator is required only to *consider* the information submitted, and may not need to follow-up and respond to every complaint or concern. Although some form of enforcement action or reply is not required, the small MS4 operator is required to demonstrate acknowledgment and consideration of the information submitted. A simple tracking process in which submitted public information, both written and verbal, is recorded and then given to the construction site inspector for possible follow-up will suffice.

What Are Appropriate Measurable Goals?

Measurable goals, which are required for each minimum control measure, are intended to gauge permit compliance and program effectiveness. The measurable goals, as well as the BMPs, should reflect the needs and characteristics of the operator and the area served by its small MS4. Furthermore, they should be chosen using an integrated approach that fully addresses the requirements and intent of the minimum control measure.

EPA has developed a Measurable Goals Guidance for Phase II MS4s that is designed to help program managers comply with the requirement to develop measurable goals. The guidance presents an approach for MS4 operators to develop measurable goals as part of their stormwater management plan. For example, an MS4 program goal might be to educate at least 80 percent of all construction site operators and contractors about proper selection, installation, inspection, and maintenance of BMPs by the end of the permit term, which will help to ensure compliance with erosion and sediment control requirements. This goal could be tracked by documenting attendance at local, State, or Federal training programs. Attendance can be encouraged by decreasing permitting fees for those contractors who have been trained and provide proof of attendance when applying for permits.

Are Construction Sites Covered Under the NPDES Stormwater Program?

Yes. On March 10, 2003, Phase II NPDES regulations came into effect that extended coverage to construction sites that disturb one to five acres in size, including smaller sites that are part of a larger common plan of development or sale (see Fact Sheet 3.0 for information on the Phase II construction program). Sites disturbing five acres or more were regulated previously. Most states have been authorized to implement the NPDES stormwater program and have issued, or are developing state-specific construction general permits. EPA remains the permitting authority in a few states, territories, and on most land in Indian Country, however. For construction (and other land disturbing activities) in areas where EPA is the permitting authority, operators must meet the requirements of the EPA Construction General Permit (CGP). Permitting authority information can be found in Appendix B of the CGP. CGP permit requirements include the submission of a Notice of Intent and the development of a stormwater pollution prevention plan (SWPPP). The SWPPP must include a site description and measures and controls to prevent or minimize pollutants in stormwater discharges.

Even though all construction sites that disturb more than one acre are covered by national NPDES regulations, the construction site runoff control minimum measure for the small MS4 program is needed to induce more localized site regulation and enforcement efforts, and to enable operators of regulated small MS4s to more effectively control construction site discharges into their MS4s.

To aid operators of regulated construction sites in their efforts to comply with both local requirements and their NPDES permit, the Phase II Final Rule includes a provision that allows the NPDES permitting authority to reference a “qualifying State, Tribal or local program” in the NPDES general permit for construction. This means that if a construction site is located in an area covered by a qualifying local program, then the construction site operator’s compliance with the local program constitutes compliance with their NPDES permit. A regulated small MS4’s stormwater program for construction could be a “qualifying program” if the MS4 operator requires a SWPPP, in addition to the requirements summarized in this fact sheet.

The ability to reference other programs in the NPDES permit is intended to reduce confusion between overlapping and similar local and NPDES permitting authority requirements, while still providing for both local and national regulatory coverage of the construction site. The provision allowing NPDES permitting authorities to reference other programs has no impact on, or direct relation to, the small MS4 operator’s responsibilities under the construction site runoff control minimum measure profiled here.

Is a Small MS4 Required to Regulate Construction Sites that the Permitting Authority has Waived from the NPDES Construction Program?

No. If the NPDES permitting authority waives requirements for stormwater discharges associated with small construction activity (see 40 CFR § 122.26(b)(15)(i)), the small MS4 operator is not required to develop, implement, and/or enforce a program to reduce pollutant discharges from such construction sites.

For Additional Information

Contacts

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 - EPA Construction General Permit and Fact Sheet www.epa.gov/npdes/stormwater/cgp
 - EPA Stormwater Management for Construction Activities and Best Management Practices: Developing Pollution Prevention Plans Guidance
- ☞ Construction Industry Compliance Assistance Center, <http://www.cicacenter.org/>



Stormwater Phase II Final Rule

Post-Construction Runoff Control Minimum Control Measure

Stormwater Phase II Final Rule Fact Sheet Series

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This fact sheet profiles the Post-Construction Runoff Control minimum control measure, one of six measures that the operator of a Phase II regulated small municipal separate storm sewer system (MS4) is required to include in its stormwater management program in order to meet the conditions of its National Pollutant Discharge Elimination System (NPDES) permit. This fact sheet outlines the Phase II Final Rule requirements for post-construction runoff control and offers some general guidance on how to satisfy those requirements. It is important to keep in mind that the small MS4 operator has a great deal of flexibility in choosing exactly how to satisfy the minimum control measure requirements.

Why Is The Control of Post-Construction Runoff Necessary?

Post-construction stormwater management in areas undergoing new development or redevelopment is necessary because runoff from these areas has been shown to significantly affect receiving waterbodies. Many studies indicate that prior planning and design for the minimization of pollutants in post-construction stormwater discharges is the most cost-effective approach to stormwater quality management.

There are generally two forms of substantial impacts of post-construction runoff. The first is caused by an increase in the type and quantity of pollutants in stormwater runoff. As runoff flows over areas altered by development, it picks up harmful sediment and chemicals such as oil and grease, pesticides, heavy metals, and nutrients (e.g., nitrogen and phosphorus). These pollutants often become suspended in runoff and are carried to receiving waters, such as lakes, ponds, and streams. Once deposited, these pollutants can enter the food chain through small aquatic life, eventually entering the tissues of fish and humans. The second kind of post-construction runoff impact occurs by increasing the quantity of water delivered to the waterbody during storms. Increased impervious surfaces (e.g., parking lots, driveways, and rooftops) interrupt the natural cycle of gradual percolation of water through vegetation and soil. Instead, water is collected from surfaces such as asphalt and concrete and routed to drainage systems where large volumes of runoff quickly flow to the nearest receiving water. The effects of this process include streambank scouring and downstream flooding, which often lead to a loss of aquatic life and damage to property.

What Is Required?

The Phase II Final Rule requires an operator of a regulated small MS4 to develop, implement, and enforce a program to reduce pollutants in post-construction runoff to their MS4 from new development and redevelopment projects that result in the land disturbance of greater than or equal to 1 acre. The small MS4 operator is required to:

- Develop and implement strategies which include a combination of structural and/or non-structural best management practices (BMPs);
- Have an ordinance or other regulatory mechanism requiring the implementation of post-construction runoff controls to the extent allowable under State, Tribal or local law;

- Ensure adequate long-term operation and maintenance of controls;
- Determine the appropriate best management practices and measurable goals for this minimum control measure.

What Is Considered a “Redevelopment” Project?

The Phase II Final Rule applies to “redevelopment” projects that alter the “footprint” of an existing site or building in such a way that there is a disturbance of equal to or greater than 1 acre of land. Redevelopment projects do not include such activities as exterior remodeling. Because redevelopment projects may have site constraints not found on new development sites, the Phase II Final Rule provides flexibility for implementing post-construction controls on redevelopment sites that consider these constraints.

What Are Some Guidelines for Developing and Implementing This Measure?

This section includes some non-structural and structural BMPs that could be used to satisfy the requirements of the post-construction runoff control minimum measure. It is important to recognize that many BMPs are climate-specific, and not all BMPs are appropriate in every geographic area. Because the requirements of this measure are closely tied to the requirements of the construction site runoff control minimum measure (see Fact Sheet 2.6), EPA recommends that small MS4 operators develop and implement these two measures in tandem.

□ Non-Structural BMPs

- **Planning Procedures.** Runoff problems can be addressed efficiently with sound planning procedures. Local master plans, comprehensive plans, and zoning ordinances can promote improved water quality in many ways, such as guiding the growth of a community away from sensitive areas to areas that can support it without compromising water quality.
- **Site-Based BMPs.** These BMPs can include buffer strip and riparian zone preservation, minimization of disturbance and imperviousness, and maximization of open space.

□ Structural BMPs

- **Stormwater Retention/Detention BMPs.** Retention or detention BMPs control stormwater by gathering runoff in wet ponds, dry basins, or multichamber catch basins and slowly releasing it to receiving waters or drainage systems. These practices can be designed to both control stormwater volume and settle out particulates for pollutant removal.

- **Infiltration BMPs.** Infiltration BMPs are designed to facilitate the percolation of runoff through the soil to ground water, and, thereby, result in reduced stormwater runoff quantity and reduced mobilization of pollutants. Examples include infiltration basins/trenches, dry wells, and porous pavement.
- **Vegetative BMPs.** Vegetative BMPs are landscaping features that, with optimal design and good soil conditions, remove pollutants, and facilitate percolation of runoff, thereby maintaining natural site hydrology, promoting healthier habitats, and increasing aesthetic appeal. Examples include grassy swales, filter strips, artificial wetlands, and rain gardens.

What Are Appropriate Measurable Goals?

Measurable goals, which are required for each minimum control measure, are intended to gauge permit compliance and program effectiveness. The measurable goals, as well as the BMPs, should reflect needs and characteristics of the operator and the area served by its small MS4. Furthermore, the measurable goals should be chosen using an integrated approach that fully addresses the requirements and intent of the minimum control measure.

EPA has developed a Measurable Goals Guidance for Phase II MS4s that is designed to help program managers comply with the requirement to develop measurable goals. The guidance presents an approach for MS4 operators to develop measurable goals as part of their stormwater management plan. For example, an MS4 program goal might be to reduce by 30 percent the road surface areas directly connected to storm sewer systems (using traditional curb and gutter infrastructure) in new developments and redevelopment areas over the course of the first permit term. Using “softer” stormwater conveyance approaches, such as grassy swales, will increase infiltration and decrease the volume and velocity of runoff leaving development sites. Progress toward the goal could be measured by tracking the linear feet of curb and gutter not installed in development projects that historically would have been used.

For Additional Information

Contacts

☞ U.S. EPA Office of Wastewater Management

<http://www.epa.gov/npdes/stormwater>

Phone: 202-564-9545

☞ Your NPDES Permitting Authority. Most States and Territories are authorized to administer the NPDES Program, except the following, for which EPA is the permitting authority:

Alaska	Guam
District of Columbia	Johnston Atoll
Idaho	Midway and Wake Islands
Massachusetts	Northern Mariana Islands
New Hampshire	Puerto Rico
New Mexico	Trust Territories
American Samoa	

☞ A list of names and telephone numbers for each EPA Region and State is located at <http://www.epa.gov/npdes/stormwater> (click on "Contacts").

Reference Documents

☞ EPA's Stormwater Web Site

<http://www.epa.gov/npdes/stormwater>

- Stormwater Phase II Final Rule Fact Sheet Series
- Stormwater Phase II Final Rule (64 FR 68722)
- National Menu of Best Management Practices for Stormwater Phase II
- Measurable Goals Guidance for Phase II Small MS4s
- Stormwater Case Studies
- And many others

☞ Other EPA Web sites

- Ordinance Database
www.epa.gov/owow/nps/ordinance
- Urban Nonpoint Source Guidance
www.epa.gov/owow/nps/urbannm/index.html
- Low Impact Development Web site
www.epa.gov/owow/nps/lid



Stormwater Phase II Final Rule

Pollution Prevention/Good Housekeeping Minimum Control Measure

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Industrial "No Exposure"

4.0 – Conditional No-Exposure Exclusion for Industrial Activity

This fact sheet profiles the Pollution Prevention/Good Housekeeping for Municipal Operations minimum control measure, one of six measures the operator of a Phase II regulated small municipal separate storm sewer system (MS4) is required to include in its storm water management program to meet the conditions of its National Pollutant Discharge Elimination System (NPDES) permit. This fact sheet outlines the Phase II Final Rule requirements and offers some general guidance on how to satisfy them. It is important to keep in mind that the small MS4 operator has a great deal of flexibility in choosing exactly how to satisfy the minimum control measure requirements.

Why Is Pollution Prevention/Good Housekeeping Necessary?

The Pollution Prevention/Good Housekeeping for municipal operations minimum control measure is a key element of the small MS4 stormwater management program. This measure requires the small MS4 operator to examine and subsequently alter their own actions to help ensure a reduction in the amount and type of pollution that: (1) collects on streets, parking lots, open spaces, and storage and vehicle maintenance areas and is discharged into local waterways; and (2) results from actions such as environmentally damaging land development and flood management practices or poor maintenance of storm sewer systems.

While this measure is meant primarily to improve or protect receiving water quality by altering municipal or facility operations, it also can result in a cost savings for the small MS4 operator, since proper and timely maintenance of storm sewer systems can help avoid repair costs from damage caused by age and neglect.

What Is Required?

Recognizing the benefits of pollution prevention practices, the rule requires an operator of a regulated small MS4 to:

- Develop and implement an operation and maintenance program with the ultimate goal of preventing or reducing pollutant runoff from municipal operations into the storm sewer systems;
- Include employee training on how to incorporate pollution prevention/good housekeeping techniques into municipal operations such as park and open space maintenance, fleet and building maintenance, new construction and land disturbances, and stormwater system maintenance. To minimize duplication of effort and conserve resources, the MS4 operator can use training materials that are available from EPA, their State or Tribe, or relevant organizations;
- Determine the appropriate best management practices (BMPs) and measurable goals for this minimum control measure. Some program implementation approaches, BMPs (i.e., the program actions/activities), and measurable goals are suggested below.

What Are Some Guidelines for Developing and Implementing This Measure?

The intent of this control measure is to ensure that existing municipal, State or Federal operations are performed in ways that will minimize contamination of stormwater discharges. EPA encourages the small MS4 operator to consider the following components when developing their program for this measure:

- *Maintenance activities, maintenance schedules, and long-term inspection procedures* for structural and non-structural controls to reduce floatables and other pollutants discharged from the separate storm sewers;
- *Controls for reducing or eliminating the discharge of pollutants* from areas such as roads and parking lots, maintenance and storage yards (including salt/sand storage and snow disposal areas), and waste transfer stations. These controls could include programs that promote recycling (to reduce litter), minimize pesticide use, and ensure the proper disposal of animal waste;
- *Procedures for the proper disposal of waste* removed from separate storm sewer systems and areas listed in the bullet above, including dredge spoil, accumulated sediments, floatables, and other debris; and
- *Ways to ensure that new flood management projects assess the impacts on water quality* and examine existing projects for incorporation of additional water quality protection devices or practices. EPA encourages coordination with flood control managers for the purpose of identifying and addressing environmental impacts from such projects.

The effective performance of this control measure hinges on the proper maintenance of the BMPs used, particularly for the first two bullets above. For example, structural controls, such as grates on outfalls to capture floatables, typically need regular cleaning, while non-structural controls, such as training materials and recycling programs, need periodic updating.

What Are Appropriate Measurable Goals?

Measurable goals, which are required for each minimum control measure, are meant to gauge permit compliance and program effectiveness. The measurable goals, as well as the BMPs, should consider the needs and characteristics of the operator and the area served by its small MS4. The measurable goals should be chosen using an integrated

approach that fully addresses the requirements and intent of the minimum control measure.

EPA has developed a Measurable Goals Guidance for Phase II MS4s that is designed to help program managers comply with the requirement to develop measurable goals. The guidance presents an approach for MS4 operators to develop measurable goals as part of their stormwater management plan. For example, an MS4 program goal might be to incorporate the use of road salt alternatives for highway deicing and reduce traditional road salt use by 50 percent in the first year of the permit term.

For Additional Information

Contacts

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STORMWATER MANAGEMENT

Public Education and Outreach on Stormwater Impacts

Public education and outreach is a key component of stormwater management. Well-planned public education and outreach programs will support and help achieve the goals of the other minimum control measures. Personal and household decisions can have a large impact on stormwater. From car washing to laundry detergent to dog walking, small alteration in daily activities can make a difference. North Wales Borough continues to take steps towards spreading awareness.

Stormwater is Everyone's Responsibility!

Did you know that the stormwater drains and inlets within your neighborhood have an important impact on the water quality of our streams?

Why? Because storm drains flow directly to nearby rivers and streams, not to wastewater treatment plants. Your city street is really like waterfront property and everything that rain washes off your roof, yard, and driveway goes to the nearby water used for swimming, boating, and maybe even drinking.

In addition, anything that is dumped into these drains, such as used motor oil, paint, or excess pesticides, goes directly into a local stream. Stenciling will remind everyone - homeowners, business owners, developers, and other citizens - not to dump anything into storm drains so we can protect our water from storm water pollution that may close beaches, cause unsightly weed and algae growth, and even kill fish!

This pollution comes from where?

From all of us! Stormwater picks up litter, yard waste, excess lawn fertilizers and pesticides, leaking oil on streets and parking lots, pet wastes in parks and on lawns, and dirt from construction sites. All together, this adds up to more pollution than industries make!

What can I do to help?

Never dump substances down a storm drain that you wouldn't swim in or drink. Spread this simple message to everyone you know. Other ways to help include:

- Use less fertilizer on lawns
- Recycle used oil
- Pick up pet wastes
- Dispose of household hazardous wastes responsibly

For more information check out the Pennsylvania Department of Environmental Protection at www.depweb.state.pa.us



SWIMMING POOL WATER DISCHARGE GUIDELINES

Water from swimming pools and hot tubs often contains high levels of chlorine. Discharging chlorinated pool or spa water into streams, (irrigation canals or ponds, etc.) is harmful to fish and other aquatic life. The discharge of any sewage or industrial waste, including swimming pool water, to any waters of the commonwealth without a permit is a violation of the Clean Streams Law, the Act of June 22, 1937, P.L. 1987, as amended.

The Department of Environmental Protection (DEP) does not require a permit for discharges from single residence pools, provided the guidelines outlined below are followed. Local municipalities should be contacted concerning potential local ordinances.

These guidelines cannot be construed to waive or impair any rights of DEP to prosecute a property (pool) owner and/or pool company for any stream damage that occurs as a result of a discharge. Penalties would be assessed under the provisions of the Clean Streams Law.

Pool Guidelines:

A. Disposal of Water to Sanitary Sewer

1. If the municipal authority grants permission, pool backwash water, pool cleaning wastewater and standing water may be discharged to the sanitary sewer system. Neutralize water before discharge by following these steps:
 - a) Prior to disposal of pool water to a sanitary sewer, shut off the chlorination system if there is one, or stop adding chlorine.
 - b) Hold the water in the pool or hot tub for at least two weeks to allow the chlorine to dissipate.
 - c) Measure the chlorine level in the pool or hot tub prior to discharging the water. The water should not show any detectable levels of chlorine. A longer holding period may be necessary if chlorine levels continue to remain at detectable levels at the end of two weeks. Chlorine measurements can be made with a chlorine test kit (colorimetric).
2. Plan discharge for low-use times of sewer flow such as afternoon or late night hours.
3. Use small volume pump and control discharge so it does not spill out. (< 800 gallons per minute)
4. Discharge with hose into access "cap" of the private property sewer cleanout. DO NOT use public manholes or cleanouts.
5. Care should be taken to make sure the discharge goes into a sanitary sewer and not a storm sewer, which would discharge to a stream. If sanitary sewers are not in the immediate area, the wastewater should be hauled off-site for disposal at an approved treatment facility.
6. Water from backwashing pool filters should not be discharged to a stream, ditch or storm sewer. Backwash from pool filters must be discharged to the sanitary sewer, on-site septic tank and drainfield system (if properly designed and adequately sized), or a seepage pit.

B. Discharge of Water

1. If the discharge to sanitary sewer is not feasible, then the following guidelines must be followed before discharging the water:
 - a) Prior to disposing or using the water for irrigation, shut off the chlorination system if there is one, or stop adding chlorine.
 - b) Hold the water in the pool or hot tub for two weeks to reduce the chlorine level.
 - c) Discharge or use the water for irrigation in an area where the water will not flow into a stream or storm sewer.
 - d) Discharge or use the water for irrigating the property and ensure that it does not flow off the property.

- e) Discharge or use the water for irrigation in a manner that will prevent nuisance conditions (such as creation of odors, and fly and mosquito breeding conditions). Nuisance conditions occur when water is held in the pool for a prolonged period.
2. The discharge should be at a rate which prevents erosion and optimizes filtration. In no event should pool water be directly discharged to waters of the commonwealth.
- C. Standing water or accumulated rain and/or pool water from the previous season should be pumped from the top so as not to disturb settled solids. Solids on the pool bottom should not be discharged. After the water has been pumped, solids should be cleaned out manually. The discharge should not raise stream temperatures by more than 2 degrees Fahrenheit in a one-hour period or a total of 5 degrees Fahrenheit. The pH should be between six and nine standard units and total chlorine residual should be 0.0 mg/l.
 - D. Cleaning wastewaters that contain muriatic acid or chlorine that is used in cleaning pool surfaces should be treated prior to discharge. Muriatic acid wastewater should be neutralized to a pH between six and nine standard units. Chlorine rinses should stand for a period of 10 days to allow chlorine degradation prior to discharge. Total chlorine residual of the wastewater discharge should be less than 0.5 mg/l. Temperature should be monitored as described above (standing water). Chlorine rinse water pH should be between six and nine standard units.

Questions concerning pool guidelines should be directed to DEP's regional offices:

Southeast Regional Office

2 East Main St.
 Norristown, PA 19401-4915
 Main Telephone: 484-250-5900
 24-Hour Emergency: 484-250-5900

Counties: Bucks, Chester, Delaware, Montgomery and Philadelphia

Northeast Regional Office

2 Public Square
 Wilkes-Barre, PA 18701-1915
 Main Telephone: 570-826-2511
 24-Hour Emergency: 570-826-2511

Counties: Carbon, Lackawanna, Lehigh, Luzerne, Monroe, Northampton, Pike, Schuylkill, Susquehanna, Wayne and Wyoming

South-central Regional Office

909 Elmerton Ave.
 Harrisburg, PA 17110-8200
 Main Telephone: 717-705-4700
 24-Hour Emergency: 877-333-1904

Counties: Adams, Bedford, Berks, Blair, Cumberland, Dauphin, Franklin, Fulton, Huntingdon, Juniata, Lancaster, Lebanon, Mifflin, Perry and York

North-central Regional Office

208 W. Third St., Suite 101
 Williamsport, PA 17701-6448
 Main Telephone: 570-327-3636
 24-Hour Emergency: 570-327-3636

Counties: Bradford, Cameron, Clearfield, Centre, Clinton, Columbia, Lycoming, Montour, Northumberland, Potter, Snyder, Sullivan, Tioga and Union

Southwest Regional Office

400 Waterfront Drive
 Pittsburgh, PA 15222-4745
 Main Telephone: 412-442-4000
 24-Hour Emergency: 412-442-4000

Counties: Allegheny, Armstrong, Beaver, Cambria, Fayette, Greene, Indiana, Somerset, Washington and Westmoreland

Northwest Regional Office

230 Chestnut St.
 Meadville, PA 16335-3481
 Main Telephone: 814-332-6945
 24-Hour Emergency: 800-373-3398

Counties: Butler, Clarion, Crawford, Elk, Erie, Forest, Jefferson, Lawrence, McKean, Mercer, Venango and Warren

For more information, visit www.dep.state.pa.us, keyword: Wastewater.

What is Storm Water?

Storm water is water from precipitation that flows across the ground and pavement when it rains or when snow and ice melt. The water seeps into the ground or drains into what we call storm sewers. These are the drains you see at street corners or at low points on the sides of streets. Collectively, the draining water is called storm water runoff.

Why is Storm Water "Good Rain Gone Wrong?"

Storm water becomes a problem when it picks up debris, chemicals, dirt, and other pollutants as it flows or when it causes flooding and erosion of stream banks. Storm water travels through a system of pipes and roadside ditches that make up storm sewer systems. It eventually flows directly to a lake, river, stream, wetland, or coastal water. All of the pollutants storm water carries along the way empty into our waters, too, because storm water does not get treated!



Pet wastes left on the ground get carried away by storm water, contributing harmful bacteria, parasites and viruses to our water.



Vehicles drip fluids (oil, grease, gasoline, antifreeze, brake fluids, etc.) onto paved areas where storm water runoff carries them through our storm drains and into our water.



Chemicals used to grow and maintain beautiful lawns and gardens, if not used properly, can run off into the storm drains when it rains or when we water our lawns and gardens.

Waste from chemicals and materials used in construction can wash into the storm sewer system when it rains. Soil that erodes from construction sites causes environmental degradation, including harming fish and shellfish populations that are important for recreation and our economy.



Where To Go To Continue the Information Flow

Your community is preventing storm water pollution through a storm water management program. This program addresses storm water pollution from construction, new development, illegal dumping to the storm sewer system, and pollution prevention and good housekeeping practices in municipal operations. It will also continue to educate the community and get everyone involved in making sure the only thing that storm water contributes to our water is ... water! Contact your community's storm water management program coordinator or the Pennsylvania Department of Environmental Protection for more information about storm water management.



Pennsylvania Department of Environmental Protection
www.dep.state.pa.us

1. **Drain** - Part of the storm sewer system. These pipes catch the water in just a matter of seconds and paper & can also include dishes used to convey storm water from the land to a receiving lake, river or stream.

2. **First Fluff** - Part of the storm sewer system. Water captured from the landscape is not treated.

3. **Curb with Storm Drain Inlet** - Part of the storm sewer system. Many people do not realize that the inlet is opening leading to the storm sewer system. Anything from the car (e.g., mud, sand, leaves) is deposited or scattered material is wind blown to a receiving lake, river, or stream without being treated.

4. **Storm Sewer Outlet** - Part of the storm sewer system. An outlet is where storm water discharges from the storm sewer system. Many communities mark storm drains with "No Fat Dump" messages to let people know.

5. **Water** - Part of the storm sewer system. Water is not treated but is discharged to a receiving lake, river, or stream. If there is a flow from an outlet when it rains, the storm sewer system is not working properly. If there is a flow from an outlet when it rains, the storm sewer system could be a problem with the system or someone has used a storm drain for illegal dumping.

6. **Water** - Part of the storm sewer system. Water is not treated but is discharged to a receiving lake, river, or stream. If there is a flow from an outlet when it rains, the storm sewer system could be a problem with the system or someone has used a storm drain for illegal dumping.

7. **Water** - Part of the storm sewer system. Water is not treated but is discharged to a receiving lake, river, or stream. If there is a flow from an outlet when it rains, the storm sewer system could be a problem with the system or someone has used a storm drain for illegal dumping.

8. **Storm Drain Inlet** - Part of the storm sewer system. This is another example of where a storm drain can be found. Like the storm drain shown in picture #1, anything that enters the drain will go directly to the storm sewer system. This is another example of where a storm drain can be found. Like the storm drain shown in picture #1, anything that enters the drain will go directly to the storm sewer system.

9. **Roads and Other Paved Areas** - Part of the storm sewer system. Roads and other paved areas such as parking lots and sidewalks can accumulate pollutants (e.g., oil, grease, dirt, leaves, trash, pet waste) that storm water carries into the storm sewer system.

10. **Storm Drain Inlet** - Part of the storm sewer system. This is another example of where a storm drain can be found. Like the storm drain shown in picture #1, anything that enters the drain will go directly to the storm sewer system.

Answers to Test Your Storm Sewer System Savvy:

When It Rains, It Drains

Understanding Storm Water and How It Can Affect Your Money, Safety, Health, and the Environment



What Happens When It Rains?



Rain is an important part of nature's water cycle, but there are times it can do more damage than good. Problems related to storm water runoff can include:



Flooding caused by too much storm water flowing over hardened surfaces such as roads and parking lots, instead of soaking into the ground.

Increases in spending on maintaining storm drains and the storm sewer system that become clogged with excessive amounts of dirt and debris.



Decreases in sportfish populations because storm water carries sediment and pollutants that degrade important fish habitat.

More expensive treatment technologies to remove harmful pollutants carried by storm water into our drinking water supplies.



Closed beaches due to high levels of bacteria carried by storm water that make swimming unsafe.

We can help rain restore its good reputation while protecting our health and environment while saving money for ourselves and our community. Keep reading to find out how...

Test Your Storm Sewer System Savvy!

What does the storm sewer system look like in your community? See if you can identify which pictures are part of the storm sewer system. (Answers are on the back.)



Restoring Rain's Reputation: What Everyone Can Do To Help

Rain by nature is important for replenishing drinking water supplies, recreation, and healthy wildlife habitats. It only becomes a problem when pollutants from our activities like car maintenance, lawn care, and dog walking are left on the ground for rain to wash away. Here are some of the most important ways to prevent storm water pollution:

- Properly dispose of hazardous substances such as used oil, cleaning supplies and paint—never pour them down any part of the storm sewer system and report anyone who does.
- Use pesticides, fertilizers, and herbicides properly and efficiently to prevent excess runoff.
- Look for signs of soil and other pollutants, such as debris and chemicals, leaving construction sites in storm water runoff or tracked into roads by construction vehicles. Report poorly managed construction sites that could impact storm water runoff to your community. (See the back of this brochure for contact information.)
- Install innovative storm water practices on residential property, such as rain barrels or rain gardens, that capture storm water and keep it on site instead of letting it drain away into the storm sewer system.
- Report any discharges from storm water outfalls during times of dry weather—a sign that there could be a problem with the storm sewer system.
- Pick up after pets and dispose of their waste properly. No matter where pets make a mess—in a backyard or at the park—storm water runoff can carry pet waste from the land to the storm sewer system to a stream.
- Store materials that could pollute storm water indoors and use containers for outdoor storage that do not rust or leak to eliminate exposure of materials to storm water.

ILLICIT DISCHARGE DETECTION & ELIMINATION PLAN

Smithfield Township, Monroe County, Pennsylvania



Prepared by:



May 2022

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Introduction

Smithfield Township is required under its MS4 (Municipal Separate Storm Sewer System) program to develop an Illicit Discharge Detection and Elimination (IDDE) Plan. The purpose of the plan is to satisfy the requirements of Minimum Control Measure #3 under the MS4 program. The IDDE plan outlines the procedures to detect and remove illicit discharges to the MS4.

The Smithfield Township MS4 consists of the conveyance or system of conveyances including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels, and storm drains or storm sewer system.

Illicit Discharges include any discharge to the MS4 this is prohibited under local, state, or federal statutes, ordinances, codes, or regulations. This includes all non-stormwater discharges except discharges pursuant to an NPDES (National Pollutant Discharge Elimination System) permit and discharges that are exempt.

Exempt Discharges

Exempt, as defined in US EPA (EPA 833-F-00-007), discharges include the following:

- Water line flushing
- Diverted stream flows
- Uncontaminated ground water infiltration
- Discharges from potable water sources
- Air conditioning condensation
- Springs
- Footing drains
- Flows from riparian habitats and wetlands
- Street wash water.
- Landscape irrigation
- Rising ground waters
- Uncontaminated pumped ground water
- Foundation drains
- Irrigation water
- Water from crawl space pumps
- Lawn watering, individual residential car washing
- De-chlorinated swimming pool discharges

(The illicit discharge detection and elimination program does not need to address the above categories of non-stormwater discharges or flows unless the Township identifies them as significant contributors of pollutants to its MS4)

Identification of Priority Areas

Priority areas are generally selected based on the likelihood of illicit connections, which typically are found in areas with older sanitary sewer lines (historic industrial areas and older residential development).

Illicit discharge detection will be performed in the priority areas, as well as other areas of the Township, as part of the MS4 outfall inspections and during normal daily activities of the Township's public works staff.

Procedures for Identifying Illicit Discharges / Documentation

The Township's public works staff will identify illicit discharges primarily visually through direct observation of illegal discharges, connections or suspect discharges to the stormwater system. Illicit discharge identification during the MS4 outfall inspections will be through visual observations as well as a combination of field and laboratory water quality testing. Illicit discharges can be documented on the form included as Attachment II. Indications of an illicit discharge may include unnatural color, odor, turbidity, surface sheen, floating material and field or laboratory analysis.

Illicit discharge identification may include, but is not limited to, inlet inspections, investigation of contributing areas when suspect pollutants are identified in a stormwater outfall, interviews of residents or businesses near an identified illicit discharge, dye or smoke tests and video inspections.

All incidents and follow up investigations shall be fully documented and kept on file at the Township offices. An Illicit Discharge Tracking Sheet is enclosed as Attachment II.

Procedures for Eliminating Illicit Discharges

When an illicit discharge is identified the appropriate Township staff will work with the discharger to find a solution to the problem and notify them to remove / correct the illicit connection. Although not mandatory or required, this may include offering limited technical assistance for restoration activities.

If deemed appropriate, particularly when voluntary compliance is not timely, the discharger will be notified of an illicit discharge violation and legal action will be initiated through the appropriate local, state, and federal agencies.

Attachment I
Water Quality Contacts

Illicit Discharges Water Quality Hotlines – MS4 Program

Residents are often the first to notice pollution problems in their communities. These ‘illicit’ discharges can originate from various sources and contribute to degradation of local water ways. The following are situations which should be reported and who to contact:

Violation	Who to Contact
Dumping of petroleum products, chemicals, hazard materials to the ground surface or stormwater facilities	Pennsylvania Department of Environmental Protection: (484) 250 5900
Spills of petroleum products, chemicals or hazard materials	Pennsylvania Department of Environmental Protection: (484) 250 5900
Sediment leaving a construction site	Monroe County Conservation District: (570) 629 3060
Pollutants in Waterway	Pennsylvania Department of Environmental Protection: (484) 250 5900
Broken or leaking water mains	Smithfield Township: (570) 223 5082
Sewage effluent discharges	Smithfield Township: (570) 223 5082
Fish kills	Pennsylvania Fish Commission: (717) 626 0228 - or - Pennsylvania Department of Environmental Protection: (484) 250 5900

Attachment II

Illicit Discharge Tracking Sheet

Illicit Discharge Tracking Sheet

Incident ID:			
Responder Information			
Information taken by:		Incident date:	
Time:		Precipitation (inches) in past 24-48 hrs:	
Reporter Information			
Incident time:		Incident date:	
Contact information (<i>optional</i>):			
Incident Location (<i>complete one or more below</i>)			
Latitude and longitude:			
Stream address or outfall #:			
Closest street address:			
Nearby landmark:			
Primary Location Description		Secondary Location Description:	
<input type="checkbox"/> Stream corridor <i>(In or adjacent to stream)</i>		<input type="checkbox"/> Outfall	<input type="checkbox"/> In-stream flow
<input type="checkbox"/> Upland area <i>(Land not adjacent to stream)</i>		<input type="checkbox"/> Near storm drain	<input type="checkbox"/> Along banks
		<input type="checkbox"/> Near other water source (storm water pond, wetland, etc.):	
Narrative description of location:			
Upland Problem Indicator Description			
<input type="checkbox"/> Dumping		<input type="checkbox"/> Oil/solvents/chemicals	<input type="checkbox"/> Sewage
<input type="checkbox"/> Wash water, suds, etc.		<input type="checkbox"/> Other: _____	
Stream Corridor Problem Indicator Description			
Odor	<input type="checkbox"/> None	<input type="checkbox"/> Sewage	<input type="checkbox"/> Rancid/Sour
	<input type="checkbox"/> Sulfide (rotten eggs); natural gas	<input type="checkbox"/> Other: Describe in "Narrative" section	

Appearance	<input type="checkbox"/> "Normal"	<input type="checkbox"/> Oil sheen	<input type="checkbox"/> Cloudy	<input type="checkbox"/> Suds
	<input type="checkbox"/> Other: Describe in "Narrative" section			
Floatables	<input type="checkbox"/> None:	<input type="checkbox"/> Sewage (toilet paper, etc)	<input type="checkbox"/> Algae	<input type="checkbox"/> Dead fish
	<input type="checkbox"/> Other: Describe in "Narrative" section			
Narrative description of problem indicators:				
Suspected Violator (name, personal or vehicle description, license plate #, etc.):				
Investigation Notes				
Initial investigation date:		Investigators:		
<input type="checkbox"/> No investigation made		Reason:		
<input type="checkbox"/> Referred to different department/agency:		Department/Agency:		
<input type="checkbox"/> Investigated: No action necessary				
<input type="checkbox"/> Investigated: Requires action		Description of actions:		
Hours between call and investigation:		Hours to close incident:		
Date case closed:				
Notes:				

Illicit Discharge Tracking Sheet

Incident ID:				
Responder Information				
Information taken by:		Incident date:		
Time:		Precipitation (inches) in past 24-48 hrs:		
Reporter Information				
Incident time:		Incident date:		
Contact information (<i>optional</i>):				
Incident Location (<i>complete one or more below</i>)				
Latitude and longitude:				
Stream address or outfall #:				
Closest street address:				
Nearby landmark:				
Primary Location Description		Secondary Location Description:		
<input type="checkbox"/> Stream corridor <i>(In or adjacent to stream)</i>	<input type="checkbox"/> Outfall	<input type="checkbox"/> In-stream flow	<input type="checkbox"/> Along banks	
<input type="checkbox"/> Upland area <i>(Land not adjacent to stream)</i>	<input type="checkbox"/> Near storm drain	<input type="checkbox"/> Near other water source (storm water pond, wetland, etc.):		
Narrative description of location:				
Upland Problem Indicator Description				
<input type="checkbox"/> Dumping	<input type="checkbox"/> Oil/solvents/chemicals	<input type="checkbox"/> Sewage		
<input type="checkbox"/> Wash water, suds, etc.	<input type="checkbox"/> Other: _____			
Stream Corridor Problem Indicator Description				
Odor	<input type="checkbox"/> None	<input type="checkbox"/> Sewage	<input type="checkbox"/> Rancid/Sour	<input type="checkbox"/> Petroleum (gas)
	<input type="checkbox"/> Sulfide (rotten eggs); natural gas	<input type="checkbox"/> Other: Describe in "Narrative" section		

Appearance	<input type="checkbox"/> "Normal"	<input type="checkbox"/> Oil sheen	<input type="checkbox"/> Cloudy	<input type="checkbox"/> Suds
	<input type="checkbox"/> Other: Describe in "Narrative" section			
Floatables	<input type="checkbox"/> None:	<input type="checkbox"/> Sewage (toilet paper, etc)	<input type="checkbox"/> Algae	<input type="checkbox"/> Dead fish
	<input type="checkbox"/> Other: Describe in "Narrative" section			
Narrative description of problem indicators:				
Suspected Violator (name, personal or vehicle description, license plate #, etc.):				
Investigation Notes				
Initial investigation date:		Investigators:		
<input type="checkbox"/> No investigation made		Reason:		
<input type="checkbox"/> Referred to different department/agency:		Department/Agency:		
<input type="checkbox"/> Investigated: No action necessary				
<input type="checkbox"/> Investigated: Requires action		Description of actions:		
Hours between call and investigation:		Hours to close incident:		
Date case closed:				
Notes:				



Water-Efficient Landscaping:



Preventing
Pollution &
Using Resources
Wisely



A Message from the Administrator

Christine Todd Whitman



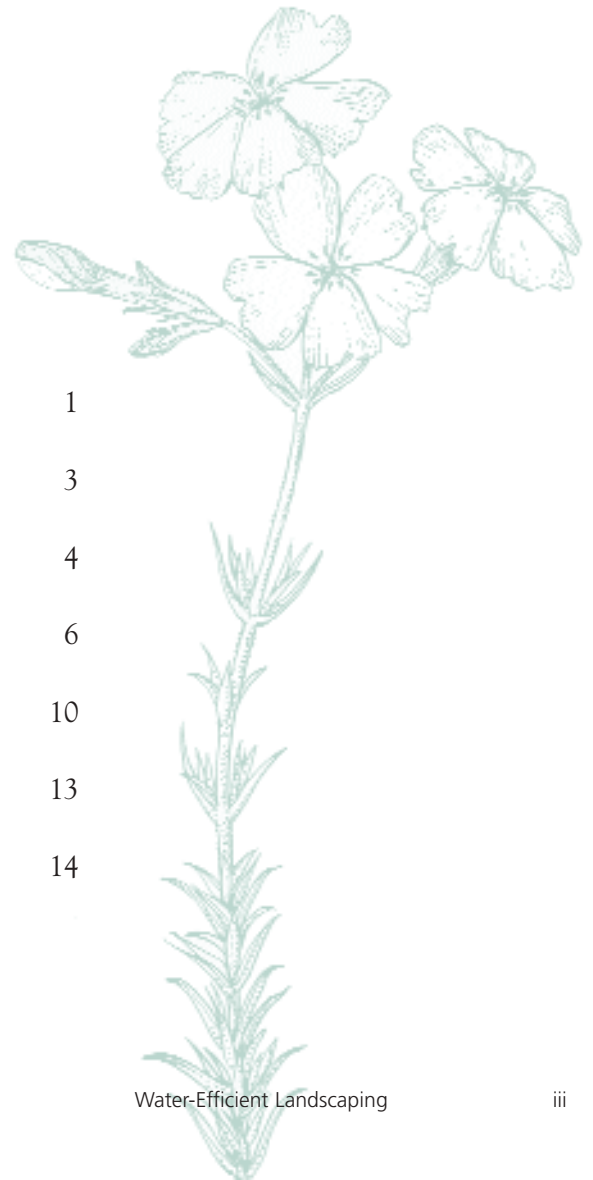
I believe water is the biggest environmental issue we face in the 21st Century in terms of both quality and quantity. In the 30 years since its passage, the Clean Water Act has dramatically increased the number of waterways that are once again safe for fishing and swimming. Despite this great progress in reducing water pollution, many of the nation's waters still do not meet water quality goals. I challenge you to join with me to finish the business of restoring and protecting our nation's waters for present and future generations.

United States Environmental Protection Agency
Office of Water (4204M)
EPA832-F-02-002
September 2002
www.epa.gov/owm/water-efficiency/index.htm



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What is Water-efficient Landscaping?

Water, many agree, is our most precious natural resource; without it, life ceases. Yet judging by our water use and consumption practices, many of us in the United States seem to take it for granted. A typical household uses approximately 260 gallons of water per day. “Water conscious” individuals often install high-efficiency shower heads and toilets and wash only full loads of clothes and dishes to reduce consumption. But in the summer, the amount of water used outdoors by a household can exceed the amount used for all other purposes in the entire year. This is especially true in hot, dry climates.

Gardening and lawn care account for the majority of this seasonal increase, but other outdoor activities, such as washing cars and filling swimming pools, also contribute. According to the U.S. Geological Survey, of the 26 billion gallons of water consumed daily in the United States¹, approximately 7.8 billion gallons, or 30 percent², is devoted to outdoor uses. The majority of this is used for landscaping. In fact, it is estimated that the typical suburban lawn consumes 10,000 gallons of water above and beyond rainwater each year (Vickers, p 140).

Many mistakenly believe that stunning gardens and beautiful lawns are only possible through extensive watering, fertilization, and pesticide application. As this booklet will demonstrate, eye-catching gardens and landscapes that save water, prevent pollution, and

protect the environment are, in fact, easily achieved by employing water-efficient landscaping. Water-efficient landscaping produces attractive landscapes because it utilizes designs and plants suited to local conditions.

This booklet describes the benefits of water-efficient landscaping. It includes several examples of successful projects and programs, as well as contacts, references, and a short bibliography. For specific information about how to best apply water-efficient landscaping principles to your geographical area, consult with your county



Xeriscape garden at Denver Water

extension service and local garden and nursery centers. Local governments and water utilities also possess a wealth of information and suggestions for using water more efficiently in all aspects of your life, including landscaping.

¹ W.B. Solley, R.R. Pierce, and H.A. Perlman. 1998. *Estimated Use of Water in the United States in 1995* (USGS Circular 1200). USGS. Reston, VA. p.27.

² Amy Vickers. 2001. *Handbook of Water Use and Conservation*. WaterPlow Press. Amherst, MA. p. 140.



Xeriscaped front yard in Colorado Springs

Many terms and schools of thought have been used to describe approaches to water-efficient landscaping. Some examples include “water-wise,” “water-smart,” “low-water,” and “natural landscaping.” While each of these terms varies in philosophy and approach, they are all based on the same principles and are commonly used interchangeably. One of the first conceptual approaches developed to formalize these principles is known as “Xeriscape³ landscaping.” Xeriscape landscaping is defined as “quality landscaping that conserves water and protects the environment.” The word “Xeriscape” was coined and copyrighted by

Denver Water Department in 1981 to help make water conserving landscaping an easily recognized concept. The word is a combination of the Greek word “*xeros*,” which means “dry,” and “landscape.”

The seven principles upon which Xeriscape landscaping is based are:

- Proper planning and design
- Soil analysis and improvement
- Appropriate plant selection
- Practical turf areas
- Efficient irrigation
- Use of mulches
- Appropriate maintenance

The eight fundamentals of water-wise landscaping, below, illustrate the similarities in the underlying concepts and principles of Xeriscape landscaping and other water-efficient approaches.

- Group plants according to their water needs.
- Use native and low-water-use plants.
- Limit turf areas to those needed for practical uses.
- Use efficient irrigation systems.
- Schedule irrigation wisely.
- Make sure soil is healthy.
- Remember to mulch.
- Provide regular maintenance.

In short, plan and maintain your landscape with these principles of water efficiency in mind and it will continue to conserve water and be attractive.

³ Denver Water welcomes the use of the term Xeriscape in books, articles, and speeches promoting water conserving landscape. EPA is using this term with permission from Denver Water. For permission to use “Xeriscape” in your publications, call Denver Water at 303 628-6330.

Why Use Water-efficient Landscaping?

Proper landscaping techniques not only create beautiful landscapes, but also benefit the environment and save water. In addition, attractive, water-efficient, low-maintenance landscapes can increase home values.

Water-efficient landscaping offers many economic and environmental benefits, including:

- Lower water bills from reduced water use.
- Conservation of natural resources and preservation of habitat for plants and wildlife such as fish and waterfowl.
- Decreased energy use (and air pollution associated with its generation) because less pumping and treatment of water is required.
- Reduced home or office heating and cooling costs through the careful placement of trees and plants.

- Reduced runoff of stormwater and irrigation water that carries top soils, fertilizers, and pesticides into lakes, rivers, and streams.
- Fewer yard trimmings to be managed or landfilled.
- Reduced landscaping labor and maintenance costs.
- Extended life for water resources infrastructure (e.g., reservoirs, treatment plants, groundwater aquifers), thus reduced taxpayer costs.



Meadow Sage (Salvia pratensis) is the background for New Mexico Evening Primrose (Oenothera berlandieri 'siskiyou')

How is Water-efficient Landscaping Applied?

Landscaping that conserves water and protects the environment is not limited to arid landscapes with only rocks and cacti.



Dragon's Blood Sedum (*Sedum spurium*) under *Honeylocust Trees* (*Gleditsia triacanthos*)

Through careful planning, landscapes can be designed to be both pleasing to the senses and kind to the environment. One simple approach to achieving this is applying and adopting the basic principles of water-efficient landscaping to suit your climatic region. The seven principles of Xeriscape landscaping are used below to describe these basic concepts in greater detail.

Proper planning and design

Developing a landscape plan is the first and most important step in creating a water-efficient landscape. Your plan

water-efficient landscapes and allow you to continually improve your landscape over time.

Soil analysis and improvements

Because soils vary from site to site, test your soil before beginning your landscape improvements. Your county extension service can analyze the pH levels; nutrient levels (e.g., nitrogen, phosphorus, potassium); and the sand, silt, clay, and organic matter content of your soil. It can also suggest ways to improve your soil's ability to support plants and retain water (e.g., through aeration or the addition of soil amendments or fertilizers).

Appropriate plant selection

Your landscape design should take into account your local climate as well as soil conditions. Focus on preserving as many existing trees and shrubs as possible because established plants usually require less water and maintenance. Choose plants native to your region. Native plants, once established, require very little to no additional water beyond normal rainfall. Also, because they are adapted to local soils and climatic conditions, native plants commonly do not require the addition of fertilizers and are more resistant to pests and disease.

When selecting plants, avoid those labeled "hard to establish," "susceptible to disease," or "needs frequent attention," as these types of plants frequently require large amounts of supplemental water, fertilizers, and pesticides. Be careful when selecting non-indigenous species as some of them may become invasive. An invasive plant might be a water guzzler and will surely choke out native species. Your state or county extension service or local nursery can help you select appropriate plants for your area.

The key to successful planting and transplanting is getting the roots to grow into the surrounding soil as quickly as possible. Knowing when and where to plant is crucial to speeding the establishment of new plants. The best time to plant will vary from species to species. Some plants will thrive when planted in a dormant or inactive state. Others succeed when planted during the season when root generation is highest and sufficient moisture is available to support new growth (generally, spring is the best season, but check plant tags or consult with your local nursery for specific species).

Practical turf areas

How and where turf is placed in the landscape can significantly reduce the amount of irrigation water needed to support the landscape. Lawns require a large amount of supplemental water and generally greater maintenance than other vegetation. Use turf where it aesthetically highlights the house or buildings and where it has practical function, such as in play or recreation areas. Grouping turf areas can increase watering efficiency and significantly reduce evaporative and runoff losses. Select a type of grass that can withstand drought periods and become dormant during hot, dry seasons. Reducing or eliminating turf areas altogether further reduces water use.

Efficient irrigation

Efficient irrigation is a very important part of using water efficiently outdoors, and applies in any landscape—whether Xeriscape or conventional. For this reason, an entire section of this booklet addresses efficient irrigation; it can be found on page 6.

Use of mulches

Mulches aid in greater retention of water by minimizing evaporation, reducing weed growth, moderating soil temperatures, and preventing erosion. Organic mulches also improve the condition of your soil as they decompose. Mulches are typically composed of wood bark chips, wood grindings, pine straws, nut shells, small



Wine Cup (Callirhoe involucrata) and Sunset Hyssop (Agastache rupestris) in the Denver Water Xeriscape Garden

gravel, or shredded landscape clippings. Avoid using rock mulches in sunny areas or around non-arid climate plants, as they radiate large amounts of heat and promote water loss that can lead to scorching. Too much mulch can restrict water flow to plant roots and should be avoided.

Appropriate maintenance

Water and fertilize plants only as needed. Too much water promotes weak growth and increases pruning and mowing requirements. Like any landscape, a water-efficient yard will require regular pruning, weeding, fertilization, pest control, and irrigation. As your water-efficient landscape matures, however, it will require less maintenance and less water. Cutting turf grass only when it reaches two to three inches promotes deeper root growth and a more drought-resistant lawn. As a rule of thumb, mow your turf grass before it requires more than one inch to be removed. The proper cutting height varies, however, with the type of grass, so you should contact your county extension service or local nursery to find out the ideal cutting height for your lawn. Avoid shearing plants or giving them high nitrogen fertilizers during dry periods because these practices encourage water-demanding new growth.

Water-efficient Landscape Irrigation Methods

With common watering practices, a large portion of the water applied to lawns and gardens is not absorbed by the plants. It is lost through evaporation, runoff, or being pushed beyond the root zone because it is applied too quickly or in excess of the plants' needs. The goal of efficient irrigation is to reduce these losses by applying only as much water as is needed to keep your plants healthy. This goal is applicable whether you have a Xeriscape or a conventional landscape.

To promote the strong root growth that supports a plant during drought, water deeply and only when the plant needs water. For clay soils, watering less deeply and more often is recommended. Irrigating with consideration to soil

type, the condition of your plants, the season, and weather conditions—rather than on a fixed schedule—significantly increases your watering efficiency. Grouping plants according to similar water needs also makes watering easier and more efficient.

Irrigating lawns, gardens, and landscapes can be accomplished either manually or with an automatic irrigation system. Manual watering with a hand-held hose tends to be the most water-efficient method. According to the AWWA Research Foundation's outdoor end use study, households that manually water with a hose typically use 33 percent less water outdoors than the average household. The study also showed that households with in-ground sprinkler systems used 35 percent more water, those with automatic timers used 47 percent more water, and those with drip irrigation systems used 16 percent more water than households without these types of systems. These results show that in-ground sprinkler and drip irrigation systems must be operated properly to be water-efficient.

You can use a hand-held hose or a sprinkler for manual irrigation. To reduce water losses from evaporation and wind, avoid sprinklers that produce a fine mist or spray high into the air. Soaker hoses can also be very efficient and effective when used properly. Use a hand-held soil moisture probe to determine when irrigation is needed.

To make automatic irrigation systems more efficient, install system controllers such as rain sensors that prevent sprinkler systems from turning on during and immediately after rainfall, or soil moisture sensors that activate sprinklers only when soil moisture levels drop below pre-programmed levels. You can also use a weather-



Purple Fountain Grass (Pennisetum setaceum "Rubrum") and Marigolds (Calendula officinalis) in planter bed

driven programming system. Drip-type irrigation systems are considered the most efficient of the automated irrigation methods because they deliver water directly to the plants' roots. It is also important to revise your watering schedule as the seasons change. Over-watering is most common during the fall when summer irrigation schedules have not been adjusted to the cooler temperatures.

To further reduce your water consumption, consider using alternative sources of irrigation water, such as gray water, reclaimed water, and collected rainwater. According to the AWWA Research Foundation, homes with access to alternative sources of irrigation reduce their water bills by as much as 25 percent.⁴ Graywater is untreated household waste water from bathroom sinks, showers, bathtubs, and clothes washing machines. Graywater systems pipe this used water to a storage tank for later outdoor watering use. State and local graywater laws and policies vary, so you should investigate what qualifies as gray water and if any limitations or restrictions apply. Reclaimed water is waste water that has been treated to levels suitable for nonpotable uses. Check with local water officials to determine if it is available in your area. Collected rainwater is rainwater collected in cisterns, barrels, or storage tanks. Commercial rooftop collection systems are available, but simply diverting your downspout into a covered

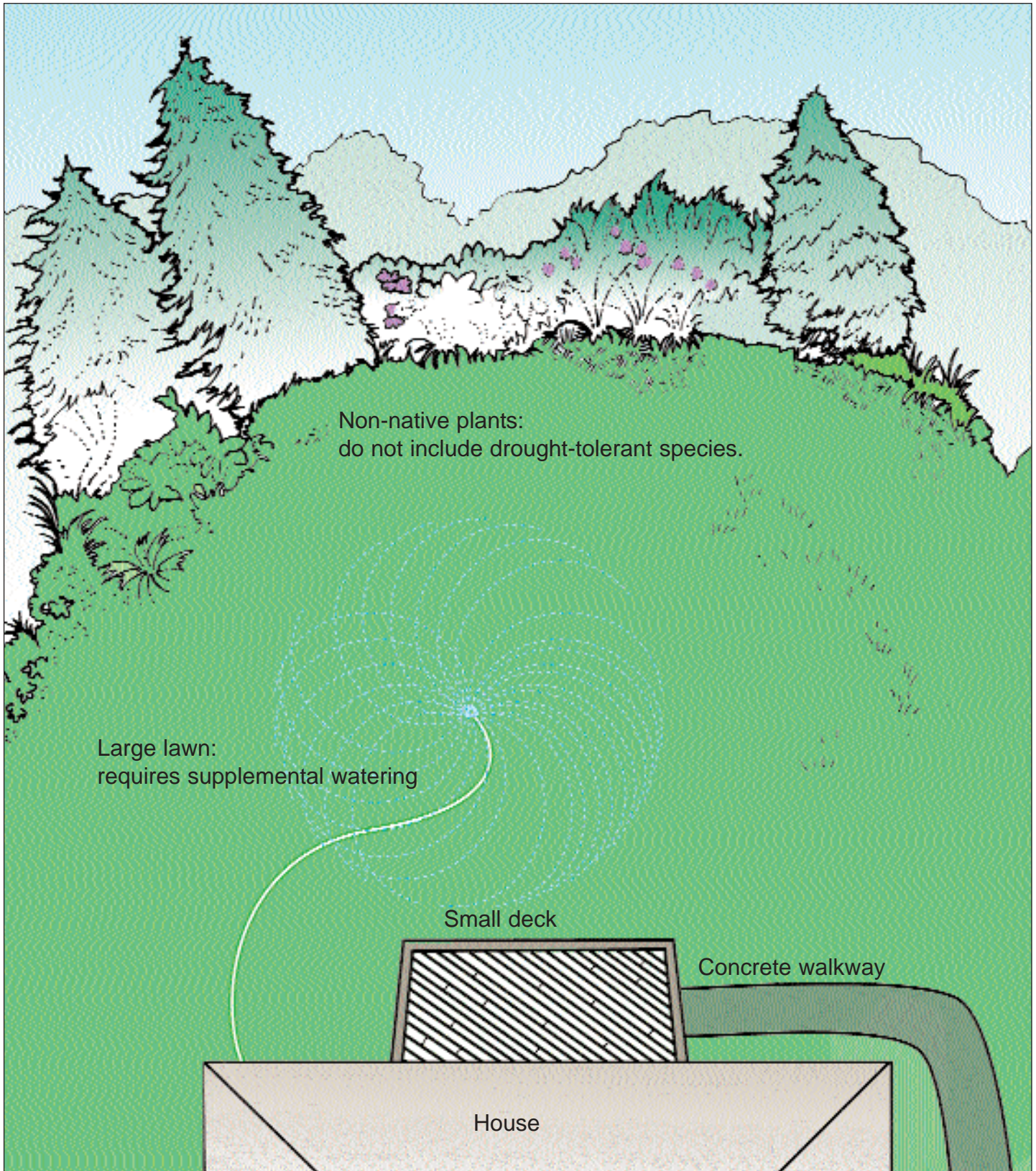


Red Valerian (Centranthus ruber)

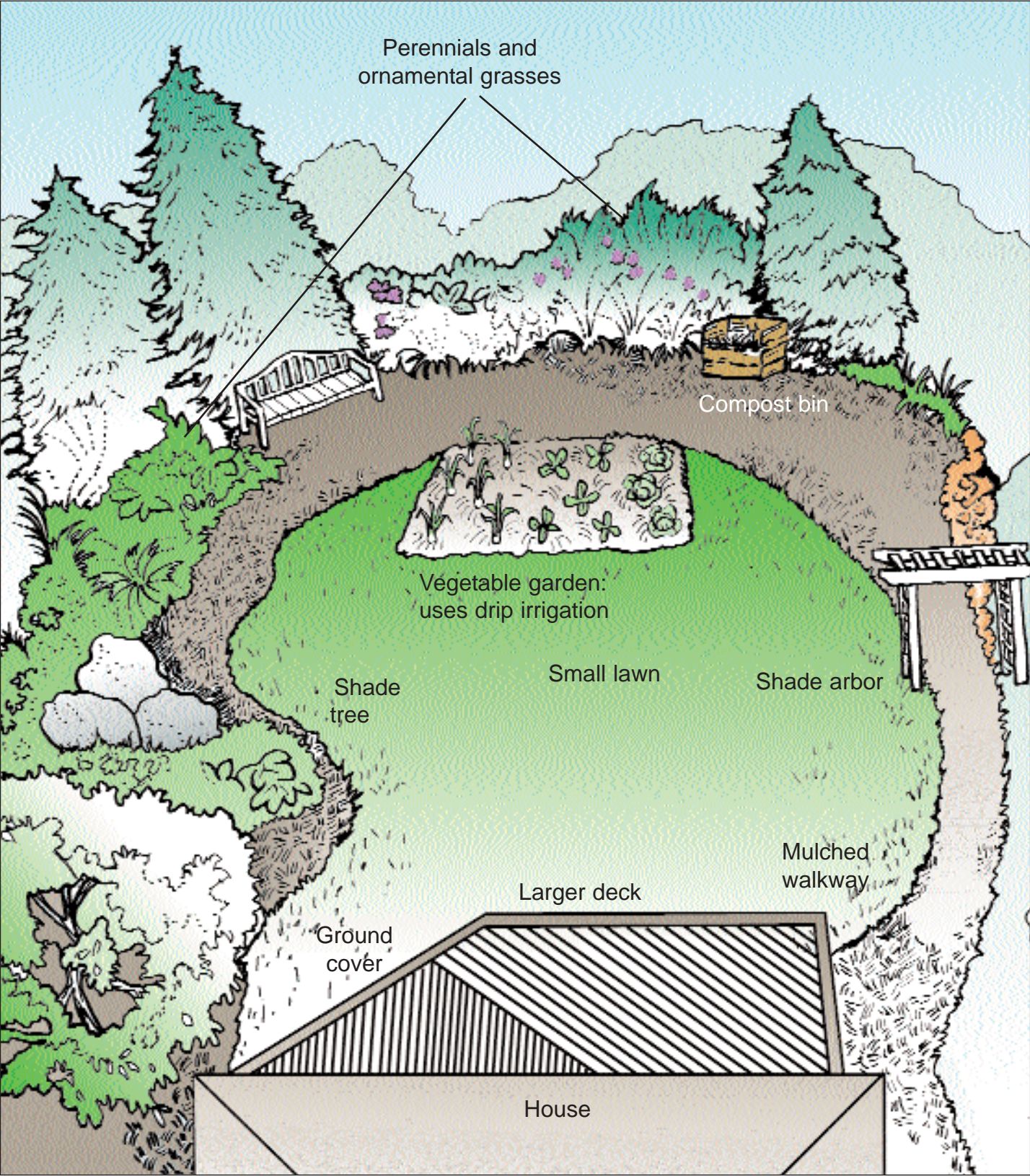
barrel is an easy, low-cost approach. When collecting rainwater, cover all collection vessels to prevent animals and children from entering and to prevent mosquito breeding. Some states might have laws which do not allow collection of rainwater, so be sure to check with your state's water resource agency before implementing a rainwater collection system.

⁴ AWWA Research Foundation. 1999. *Residential End Uses of Water*. <www.waterwiser.org>

Non-xeriscaping



Xeriscaping



Examples of Successful Water-efficient Landscaping Projects

Water-efficient landscaping techniques can be used by individuals, companies, state, tribal, and local governments, and businesses to physically enhance their properties, reduce long-term maintenance costs, and create environmentally conscious landscapes. The following examples illustrate how water-efficient landscapes can be used in various situations.



Oriental Poppies (Papaver orientale)

Homeowner–public/private partnership

- The South Florida Water Management District, the Florida Nurserymen and Growers Association, the Florida Irrigation Society, and local businesses worked together to produce a television video called “Plant It Smart with Xeriscape.” The video shows how a typical Florida residential yard can be retrofitted with Xeriscape landscaping to save energy, time,

and money. The showcase yard (selected from 70 applicants) had a history of heavy water use—more than 90,000 gallons per month. After the retrofit, the yard’s aesthetic value was enhanced; plus it now uses 75 percent less water and relies on yard trimmings for mulch and compost.

- The Southwest Florida Water Management District (SWFWMD), the City of St. Petersburg, and Pinellas County, Florida, produced a video called “Xeriscape It!” It shows a landscape being installed using the seven Xeriscape principles. The SWFWMD also funded several Xeriscape demonstration sites and maintains a Xeriscape demonstration garden at its Brooksville, Florida, headquarters. The garden features a variety of native and non-native plants and is available for public viewing, along with a landscape plant identification guide.
- Residents of Glendale, Arizona, can receive a \$100 cash rebate for installing or converting more than half of their landscapable area to non-grass vegetation. The Glendale Water Conservation Office conducts an inspection of the converted lawn to ensure compliance with rebate requirements and then issues a rebate check to the homeowner. The purpose of the Landscape Rebate Program is to permanently reduce the amount of water used to irrigate grass throughout Glendale.

State government

- Although perceived as a water-rich state, Florida became the first to enact a statewide Xeriscape law. Florida’s legislature recognized that its growing population and vulnerable environment necessitated legal safeguards for its water resources. The Xeriscape law requires Florida’s Departments of Management Ser-

vices and Transportation to use Xeriscape landscaping on all new public properties and to develop a 5-year program to phase in Xeriscape on properties constructed before July 1992. All local governments must also consider requiring the use of Xeriscape and offering incentives to install Xeriscaping.

- Texas also developed legislation requiring Xeriscape landscaping on new construction projects on state property beginning on or after January 1994. Additional legislation, enacted in 1995, requires the Department of Transportation to use Xeriscape practices in the construction and maintenance of roadside parks. All municipalities may consider enacting ordinances requiring Xeriscape to conserve water.

City government

In Las Vegas, Nevada, homeowners can receive up to \$1,000 for converting their lawn to Xeriscape, while commercial landowners can receive up to a \$50,000 credit on their water bill. The city and several other surrounding communities hope these eye-catching figures will help Las Vegas meet its goal of saving 25 percent of the water it would otherwise have used by the year 2010; to date, it has saved 17 percent. Local officials plan to reach the target with the assistance of incentive programs encouraging Xeriscape, a city ordinance limiting turf to no more than 50 percent of new landscapes, grassroots information programs, and a landscape awards program specifically for Xeriscaped properties. Preliminary results of a five-year study show that residents who converted a portion of their lawns to Xeriscape reduced total water consumption by an average of 33 percent. The xeric vegetation required less than a quarter of the water typically used and one-third the maintenance (both in labor and expenditures) compared to traditional turf.



Yellow Ice Plant (Delosperma nubigenum) close-up

Developers

Howard Hughes Properties (HHP), a developer and manager of more than 25,000 acres of residential, commercial, and office development property, has enthusiastically used drought tolerant landscaping on all of its properties since 1990. Most of the company's properties are located in Las Vegas, one of the country's fastest growing metropolitan areas. To conserve resources, the city and county have implemented regulations requiring developers to employ certain Xeriscape principles in new projects. Specifically, a limited percentage of grass can be used on projects, and it must be kept away from streets. As the area's first large-scale developer to recognize the need and value in incorporating drought tolerant landscaping in parks, streetscapes, and open spaces, HHP uses native and desert-adaptive plants that survive and thrive in the Las Vegas climate with minimal to moderate amounts of water.

Drip system irrigation controllers are linked to weather stations that monitor the evapotranspiration rate. This allows HHP to determine the correct amount of water to be applied to plants at any given time. HHP tests the irrigation systems regularly and adds appropriate soil amendments to promote healthy plant growth. The maintenance program also includes pest management, the use of mulching mowers, and the use of rock mulch top dressing on all non-turf planting areas. These measures combine to ensure a beautiful, healthy, and responsible landscape.

Public/private partnerships

Even the most water-conscious homeowners in Southern California are over-watering by 50 to 70 gallons per day. The excess water washes away fertilizers and pesticides, which pollute natural waterways. The quantity of water wasted (and the dollars that pay for it) are even more substantial for large-scale commercial properties and developments.

An innovative partnership in Orange County links landscape water management, green mate-

rial management, and non-point source pollution prevention goals into one program—the Landscape Performance Certification Program. This program emphasizes efficient landscape irrigation and features a “landscape irrigation budget” based on a property’s landscape area, type, and the daily weather. The Municipal Water District monitors actual water use through a system of 12,000 dedicated water meters installed by participating landscape managers.

Participants, including landscapers, property managers, and homeowner associations, can compare the actual cost of water used on their property with the calculated budget. Those staying within budget are awarded certification, a proven marketing tool. This new voluntary program is implemented by the Municipal Water District with input from the California Landscape Contractors’ Association, the Orange County Integrated Management Department, the Metropolitan Water District of Southern California, and local nurseries and has the support of 32 retailing water suppliers. The program is already credited with increasing the use of arid-climate shrubs and landscaping to accommodate drip irrigation, and has resulted in cost savings to water customers.



Miscanthus sinensis
(Miscanthus grass, also called Maiden grass) variety with leaves turning yellow for fall.



For More Information

The following list of organizations can provide more information on water-efficient landscaping. This is not meant to be an exhaustive list, rather it is intended to help you locate local information sources and possible technical assistance.

Water Management Districts or Utilities

Your local water management district often can provide information on water conservation, including water efficient landscaping practices. Your city, town, or county water management district can be found in the Blue Pages section of your local phone book or through your city, town, or county's Web site if it has one. If you do not know your city, town, or county's Web site, check for a link on your state's Web site. URLs for state Web sites typically follow this format: <www.state.(two letter state abbreviation).us>.

State/County Extension Services

Your state or county extension service is also an excellent source of information. Many extension services provide free publications and advice on home landscaping issues including tips on plant selection and soil improvement. Some also offer a soil analysis service for a nominal fee. Your county extension service can be found in the Blue Pages section of your local phone book under the county government section or through your county's Web site if it has one. The U.S. Department of Agriculture's Cooperative State Research, Education, and Extension Service (www.reeusda.gov/statepartners/usa.htm) provides an online directory of land-grant universities which can help you locate your state extension service. Government Guide (www.governmentguide.com) is yet another online resource that might prove helpful in locating state or local agencies.

Organizations

The following is a partial list of organizations located across the United States that provide helpful information on water-efficient landscaping.

American Water Works Association (AWWA)

6666 West Quincy Avenue

Denver, CO 80235

Telephone: 303 794-7711

and

1401 New York Avenue, NW, Suite 640

Washington, DC 20005

Telephone: 202 628-8303

Web: <www.awwa.org>

Arizona Municipal Water Users Association (AMWUA)

Web: <www.amwua.org/program-xeriscape.htm>

BASIN

City of Boulder Environmental Affairs

P.O. Box 791

Boulder, CO 80306

Phone: 303 441-1964

E-mail: basin@bcn.boulder.co.us

Web: <bcn.boulder.co.us/basin/local/seven.html>

Denver Water

1600 West 12th Avenue

Denver, CO 80204

Phone: 303 628-6000

Fax: 303 628-6199

TDDY: 303 534-4116

Office of Water Conservation hotline:

303 628-6343

E-mail: jane.earle@denverwater.org

Web: <www.water.denver.co.gov/conservation/conservframe.html>

New Mexico Water Conservation Program/Water Conservation Clearinghouse

P. O. Box 25102

Santa Fe, NM 87504

Phone: 800 WATER-NM

E-mail: waternm@ose.state.nm.us

Fax: 505 827-3813

Web: <www.ose.state.nm.us/water-info/conservation/index.html>

Project WET - Water Education for Teachers

201 Culbertson Hall

Montana State University

Bozeman, MT 59717

Phone: 406 994-5392

Web: <www.montana.edu/wwwwet>

Rocky Mountain Institute

1739 Snowmass Creek Road

Snowmass, CO 81654-9199

Phone: 970 927-3851

Web: <www.rmi.org>



Turkish Speedwell (Veronica liwanensis) in background and tulips in foreground.

Southern Nevada Water Authority
1001 S. Valley View Boulevard, Mailstop #440
Las Vegas, NV 89153
Phone: 702 258-3930
Web: <www.snwa.com>

Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL 34604-6899
Phone: 352 796-7211 or 800 423-1476 (Florida only)
Web: <www.swfwmd.state.fl.us/watercon/xeris/swfxeris.html>

Sustainable Sources Green Building Program: Sustainable Building Source Book
E-mail: info@greenbuilder.com
Web: <www.greenbuilder.com/sourcebook/xeriscape.html>

Water Conservation Garden – San Diego County
12122 Cuyamaca College Drive West
El Cajon, CA 92019
Phone: 619 660-0614
Fax: 619 660-1687

E-mail: info@thegarden.org
Web: <www.thegarden.org/garden/xeriscape/index.html> and <www.sdcwa.org/manage/conservation-xeriscape.phtml>

WaterWiser: The Water Efficiency Clearing House
(Operated by AWWA in cooperation with the U.S. Bureau of Reclamation)
6666 West Quincy Avenue
Denver, CO 80235
Phone: 800 559-9855
Fax: 303 794-6303
E-mail: bewiser@waterwiser.org
Web: <www.waterwiser.org>

Xeriscape Colorado!, Inc.
P.O. Box 40202
Denver, CO 80204-0202
Web: <www.xeriscape.org>

Resources

The following is a partial list of publications on resource efficient landscaping. For even more information, particularly on plants suited to your locale, consult your local library, county extension service, nursery, garden clubs, or water utility.

Ball, Ken and American Water Works Association Water Conservation Committee. *Xeriscape Programs for Water Utilities*. Denver: American Water Works Association, 1990.

Bennett, Jennifer. *Dry-Land Gardening: A Xeriscaping Guide for Dry-Summer, Cold-Winter Climates*. Buffalo: Firefly, 1998.

Bennett, Richard E. and Michael S. Hazinski. *Water-Efficient Landscape Guidelines*. Denver: American Water Works Association, 1993.

Brenzel, Kathleen N., ed. *Western Garden Book*, 2001 Edition. Menlo Park: Sunset Publishing Corporation, 2001.

City of Aurora, Colorado Utilities Department. *Landscaping for Water Conservation: Xeriscape!* Aurora: Colorado Utilities Department, 1989.

Johnson, Eric and Scott Millard. *The Low-Water Flower Gardener: 270 Unthirsty Plants for Color, Including Perennials, Ground Covers, Grasses & Shrubs*. Tucson: Ironwood Press, 1993.

Knopf, James M. *The Xeriscape Flower Gardener*. Boulder: Johnson Books, 1991.

Knopf, James M., ed. *Waterwise Landscaping with Trees, Shrubs, and Vines: A Xeriscape Guide for the Rocky Mountain Region, California, and the Desert Southwest*. Boulder: Chamisa Books, 1999.

Knox, Kim, ed. *Landscaping for Water Conservation: Xeriscape*. Denver: City of Aurora and Denver Water, 1989.

Nellis, David W. *Seashore Plants of South Florida and the Caribbean: A Guide to Identification and Propagation of Xeriscape Plants*. Sarasota: Pineapple Press, Inc., 1994.

Perry, Bob. *Landscape Plants for Western Regions: An Illustrated Guide to Plants for Water Conservation*. Claremont: Land Design Publishing, 1992.

Phillips, Judith. *Natural by Design: Beauty and Balance in Southwest Gardens*. Santa Fe: Museum of New Mexico Press, 1995.

- Phillips, Judith. *Plants for Natural Gardens: Southwestern Native & Adaptive Trees, Shrubs, Wildflowers & Grasses*. Santa Fe: Museum of New Mexico Press, 1995.
- Robinette, Gary O. *Water Conservation in Landscape Design and Maintenance*. New York: Nostrand Reinhold, 1984.
- Rumary, Mark. *The Dry Garden*. New York: Sterling Publishing Co., Inc., 1995.
- Springer, Lauren. *The Undaunted Garden: Planting for Weather-Resilient Beauty*. Golden: Fulcrum Publishing, 1994.
- Springer, Lauren. *Waterwise Gardening*. New York: Prentice Hall Gardening, 1994.
- Stephens, Tom, Doug Welsh, and Connie Ellefson. *Xeriscape Gardening, Water Conservation for the American Landscape*. New York: Macmillan Publishing, 1992.
- Sunset Books, eds. *Waterwise Gardening: Beautiful Gardens with Less Water*. Menlo Park: Lane Publishing Company, 1989.
- Vickers, Amy. *Handbook of Water Use and Conservation*. Amherst, MA: WaterPlow Press, 2001.
- Weinstein, Gayle. *Xeriscape Handbook : A How-To Guide to Natural, Resource-Wise Gardening*. Golden: Fulcrum Publishing, 1998.
- Williams, Sara. *Creating the Prairie Xeriscape*. Saskatchewan: University Extension Press, 1997.
- Winger, David, ed. *Xeriscape Plant Guide: 100 Water-Wise Plants for Gardens and Landscapes*. Golden: Fulcrum Publishing, 1998.
- Winger, David, ed. *Xeriscape Color Guide*. Golden: Fulcrum Publishing, 1998.
- Winger, David, ed. *Evidence of Care: The Xeriscape Maintenance Journal, 2002, Vol. 1*, Colorado WaterWise Council, 2001.

Acknowledgments

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Illustrations by Linda Cook.

For copies of this publication contact:

EPA Water Resources Center (RC-4100)
U.S. Environmental Protection Agency
Ariel Rios Building, 1200 Pennsylvania Avenue, NW.
Washington, DC 20460

For more information regarding water efficiency, please contact:

Water Efficiency Program (4204M)
U.S. Environmental Protection Agency
Ariel Rios Building, 1200 Pennsylvania Avenue, NW.
Washington, DC 20460
<www.epa.gov/OWM/water-efficiency/index.htm>



United States
Environmental Protection Agency (4204M)
Washington, DC 20460

Official Business
Penalty for Private Use \$300



Minimum Control Measure #2
Public Involvement/Participation

Minimum Control Measure #2
Public Involvement and Participation

Smithfield Township
1632168
June 30, 2023

1. Smithfield Township shall discuss Municipal Stormwater during one (1) public meeting each year during the 5-year permit period.

The Township Planning Commission meets on the 2nd Thursday of the month and the Board of Supervisors meets on the 2nd and 4th Tuesdays of the month. All meetings provide an opportunity for the public to comment on Township business, including Municipal Stormwater.

Proof of the Municipal Stormwater discussions during an advertised meeting will be provided.

2. Smithfield Township will continue its affiliation with the Brodhead Watershed Association.
3. Smithfield Township will illicit public participation throughout the year via social media, the Township website and newsletter, pamphlets and flyers placed in the Municipal Building lobby, and text/email alerts. A list of events involving public participation will be provided with each yearly report.
4. Each annual MS-4 Report will be provided on the Township website.

Minimum Control Measure #2

Public Involvement and Participation

Smithfield Township

1632168

June 30, 2023

Document	Website	Newsletter	Facebook	Municipal Building
Smithfield Township's MS-4 Presentation, June 22, 2022	x	x	x	
Smithfield Township's MS-4 Presentation, June 14, 2023	x			
Leaf Collection, October & November	x			
Christmas Tree Disposal, December through February	x			
Spring Leaf Pick Up, April 17th to April 28th	x			
Spring Clean Up May 17th to May 20th	x			
Annual MS-4 Status Reports, Years 1, 2, 3, and 4	x			

Featured Articles & News

July 2022 eNewsletter

JULY 6, 2022

Have a Black out in your neighborhood? It's just another hot summer day and you know you're not alone. Stay safe and healthy! Please don't panic during blackouts. We have some tips to help you stay safe during power outages. [Read More](#)

June 2022 eNewsletter

JUNE 6, 2022

Please don't forget to check your car's oil. It's important to get your car's oil changed regularly and to make sure that your car's oil is clean and fresh. [Read More](#)

Local Temperature
WOLFE
52°F
at the time

Atlanta	☁	55°	---
Chicago	☁	58°	---
Dallas	☁	55°	---
Denver	☁	55°	---
Detroit	☁	57°	---
Houston	☁	58°	---
Los Angeles	☁	58°	---
Miami	☁	58°	---
San Francisco	☁	58°	---



Township History

More than 25 years before the United States Declaration of Independence, Springfield Township was created - not once - as a political decision of the Backs County Commissioners and Court. Many times since then, some authority's political decision has

Landfill Tourism PA

Info

Official Facebook page for Landfill Tourism, Pennsylvania
dedicated to the former residents and PA

Page (Government Organization)

1130 Fox Run Road, Downingtown, PA, United States, Pennsylvania

📞 610.222.5100

✉️ info@landfilltourism.com

🌐 www.landfilltourism.com

📍 Downingtown, PA

👤 1,023 members

📄 Add details

[Support info](#)

Photos

View all photos



What's new

Landfill Tourism PA
July 2021 · 10:45 AM · 100% Report inappropriate content



1 Like · 0 Comments · 0 Shares

What's new

Landfill Tourism PA





Have a Blast, but be Safe!

Independence Day is just around the corner, and what better way to celebrate than with fireworks? While we all want to have a blast, no one wants to spend Independence Day in the emergency room, which is exactly where more than 15,600 people ended up in 2020. Accordingly, the State Fire Commissioner is urging caution, and recommends the following safety tips:

- **Never** allow children to play with fireworks, even sparklers, which can burn at temperatures of at least 1,200 degrees.
- Only allow adults to light fireworks one at a time, then quickly back away.

- **Never** pick up or try to relight fireworks that have not fully ignited.
- After the fireworks have burned, fully douse them with water before picking them up or disposing to prevent trash fires.
- **Never** use fireworks after consuming alcohol or other medications or substances that can impair judgment or the ability to react quickly to an emergency.
- **Always** remain at a safe distance from the ignition location.
- Be sensitive of neighbors and their pets, particularly if military veterans live nearby.

Pennsylvania state law requires the following for fireworks:

- Individuals who use Class C (consumer-grade) fireworks must be 18 years old.
- Fireworks cannot be ignited or discharged on public or private property without the express permission of the property owner.
- Fireworks cannot be discharged from within a motor vehicle or building.
- Fireworks cannot be discharged toward a motor vehicle or building.
- Fireworks cannot be discharged within 150 feet of an occupied structure, whether or not a person is actually present.
- Fireworks cannot be discharged while the person is under the influence of alcohol, a controlled substance, or another drug.



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At the June 22nd Board of Supervisors meeting, Township engineer Missy Hutchison, P.E. of LVL Engineering Group gave a presentation about Smithfield's MS-4 program. MS-4 is a program dedicated to maintaining and improving water quality.

There are six main components of the program:

1. Public Education & Outreach
2. Public Participation & Involvement
3. Illicit Discharge Elimination
4. Construction Site Runoff Control
5. Post-Construction Stormwater Management
6. Pollution Prevention & Good Housekeeping

To learn more about our MS-4 program and how you can help keep your drinking water clean, click below to visit the township's MS-4 page or view the presentation.

[MS - 4 Page](#)

[MS - 4 Presentation](#)



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Monroe County Municipal Waste Management Authority
 183 Commercial Blvd. Blakeslee, PA 18610
 (570) 643-6100

HHW EVENT

Household Hazardous Waste

WEDNESDAY
JULY 13

WE ACCEPT:
 Gasoline, Anti-Freeze, Motor Oil, Oil Based Paint, Insecticides,
 Pool Chemicals, Fire Extinguishers, and more!

UPCOMING DATES:
 August 10, September 21, October 19, November 16

DROP-OFF LOCATION:
 Military Road Recycling Site
 1114 Military Road
 Stroudsburg, PA 18360

FOR MONROE COUNTY RESIDENTS ONLY!

REGISTRATION & ADDITIONAL INFO.
 You MUST register and pay before arriving!
 Only items paid for will be accepted!

Click the button below or head over to our website!

The Monroe County Waste Authority is helping residents dispose of household hazardous waste over the summer. The first collection event is July 13th. To learn more about accepted items and how to register, click below!

HHW COLLECTION INFORMATION



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**DANSBURY POOL
PASS DISCOUNT**

DISCOUNTED RATES

<i>Age/Group</i>	<i>Half Day</i>	<i>Full Day</i>	<i>Season Pass</i>
2 thru 17	\$3	\$6	\$65
18 thru 54	\$4	\$7	\$90
55 & up	\$3	\$5	\$60
Family	\$10	\$20	\$145
Add. Child	\$1	\$2	\$10

Stop by the Municipal Center to fill out your discount form!

*Family Rates are for 2 adults & 2 children (under 18) who live together. Additional children may be added per the above rate.

Dansbury Pool is open for the season! Residents of Smithfield Township are entitled to discounted rates for half day, full day, and season passes. To claim your discount, stop by the Municipal Center between 8:00 a.m. and 4:30 p.m. to fill out a voucher. Vouchers are approved on the spot, allowing you to take your copy to Dansbury Pool to purchase half day/full day passes or the Day Street Community Center to purchase season passes. For more information about Dansbury Pool, call 570-421-6591. The pool and community center are open from 11:00 a.m. to 7:00 p.m.

Dansbury Pool

15 Day St, East Stroudsburg, PA 18301

Open through August 21, subject to Stroud Regional Open Space & Recreation Commission discretion.

Day Street Community Center

(located next to the basketball and tennis courts at Dansbury Park)





Upcoming Township Meetings

The Board of Supervisors meet on the second and fourth Wednesdays of the month at 6 p.m. All meetings occur at the Municipal Center.

July Board of Supervisors meetings:

Wednesday, July 13th at 6 p.m.

Wednesday, July 27th at 6 p.m.

The Planning Commission meets on the second Thursday of the month at 7 p.m. All meetings occur at the Municipal Center,

July Planning Commission meeting:

Thursday, July 14th at 7 p.m.

Township Meeting Calendar



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Smithfield Township · 1155 Red Fox Rd · East Stroudsburg, PA 18301-9106 · USA



**SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS
REGULAR BUSINESS MEETING – JUNE 14, 2023 – 6:00 P.M.
AGENDA**

- 1) **CALL MEETING TO ORDER:**
- 2) **PLEDGE OF ALLEGIANCE:**
- 3) **PRESENT:**
- 4) **ANNOUNCEMENTS:**
- 5) **MINUTES:** April 12, 2023 – Regular Business Meeting
May 10, 2023 – Regular Business Meeting
May 24, 2023 – Regular Business Meeting
- 6) **PUBLIC HEARINGS:** None
- 7) **PLANS TO ACT ON:** None
- 8) **REPORTS:**
 - A) **SOLICITOR’S REPORT:**
 - B) **ENGINEER’S REPORT:**
- 9) **NEW BUSINESS:**
 - a) **Consider: Consent Agenda.**
 - i) **Consider: Authorize Advertisement of 2023-2024 Material Bid Notice.**
 - ii) **Consider: Digital Culture Web Hosting**
 - iii) **Consider: Impose Special Ban of Fireworks at Municipal Parks.**
 - iv) **Consider: Authorize Shifting Payroll Week to Sun-Sat.**
 - v) **Consider: Application and Certification of Payment No. 2 – Waterfront Park Fishing Dock Project.**
 - b) **Consider: Award Bid for Minisink Tree Cutting.**
 - c) **Consider: Authorize Advertisement for Community Engagement Coordinator.**
 - d) **Discuss: State of EMS.**
 - e) **Consider: Emergency Funding Request – Bushkill Emergency Corps.**
 - f) **Consider: Resolution No. 528: Lot Joinder for 141 Roosevelt Dr.**
 - g) **Consider: 209 Ravens Nest Stormwater Waiver Requests.**
 - h) **Consider: Resolution No. 529: Fee Schedule Update.**
 - i) **Consider: First Energy Pole Yard Expansion.**
 - j) **Discuss: Community Contributions.**
 - k) **Discuss: MS-4 Requirements and Updates.**
 - l) **Discuss: Act 167 Stormwater Update.**
 - m) **Discuss: Regional Planning Commission Concept.**

10) BOARD OF SUPERVISORS REPORT:

11) BILLS: \$278,793.95 (General Fund: \$276,793.95, Liquid Fuels Fund: \$0, Escrow Fund: \$2,000.00).

12) PUBLIC COMMENTS:

13) ADJOURNMENT:

THE SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS
REGULAR BUSINESS MEETING
JUNE 14, 2023

A Regular Business Meeting of the Smithfield Township Board of Supervisors was held on June 14, 2023, at the Smithfield Township Municipal Center at 1155 Red Fox Rd, East Stroudsburg, PA 18301, and via Zoom.

Present are Supervisors Jacob Pride, Robert Lovenheim (via Zoom), and Brian Barrett (via Zoom), Solicitor Ronold Karasek, Engineer Melissa Hutchison, Budget & Finance Manager Lucas DeBartolo, and Township Manager Julia Heilakka.

Also present are Constable Joseph DeBartolo, Richard Norris, Joann Norris, Pam Barrett, Debbie Kuliek, Maureen Garrido, Scott Miller, Desiree Siena, Jeff Young, Tim Werkheiser, Justin Thomas, and Brian Dunlap.

1. Chair Jacob Pride calls the meeting to order at 6:00PM. A quorum is present.
2. The Pledge of Allegiance is recited.
3. Announcements – none.
4. Minutes
 - a. Robert Lovenheim motions to approve the minutes from the April 12, 2023, May 10, 2023, and May 24, 2023 regular meetings, Jacob Pride seconds. Brian Barrett states he disagrees with the wording of the minutes: derogatory or offensive words should not be used. Pam Barrett states she is unfairly represented in the minutes. Pam Barrett states she does not demean anybody. Jacob Pride replies that is not true. Pam Barrett states Ken Wolfe is not doing his job, and that language used in the draft minutes is slanderous. Richard Norris states the township does whatever it wants. Robert Lovenheim states that minutes must not have editorial comments, and the township must be careful to report news. Jacob Pride asks Robert Lovenheim if he sees any problems with the minutes as presented. Robert Lovenheim would like to discuss journalist integrity and revisit the minutes. Brian Barrett states opinions are being placed in the minutes. Robert re-seconds the motion, with the understanding that he will review the minutes. Vote: Robert Lovenheim and Jacob Pride in favor; Brian Barrett opposed: motion carries.
5. Reports
 - a. Solicitor's Report – Ron Karasek's major focus has been the Airstrip Rd declaration, which has been served, and an appraisal is occurring. He has reviewed the sketch plan for a Sheetz (Parcel 16.8.2.21-4) and the First Energy Pole Yard Expansion (Parcel 16.8.2.13-2). Delaware Water Gap Capital Partners has filed a motion to reargue the conditional use case.

- b. **Engineer's Report – LVL Engineering participated in a kick-off meeting for the Green Mountain Drive Bridge PennDOT Multimodal Project today.**

6. New Business

- a. **Consider: Consent Agenda.**
 - i. **Consider: Authorize Advertisement of 2023-2024 Material Bid Notice.**
 - ii. **Consider: Digital Culture Web Hosting**
 - iii. **Consider: Impose Special Ban of Fireworks at Municipal Parks.**
 - iv. **Consider: Authorize Shifting Payroll Week to Sun-Sat.**
 - v. **Consider: Application and Certification of Payment No. 2 – Waterfront Park Fishing Dock Project.**

Brian Barrett agrees to shift payroll. Brian Barrett motions to approve the consent agenda, Robert Lovenheim seconds. Vote: all in favor; motion carries.

- b. **Consider: Award Bid for Minisink Tree Cutting. The Township received a \$10,000 grant from the Pocono Mountain Visitors Bureau (PMVB) to remove dead ash trees from Minisink Park. The bid came in much lower than expected, and PMVB has permitted the township to expand tree removal to other township parks. Robert Lovenheim motions to award the bid to RJ's Tree Service for \$4,500, Brian Barrett seconds. Robert Lovenheim states in the future, he would like the Board to consider a resolution that would give bid preference to township residents if all other items in the bid are equal, Brian Barrett agrees. No public comment. Vote: all in favor; motion carries.**
- c. **Consider: Authorize Advertisement for Community Engagement Coordinator. This position was budgeted in the 2023 budget and will authorize placing the ad only; it will not hire anyone. Pam Darret asks how much the township will pay the party director. Jacob Pride replies the Board has not discussed that yet. Richard Norris states he has lived in the township his whole life and has never seen the township run like this. Joann Norris asks what the job description is. Jacob Pride replies the township has budgeted for this to handle reception, park rentals, and assist with zoning, but the Board still needs to discuss the job description and compensation; this motion permits staff to advertise the posting once it is prepared. Joann Norris states this is an unnecessary expense. Jacob Pride states the Board still needs to discuss the position. Brian Barrett states he does not remember this item from budget discussions and does not feel the need to advertise right now. Robert Lovenheim motions to approve the advertisement, Jacob Pride seconds. No public comment. Vote: Robert Lovenheim and Jacob Pride in favor; Brian Barrett opposed; motion carries.**
- d. **Discuss: State of EMS. Jeff Young is the executive director of Suburban EMS, and introduces coworkers Tim Werkheiser, Justin Thomas, and Brian Dunlap. Jeff Young**

states he is reaching out to all communities serviced by Suburban, and overviews the state of EMS locally and state wide. Suburban provides nonemergency transport to offset the net loss of 911. The EMS system is broken: a lack of sustainable funding, escalating workforce turnover (30%), and substandard reimbursement from Medicare and Medicaid contribute to the problem. Rural communities are the worst affected. Suburban trains people to assist with finding personnel. Brian Barrett asks if they've considered VoTech schools. Tim Werkheiser replies yes. VoTech has emergency services in Northampton County, and he is working to get a certification class. Jeff Young discusses Suburban's background. One problem is that they cannot bill for many trips, like standbys and lift assists. 911 call volumes have increased dramatically for Monroe County, and Suburban pursues state grants to offset costs. In Pike County, the county commissioners levy a tax to match township spending on EMS, but Northampton County does not. Debbie Kulick states the Monroe County Commissioners will assist once the municipalities assist.

Jeff Young states he is going to ask for additional support for 2024. Robert Lovenheim states this is a sobering presentation and is frustrated that the commissioners are not moving to solve the problem. The Board, Jeff Young, and Debbie Kulick discuss the JLN survey and their concerns.

- e. Consider: Emergency Funding Request – Rushkill Emergency Corps. Debbie Kulick states call volume has decreased, but operation costs have risen. Volunteerism is declining and training paramedics takes over a year. Bushkill EMS is requesting immediate financial assistance and that the township consider long-term support through a fire/EMS tax. Robert Lovenheim confirms the total ask is \$135,000 and states that the township did not budget for this, no one can afford this, and the county commissioners are doing nothing. Jacob Pride confirms the \$135,000 is the ask from all three townships.

Lucas DeBartolo states the township's share is 31% of the ask, which equals \$9,300 this month and \$11,160 every month thereafter. Bushkill EMS is in danger of failure, so he suggests making a one-time contribution of \$9,300 to avoid loss of service. Pam Barrett states the township should cut back. Richard Norris states money should be taken from Marshalls Falls and given to EMS. Jacob Pride states grant funds can only be used for their approved project. Brian Barrett asks if Bushkill EMS can guarantee service. Debbie Kulick replies yes, if they receive funding. Brian Barrett motions to go along with Lucas's recommendation, Jacob Pride seconds. Lucas DeBartolo confirms this is for the one-time contribution of \$9,300, and adds that the \$135,000 ask will buoy the EMS service until March 2024.

Desiree Siena confirms that emergency services are free standing, community-based organizations. Debbie Kulick and Jeff Young discuss emergency service in the area. Lucas DeBartolo has reached out to all local EMS providers to better understand the scenario. Desiree Siena is surprised that the county does not contribute funds to EMS.

Debbie Kulick states Pocono Mountain Regional EMS is supported by the municipalities it services. Pam Barrett states big businesses like Shawnee Ski Area should support the ambulance. Vote: all in favor; motion carries.

- f. Consider: Resolution No. 528: Lot Joinder for 141 Roosevelt Drive. LVL Engineering issued a review letter June 13, 2023 with one comment, but Attorney McDonald's revised deed addresses the comment. Ron Karasek sees no legal issues with the lot joinder but wants confirmation from the Sewage Enforcement Officer and Zoning Officer that joining the properties will not cause any septic or zoning violations. Jacob Pride motions to conditionally approve the resolution pending approval from the SEO and ZO, Robert Lovenheim seconds. No public comment. Vote: all in favor; motion carries.
- g. Consider: 209 Ravens Nest Stormwater Waiver Requests. The applicant wishes to construct a house at 209 Ravens Nest Rd, but wetlands on the property prevent such development without waivers from the township. Missy Hutchison explains the waiver requests, and states that the driveway is in the inner buffer because there is no access to the property otherwise. Maureen Garrido states they reduced the size of disturbance.

Brian Barrett asks if the property was purchased before the Stormwater Act was adopted. Missy Hutchison replies the lot was created in 2005, the Stormwater Act was adopted in 2006, and the property was purchased by the current owner in 2019. Ron Karasek states waivers are granted when the Board believes that there is a hardship that is not created by the applicant, the Floodplain Administrator should comment, and that construction in an inner buffer may set a precedent.

Brian Barrett believes the project can be completed without impeding on the inner buffer. Missy Hutchison states the inner wetland buffer takes up the entire frontage of the property; the driveway cannot be located out of the inner buffer. Maureen Garrido states modifications to the plan were made to reduce the house's footprint, and tried without success to purchase the adjoining lot to mitigate this problem.

Robert Lovenheim motions to grant a waiver on the conditions. Brian Barrett confirms that the changes asking for will be presented specifically. Missy Hutchison states the township requires a revised survey plan showing the reduced house instead of the current overlay. Ron Karasek states the Board could wait until the new survey comes in and then put it on the agenda. Robert Lovenheim and Brian Barrett discuss the site property. Robert Lovenheim re-motions to grant the inner buffer waiver based upon fact-specific items and other items discussed, to be prepared by Ron Karasek, Jacob Pride seconds. Vote: Jacob Pride and Robert Lovenheim in favor; Brian Barrett opposed.

Missy Hutchison has no comments on waiver request #1. Robert Lovenheim motions to approve the waiver, Jacob Pride seconds. No public comment. Vote: Jacob Pride and Robert Lovenheim in favor; Brian Barrett opposed; motion carries.

Robert Lovenheim motions to approve the waiver for the outer buffer, Jacob Pride seconds. No public comment. Vote: Jacob Pride and Robert Lovenheim in favor; Brian Barrett opposed; motion carries.

- h. Consider: Resolution No. 529: Fee Schedule Update. This fee schedule updates the SALDO fees and simplifies the original fee structure. Ron Karasek recommends adding the following to the end of section two "and in default thereof, a stop work order will be issued on that project." Robert Lovenheim motions to approve Resolution No. 529 with Mr. Karasek's change, Jacob Pride seconds. No public comment. Vote: all in favor; motion carries.
- i. Consider: First Energy Pole Yard Expansion. Scott Miller represents the applicant for a project at Parcel 16.8.2.21-4, which adds a retaining wall and reduces overall impervious surface by 360 ft². The applicant requests two waivers for the project. The Planning Commission (PC) recommended approval of the waivers. Missy Hutchison states J.VL Engineering has no objection to the waivers. Scott Miller and Missy Hutchison discuss a stabilized swale. Ron Karasek states the PC recommended a waiver of the land development with the following conditions: a professional services agreement is entered into, fees are posted, and the township engineers approve the stormwater plans. Robert Lovenheim motions to approve the waivers based on the Planning Commission's recommendations. Brian Barrett seconds. No public comment. Vote: all in favor; motion carries. Ron Karasek confirms that he will send Scott Miller a conditional waiver approval letter.
- j. Discuss: Community Contributions. Jacob Pride asks to maintain last year's contributions, with an addition to continue donating to the Lehigh Valley Center for Independent Living (LVCIL) and provide AWSOM's donation to PAWS due to ongoing labor issues and a closed clinic. Robert Lovenheim states LVCIL supports disabled citizens and does outreach; they were involved in the design of the fishing pier. The Board discusses Pocono Heritage Land Trust (PHLT).

Robert Lovenheim motions to approve last year's contributions with the provision for PAWS and LVCIL, Brian Barrett seconds. No public comment. Vote: all in favor; motion carries. Brian Barrett motions to contribute \$250 to PHLT, Jacob Pride seconds. No public comment. Vote: Jacob Pride and Brian Barrett in favor, Robert Lovenheim opposed; motion carries.

- k. **Discuss: MS-4 Requirements and Updates.** Missy Hutchison discusses the MS-4 Program. The Township is in year 5, which ends June 30. She discusses the six minimum control measures: education outreach, public participation and involvement, illicit discharge detection and elimination, construction site stormwater runoff controls, post-construction runoff control, and pollution prevention and good housekeeping for municipal facilities. There are no questions or comments on the presentation. Robert Lovenheim states MS-4 requirements are an unfunded mandate and the township is doing well with stormwater.
 - l. **Discuss: Act 167 Stormwater Update.** I.VI. Engineering is still preparing a new version of the ordinance. Brian Barrett motions to table the Act 167 Stormwater Update until the next meeting. Jacob Pride seconds. No public comment. Vote: Brian Barrett and Jacob Pride in favor, Robert Lovenheim abstains; item tabled.
 - m. **Discuss: Regional Planning Commission Concept.** Brian Barrett motions to table this item. Jacob Pride seconds. No public comment. Vote: Jacob Pride and Brian Barrett in favor, Robert Lovenheim abstains; item tabled.
7. **Board of Supervisors Report**
- a. Brian Barrett asks what time it is in Spain. Robert Lovenheim replies quarter to 2.
8. **Bills: \$278,793.95 (General Fund: \$276,793.95, Liquid Fuels Fund: \$0, Escrow Fund: \$2,000.00).** Brian Barrett motions to pay the bills. Robert Lovenheim seconds. No public comment. Vote: all in favor; motion carries.
9. **Public Comment**
- a. The Board discusses Mr. Lovenheim's stay in Spain.
 - b. Robert Lovenheim states he is concerned about the intersection of SR 447 and E. Brown Street. It is already a bad intersection, and if the Sheetz sketch plan (Parcel 16.8.2.21-4) before the PC materializes, it will get worse. He will contact District 5. Brian Barrett suggests contacting other elected officials. Pam Barrett states the township will have two gas stations within a mile; the township should have influence over the development. Jacob Pride replies PennDOT has sole jurisdiction over HOPs and traffic signals. Missy Hutchison states the applicant submitted for a PennDOT scoping meeting, so the township can attend; the PC also expressed concern over the intersection.
 - c. Pam Barrett received a message from a friend that Ken Wolfe lost a permit application, there is a dangerous fence on Mosier's Knob Rd. and signs on Parcel 16.8.1.62 should be removed. She called the Waste Authority for garbage removal on the property. Pam

Barrett states the township should cut back expenses, asks about the ARPA funds, and wants financial information.

- d. Joann Norris asks who the SEO is for the township. Julia Heilakka replies Scott Brown of Hanover Engineering. Joann Norris states the bills are high, and asks about Marshalls Falls. Jacob Pride states because of PennDOT requirements, the park could not open unless the township purchased 274 Marshalls Creek Rd. Pam Barrett states the upgrades in parks are impractical.
- e. Richard Norris states he has lived in the township for sixty-six years and there is a lot of development. Joann Norris questions the Sheetz sketch plan. Robert Lovenheim states the sketch plan came before the PC and not the Board, so the Board should not comment.

10. Robert Lovenheim motions to adjourn, Brian Barrett seconds; meeting adjourned at 8:07PM.

Minutes recorded by Julia Heilakka

Respectfully submitted:



Julia Heilakka, Assistant Secretary

Smithfield Township's MS4 Program

(Municipal Separate Storm Sewer System)



Presentation provided by:



June 14, 2023

MS₄ Program

- An MS₄ is a collection of storm sewer structures, including basins, ditches, inlets, and piping that are designed to collect and discharge stormwater into streams without prior treatment.
- In 2016 the Township was required to apply for a permit through the Pennsylvania Department of Environmental Protection due to the existing high quality streams, such as the Brodhead and McMichael Creeks, and the population density. This permit has an effective date of September 1, 2018 and expires August 31, 2023.
- A renewal application was submitted to PADEP on March 28, 2023.
- Since the effective permit date, LVL Engineering Group and Smithfield Township have partnered to comply with several permit requirements including the 6 Minimum Control Measures, Pollutant Control Measures, and sediment load and pathogen reduction.
- The Township is currently in Year 5 of the 5-Year Permit Period. Year 5 ends June 30th.

Minimum Control Measures (MCM)

MCM #1 – Public Public Education and Outreach

MCM #2 – Public Participation and Involvement

MCM #3 – Illicit Discharge Detection and Elimination

MCM #4 – Construction Site Stormwater Runoff Controls

MCM #5 – Post Construction Runoff Controls

MCM #6 – Pollution Prevention and Good Housekeeping for Municipal Facilities

Minimum Control Measure #6

Pollution Prevention and Good Housekeeping for Municipal Facilities

BMP #1

Identify and document all operations owned and operated by the Township and have the potential for generating pollution in stormwater runoff to the MS4.



Minimum Control Measure #6

Pollution Prevention and Good Housekeeping for Municipal Facilities

BMP #2

Develop, implement, and maintain a written O&M program for all operations that could contribute to the discharge of pollutants from the MS-4 identified in BMP #1.



Minimum Control Measure #6

Pollution Prevention and Good Housekeeping for Municipal Facilities

BMP #3

Develop and implement an employee training program that addresses appropriate topics to further the goal of preventing or reducing the discharge of pollutants to the MS-4.



<https://strunk-albert.com/portfolio/smithfield-township-municipal-complex/>

Year 5 Report Goals

- Programs for each Minimum Control Measure including documentation of how each MCM has been satisfied.
- Provide a list of newly constructed and/or proposed Best Management Practices that can reduce the sediment load.
- Provide a list of Pollutant Control Measures including the sources of pathogens.
- Provide proof that the Stormwater Management Report has been updated to be consistent with the 2022 model ordinance.

Questions and Comments

Additional MS₄ educational materials can be found on the Township's and the Pennsylvania Department of Environmental Protection's websites.



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October 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
25	26	27	28	29	30	1
			6:00 pm Board of Supervisors Regular Business Meeting			
2	3	4	5	6	7	8
9	10	11	12	13	14	15
	Office Closed in Observance of Columbus Day.		6:00 pm Board of Supervisors Regular Business Meeting	7:00 pm Planning Commission Regular Meeting		
16	17	18	19	20	21	22
		7:00 pm Cancelled: Zoning Hearing Board Regular Meeting				
23	24	25	26	27	28	29
2:00 pm Smithfield Trunk or Treat 2022	Leaf Collection Program					
			6:00 pm Board of Supervisors Regular Business Meeting			
30	31	1	2	3	4	5
Leaf Collection Program						



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East Stroudsburg, PA 18301

(570) 223-5082 Phone
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Zoning: Monday - Friday, 7:00AM to 3:00PM





Leaf Collection Program

← Go Back

Leaf Collection Program

Event Details

- **Date:** 10/24 – 11/23/2022

Leaf Collection Program

October 24 – November 23, 2022

Smithfield Township's Leaf Collection Program is conducted for five weeks from mid-October to mid-November. Once an area has received its leaf collection, it is required that the resident to remove any residual leaf piles.

Do not rake twigs, branches, walnuts, sticks, rocks, bottles, garden debris, etc. with the leaves: such items cause equipment to breakdown.

The leaf collection program is done during the course of normal working hours. There is not a fixed schedule for areas. Each area serviced will be visited on a regular basis.

Guidelines for bulk leaf piles:


- All leaves to be collected must be placed at the shoulder, off the road. Avoid raking leaves onto pavement, crosswalks, fire hydrants, decorative plantings, catch basins, or stormwater ditches, which could cause drainage issues during rain.
- Bags and rigid containers of leaves will not be collected. No exceptions!
- The leaf pile may extend the length of the property.
- Do not mix limbs, brush, and other debris in the leaf piles. This may result in damage to equipment and injuries to employees.
- Adverse weather conditions may cause delays on posted leaf collection dates.
- State regulations prohibit the collection of leaves mixed with regular trash.
- Township employees and equipment are not permitted to enter private property to remove leaves.
- Motorists should be cautious on local roads during leaf collection time.


Landscapers and Garden Services: It is illegal to dump loads of leaves on Township streets. Any contractor caught dumping leaves will be subject to a fine for illegal dumping on Township right-of-way.

Residents are encouraged to mulch and/or compost leaves.



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Upcoming Events

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November 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	31	1	2	3	4	5
<u>Leaf Collection Program</u>						
6	7	8	9	10	11	12
<u>Leaf Collection Program</u>						
			<u>6:00 pm Board of Supervisors Regular Business Meeting</u>	<u>7:00 pm Planning Commission Regular Meeting</u>		
13	14	15	16	17	18	19
<u>Leaf Collection Program</u>						
20	21	22	23	24	25	26
<u>Leaf Collection Program</u>						
			<u>6:00 pm Board of Supervisors Regular Business Meeting</u>			
27	28	29	30	1	2	3



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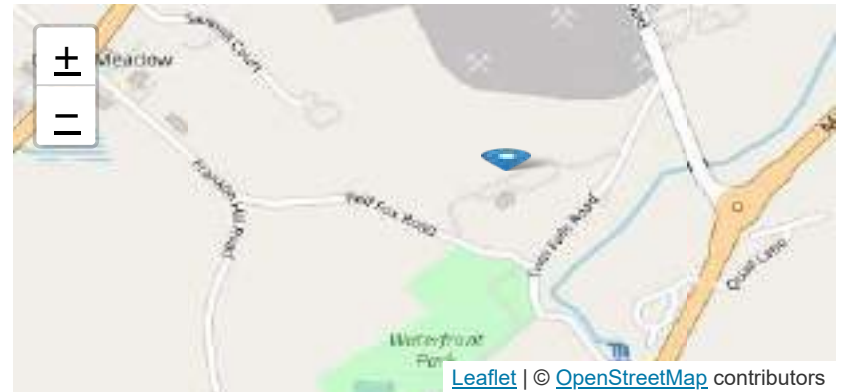
Christmas Tree Disposal

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Christmas Tree Disposal at Municipal Center

Event Details

- Date:** 12/27/2022 – 02/28/2023
- Venue:** [Smithfield Township Municipal Center](#)



Christmas Tree Disposal

Residents may dispose their Christmas trees at the Smithfield Township Municipal Center for a limited time — December 28th, 2020 to February 28th, 2021 only.

Smithfield Township Municipal Center

1155 Red Fox Rd

East Stroudsburg, PA 18301

Monday – Friday from 8AM – 4:30PM

Alternative

Alternatively, residents may dispose of their Christmas trees at the Oak Grove Multi-Municipal Compost Facility. There is no special timeframe for disposal here. To learn more about Oak Grove, click [here](#) and download an information page.


Oak Grove Multi-Municipal Compost Processing Board


3305 Oak Grove Dr

East Stroudsburg, PA 18302

Monday – Saturday from 7AM – 2PM

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December 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
27	28	29	30	1	2	3
4	5	6	7	8	9	10
				<p>7:00 pm Planning Commission Regular Meeting</p>		
11	12	13	14	15	16	17
			<p>6:00 pm Board of Supervisors Regular Business Meeting</p>			
18	19	20	21	22	23	24
			<p>6:00 pm Board of Supervisors Regular Business Meeting</p>		<p>Office Closed in Observance of Christmas Holiday.</p>	
25	26	27	28	29	30	31
	<p>Office Closed in Observance of Christmas Holiday.</p>	<p>Christmas Tree Disposal at Municipal Center</p>				
					<p>1:00 pm Office Closes Early in Observance of New Year's Eve</p>	



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January 2023


Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
<u>Christmas Tree Disposal at Municipal Center</u>						
	<u>Office Closed in Observance of New Year's Day</u>	6:00 pm <u>Board of Supervisors Reorganization & Regular Meeting</u>	5:00 pm <u>Board of Auditors Reorganizational Meeting</u>			
8	9	10	11	12	13	14
<u>Christmas Tree Disposal at Municipal Center</u>						
	1:00 pm <u>Sewer Authority Reorganization Meeting</u>		6:00 pm <u>Board of Supervisors Regular Meeting</u>	7:00 pm <u>Planning Commission Reorganization Meeting</u>		
			6:00 pm <u>Orchard BJK Zoning Change Request Hearing</u>			
15	16	17	18	19	20	21
<u>Christmas Tree Disposal at Municipal Center</u>						
	<u>Office Closed in Observance of Martin Luther King, Jr. Day</u>					
22	23	24	25	26	27	28
<u>Christmas Tree Disposal at Municipal Center</u>						
			6:00 pm <u>Board of Supervisors Regular Meeting</u>			

Sun	Mon	Tue	Wed	Thu	Fri	Sat
29	30	31	1	2	3	4
<u>Christmas Tree Disposal at Municipal Center</u>						



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February 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
29	30	31	1	2	3	4
<u>Christmas Tree Disposal at Municipal Center</u>						
5	6	7	8	9	10	11
<u>Christmas Tree Disposal at Municipal Center</u>						
			<u>6:00 pm Board of Supervisors Regular Meeting</u>			
12	13	14	15	16	17	18
<u>Christmas Tree Disposal at Municipal Center</u>						
19	20	21	22	23	24	25
<u>Christmas Tree Disposal at Municipal Center</u>						
	<u>Office Closed in Observance of Presidents Day.</u>		<u>6:00 pm Board of Supervisors Regular Meeting</u>			
	<u>Office Closed in Observance of Veterans Day.</u>					
26	27	28	1	2	3	4
<u>Christmas Tree Disposal at Municipal Center</u>						



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March 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	1	2	3	4
Christmas Tree Disposal at Municipal Center						
5	6	7	8	9	10	11
		7:00 pm Zoning Hearing Board Reorganization and Regular Meeting	6:00 pm Board of Supervisors Regular Meeting	7:00 pm Planning Commission Regular Meeting		
12	13	14	15	16	17	18
19	20	21	22	23	24	25
			6:00 pm Board of Supervisors Regular Meeting			
26	27	28	29	30	31	1
	6:00 pm Board of Supervisors Special Meeting					



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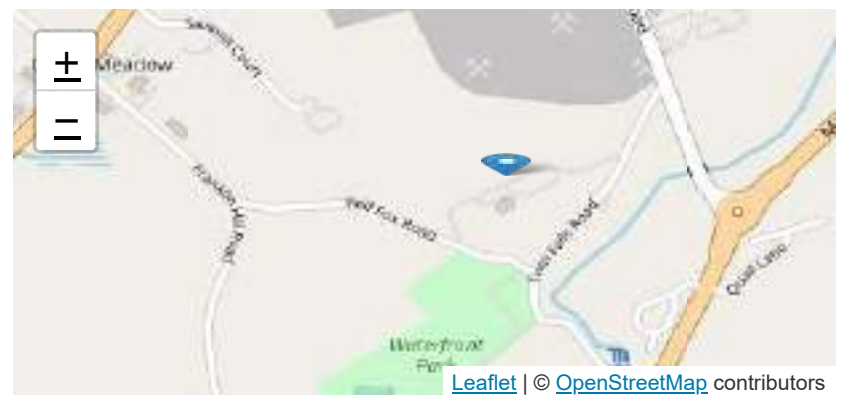
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Spring Leaf Pick-Up

Event Details

This event finished on 17 April 2023

- Venue:** [Smithfield Township Municipal Center](#)



Announcement

The Township Road & Maintenance Department will be picking up leaves from residents on Township roads beginning on Monday, April 17th and concluding on Friday, April 28th.

Guidelines


Residents may only place leaf piles on township roads only. Leaf piles should not include apples, sticks, or walnuts. For a list and map of Township roads, click [here](#) to download the Township Road Map.


There are no fees associated with the leaf pick-up.

To be placed on one of the daily routes, please call the Roads & Maintenance Department at (570) 223-5082 opt. 8. Priority will be assigned based on the calls received. Dates are subject to change in accordance with weather conditions.



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April 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	31	1
	6:00 pm Board of Supervisors Special Meeting					
2	3	4	5	6	7	8
					Office Closed in Observance of Good Friday.	
9	10	11	12	13	14	15
			6:00 pm Board of Supervisors Regular Meeting	7:00 pm Planning Commission Regular Meeting		
16	17	18	19	20	21	22
	7:30 am Spring Leaf Pick-Up					
23	24	25	26	27	28	29
Spring Leaf Pick-Up						
			6:00 pm Board of Supervisors Regular Meeting			
30	1	2	3	4	5	6
	5:30 pm BOS & PC Joint Session – Parking Ordinance	7:00 pm Zoning Hearing Board Regular Meeting				



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Spring Clean-Up

Event Details

This event finished on 20 May 2022

• [View on Map](#) Smithfield Township Municipal Center





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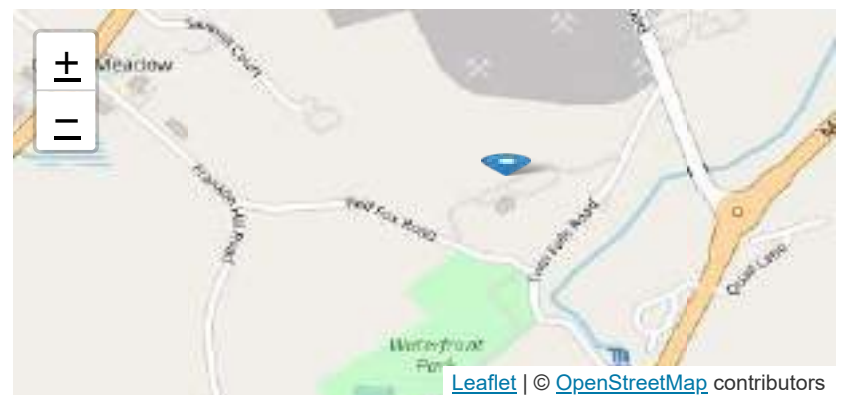
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Spring Clean-Up

Event Details

This event finished on 20 May 2023

- **Venue:** [Smithfield Township Municipal Center](#)



Spring Clean-Up

May 17 through 20, 2023 | Hours: 8:00 a.m. to 5:00 p.m.

Township Clean-Up is for Smithfield Township residents only. Commercial disposal is forbidden. You must bring proof of residency, such as a driver's license, tax bill, rent receipt, etc. All residents are encouraged to take advantage of this annual opportunity to dispose of unwanted household goods.

Load Fees:

Vehicle	Fee Per Load
Car	\$15
Mini Van	\$20
Pick-up Truck	\$30
Utility Trailer 1 axle	\$45
Utility Trailer 2 axle	\$75
U-Haul 6 to 9 ft	\$75
U-Haul 10 to 14 ft	\$115
Small Dump Truck (1 ton)	\$75
Large Dump Truck (single axle)	\$175

Tire Fees:

Type	Cost Per Tire
Car	\$10
Truck	\$20
Large Tractor	\$25

*** Maximum of 12 total tires per household**

**** No tires on rims – rims accepted separately**

***** No commercial truck tires**

Items for Disposal:

Acceptable

Furniture, mattresses, toys, washers, dryers, stoves, bicycles, lawn mowers, water heaters, car & truck batteries, nails & screws (in a closed container), electronics (computers, TVs, networking devices, printers, power supplies, computer accessories, wire & cables, computer hardware), home appliances (including with freon), audio/video devices, surge protectors, lab/test devices, cartridges, cell phones/radios, batteries, fire alarms, gas-powered equipment, fax machines, lawn equipment, copiers, typewriters.


*** Unless certificate of disposal is provided, any appliance that uses refrigerant (Freon) will cost an additional \$35 for proper disposal.**


Not Acceptable

Household garbage, automobiles, paint cans with contents, thinners, pesticides, herbicides, liquids, or any other hazardous materials, trailers (campers or others), construction or demolition waste, liquids.

**** No liquids are accepted**

 **1155 Red Fox Road
East Stroudsburg, PA 18301**

 **(570) 223-5082** Phone
(570) 223-5086 Fax

 **Office: Monday - Friday, 8:00AM
to 4:30PM**
**Zoning: Monday - Friday, 7:00AM
to 3:00PM**





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News

July 2022 eNewsletter

07/06/2022

Have a Blast, but be Safe! Independence Day is just around the corner, and what better way to celebrate than with fireworks? While we all want to have a blast, no one wants ...

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May 2022 eNewsletter

05/04/2022

Smithfield Township eNewsletter Township Clean-up for Residents Bring your unwanted household goods to Smithfield Township Municipal Center. You must provide proof of residency, such as a driver's license, tax ...

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June 2022 eNewsletter

07/06/2022

Prevent Wrongful Discharge to Storm Drains Any substance discharged onto an impervious surface will almost always end up in the stormwater system, and ultimately our drinking water supply source. Although some pollutant sources may ...

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April 2022 eNewsletter

04/06/2022

Spring Leaf Pick-up The Township Road & Maintenance Department will be picking up leaves from residents on Township roads beginning on Monday, April 18th to Friday, May 6th. Guidelines Residents may only place leaf ...

[READ MORE »](#)

◀ VIEW ALL NEWS

Sign Up to have the monthly newsletter sent directly to your email address.

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First Name

Last Name

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Upcoming Events

Read about that will be going on in our town

May 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	1	2	3	4	5	6
	5:30 pm BOS & PC Joint Session – Parking Ordinance	7:00 pm Zoning Hearing Board Regular Meeting				
7	8	9	10	11	12	13
			6:00 pm Board of Supervisors Regular Meeting	7:00 pm Planning Commission Regular Meeting		
14	15	16	17	18	19	20
			8:00 am Spring Clean-Up	8:00 am Spring Clean-Up	8:00 am Spring Clean-Up	8:00 am Spring Clean-Up
21	22	23	24	25	26	27
			6:00 pm Board of Supervisors Regular Meeting			
28	29	30	31	1	2	3
	Office Closed in Observance of Memorial Day.					



1155 Red Fox Road
East Stroudsburg, PA 18301

(570) 223-5082 Phone
(570) 223-5086 Fax

Office: Monday - Friday, 8:00AM to 4:30PM
Zoning: Monday - Friday, 7:00AM to 3:00PM





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MS-4

What is MS-4?

MS-4 stands for Municipal Separate Storm Sewer System – essentially a collection of structures, including retention basins, ditches, roadside inlets, and underground pipes, which are designed to collect stormwater and discharge it into streams without treatment. Smithfield Township’s urban classification via the 2010 U.S. Census requires it to become part of the Environmental Protection Agency’s MS-4 program, managed by the Pennsylvania Department of Environmental Protection.

The key requirement of the program in Smithfield Township is to reduce the sediment levels in the Brodhead Creek and Reservoir Run. This is done through public education, routine inspections at outlets, illicit discharge detection, and other preventive measures. Progress on and eventual completion of the pollution reduction and stormwater management plans allows Smithfield Township to comply with the terms of the NPDES (National Pollution Discharge Elimination System) permit. If you live or conduct business along the impaired area(s) and wish to help the Township successfully implement the program, call the Township Engineers at Boucher & James at (610) 419-9407.

Township MS-4 Reports

- Year 1 Status Report
- Year 2 Status Report
- Year 3 Status Report
- Year 4 Status Report

Additional Documents

- Winter Tips
- Spring Tips
- Summer Tips
- Fall Tips
- What is MS-4?
- MS-4 Full Rules
- Stormwater Management

[Smithfield's MS-4 Program](#)

[2021 MS-4 Presentation Video](#)

[Efficient Landscaping](#)

[Swimming Pool Water Discharge
Guidelines](#)

[When It Rains, It Drains](#)

[Illicit Discharge](#)


[2022 MS-4 Presentation Document](#)


[2023 MS-4 Presentation Document](#)

Local Partners & Resources

[Monroe County Conservation District](#)
[Brodhead Watershed Association](#)
[PA Dept. of Environmental Protection](#)

 1155 Red Fox Road
East Stroudsburg, PA 18301

 [\(570\) 223-5082](tel:(570)223-5082) Phone
[\(570\) 223-5086](tel:(570)223-5086) Fax

 Office: Monday - Friday, 8:00AM
to 4:30PM
Zoning: Monday - Friday, 7:00AM
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Minimum Control Measure #3
Illicit Discharge Detention and Elimination

**Minimum Control Measure #3
Illicit Discharge Detection and Elimination**

Smithfield Township
1632168
June 30, 2023

1. The MS-4 Mapping will be updated as needed to include any newly constructed or newly found storm sewer collection and conveyance systems, or newly constructed or newly found stormwater management facilities.
2. All identified outfalls and observation points must be screened during dry weather conditions twice during the 5-year permit period. Screenings will be completed during the Year 2 (2024-2025) and Year 4 (2026-2027) of the new permit period. Documentation of all screenings, findings, and action taken, if any, shall be kept.
 - a. Priority areas shall be identified based upon observation at outfalls and observation points. Should any color, odor, floating solids, scum, sheen, or substances be observed at an outfall or observation point then it shall be identified as a priority area.
 - b. When any color, odor, floating solids, scum, sheen, or substances is observed the drainage area will first be analyzed to determine potential sources. Each potential source will then be investigated to determine the primary source.
 - c. The property owner of the primary source will be notified of illicit discharge and that correction is required in accordance with Chapter 20, Solid Waste Disposal.
 - d. Should the illicit discharge not be corrected, the Township will take action per Chapter 20, Solid Waste Disposal.
 - e. All observations, testing results, investigations, and elimination shall be documented and submitted with each annual report.
3. Any reports from the public or other agencies for suspected or confirmed illicit discharges shall be responded to and any required action shall be taken. All reports of illicit discharges must be investigated, documented with response, and resolved by eliminating the illicit discharge. The process of investigation, documentation, and resolution will be the same as Item 2 above.
4. All illicit discharges that may endanger users downstream, or may create pollution or danger of pollution or property damage shall be reported to the Pennsylvania Department of Environmental Protection.
5. Identification of existing sewage disposal systems that may attribute to any observed illicit discharge shall be documented.
6. The updated Stormwater Management Ordinance will be advertised and adopted by the Township.
7. Prepare and distribute materials educating the target audience of illicit discharges. The materials shall be provided through the Distribution Methods listed in Minimum Control Measure #1.

Minimum Control Measure #4
Construction Site Stormwater Runoff Control

**Minimum Control Measure #4
Construction Site Stormwater Runoff Control**

Smithfield Township
1632168
June 30, 2023

1. The Township does not issue building permits for any development with outstanding erosion and sedimentation control comments.
2. The Township relies on Pennsylvania's statewide program for stormwater associated with construction activities.
3. A list of erosion control reviews and notifications to the County Conservation District is provided.

S:\2016\1632168\Documents\Reports\2023.06_MS-4 Reporting Year 5\MCM #3\E_S.Yr.5.2023.docx

**Minimum Control Measure #4
Construction Site Stormwater Runoff Control**

Smithfield Township
1632168
June 30, 2023

1. The Township does not issue building permits for any development with outstanding erosion and sedimentation control comments.
2. The Township relies on Pennsylvania's statewide program for stormwater associated with construction activities.
3. A list of erosion control reviews and notifications to the County Conservation District is provided.

S:\2016\1632168\Documents\Reports\2023.06_MS-4 Reporting Year 5\MCM #4\E_S.Yr.5.2023.docx



May 5, 2023

Mr. Ken Wolfe, Zoning Officer
Smithfield Township
1155 Red Fox Road
East Stroudsburg, PA 18301

Corporate Office:

559 Main Street, Suite 230
Bethlehem PA 18018

Regional Offices:

1456 Ferry Road, Building 500
Doylestown, PA 18901

2768 Rimrock Drive
Stroudsburg, PA 18360
Mailing
P.O. Box 699
Bartonville, PA 18321

**SUBJECT: LANDS OF JORGE & MAUREEN GARRIDO – 209 RAVEN'S NEST ROAD
STORMWATER MANAGEMENT PLAN REVIEW NO. 2
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 2232248R**

Dear Mr. Wolfe:

Pursuant to the Township's request, we have completed our second review of the Stormwater Management Plan for the above referenced project. The submitted information consists of the following items.

- Response Letter, prepared by Jonathan Shupp, dated March 16, 2023;
- Waiver Request List, prepared by Jonathan Shupp, dated March 16, 2023;
- Stormwater Management Plan (5 Sheets), prepared by Jonathan Shupp, P.L.S., S.E.O., dated November 9, 2022, revised March 16, 2023.

BACKGROUND INFORMATION

The Applicant/Owner is proposing a single-family residential dwelling on an existing property (Parcel No 16.98060) on the northern side near the terminus of Raven's Nest Road. The existing property consists primarily of woodlands, wetlands, and a stream and is located within the R-1, Low Density Residential Zoning District.

The proposed construction includes a single-family residential dwelling with a driveway taking access from Raven's Nest Road, an on-lot well, an on-lot sewage disposal system, and stormwater management facilities. The limit of disturbance is 0.68 acres. The application indicates a Joint Permit has been obtained for a proposed pedestrian bridge and driveway crossing wetlands on the site. The lot is in Wolf Hollow, a previously approved subdivision plan.

The project area discharges to an unnamed tributary to Cherry Creek which has a Chapter 93 Classification of High-Quality, Cold-Water Fishery with Migratory Fishes (HQ-CWF, MF). It is in the C-Provisional Discharge District.

Based upon our review of the revised Stormwater Management Plan submission and our previous review letter dated January 4, 2023, we offer the following comments and/or recommendations for your consideration.

ZONING ORDINANCE COMMENTS – CH. 27

1. Comment satisfied.
2. Comment satisfied.
3. In accordance with Section 401.3.F., “Except for existing nonconforming lots or where centralized sewage is required or proposed, it must be demonstrated to the satisfaction of the Code Enforcement Officer or Board of Supervisors, as the case may be, that a dwelling, well, and area for two (2) septic drainfields may be located. One (1) septic drainfield shall be designated the primary field and the second shall be an alternate in case of original septic field failure. The location and placement of well and septic fields shall conform to the requirements of this Chapter and State regulations.” *The plan must be revised to show a secondary septic field in accordance with the requirements of this Section. All applicable permitting will be required. (Previous Comment) The secondary field has been added to the plans. Permitting is required for the septic system.*
4. The Schedule of District Regulations in the Zoning Ordinance outlines the minimum and maximum permitted development standards for the property. *A zoning tabulation shall be added to the plan to demonstrate site compliance with the Schedule of District Regulations. (Previous Comment) Per Section 401.1.C., the maximum impervious coverage for R-1, Group A is 25%, not 40%. The table shall be revised accordingly.*

STORMWATER MANAGEMENT ORDINANCE COMMENTS – CH. 26

5. In accordance with Section 221.6., “Where a development site is traversed by existing watercourses, drainage easements (for natural and artificial watercourse) shall be provided conforming to the line of such watercourses. The terms of the easement shall conform to the stream buffer requirements (for natural watercourses) contained in §223(1)(6) of this Part.” *A drainage easement is required to be provided for the unnamed tributary to Cherry Creek as it crosses through this property. (Previous Comment) The applicant has requested to discuss a waiver to the drainage easement requirement with the Board of Supervisors.*
6. In accordance with Section 223.1.1.(d)(1), “Inner buffer - measured perpendicular to and horizontally from the edge of the delineated wetland or vernal pond, for a distance of fifty (50) feet.
 - a) Permitted activities/development - stormwater conveyance required by the Township, buffer maintenance and restoration, the correction of hazardous conditions, stream crossings permitted by DEP and passive unpaved stable trails shall be permitted. No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted.”

The wetland Inner Buffer must also be shown along the southwestern side of the site, as applicable. The plan proposes grading, filling, a building, and other construction within the Inner Buffer on the northeastern side of the site. These are not permitted activities. (Previous Comment) The applicant has requested a waiver to allow improvements within the Inner Buffer.

7. In accordance with Section 223.1.1.(d)(2), “Outer buffer - measured perpendicular to and horizontally from the outer edge of the inner buffer for a distance of one hundred (100) feet resulting in a total buffer of one hundred fifty (150) feet.

- a) Permitted activities/development - stormwater conveyance required by the Township, buffer maintenance and restoration, the correction of hazardous conditions, stream crossings permitted by DEP, roads constructed to existing grade, unpaved trails, and limited forestry activities that do not clear cut the buffer (e.g., selective regeneration harvest) in accord with a forestry management plan shall be permitted provided no buildings are involved, and those activities permitted under §§223(1)(5) and 223(1)(6).
- b) No more than twenty (20%) percent of the cumulative outer buffer on the subject parcel shall be altered by the activities permitted in accord with §223(1)(2)(d)2.”

The plan proposes construction of a building and pool within the wetland Outer Buffer on the northeastern side of the site. These are not permitted activities. (Previous Comment) The applicant has requested a waiver to allow improvements within the Outer Buffer.

8. Comment satisfied.

9. Comment satisfied.

10. Comment satisfied.

11. In accordance with Section 223.1.5., “Pre-existing lots or parcels/development in outer buffers - in the case of legally pre-existing lots (approved prior to the effective date of this Part) where the useable area of a lot lies within an outer buffer area, the applicant shall obtain a waiver from the Board of Supervisors in accordance with Part 2H.” *We have obtained a copy of the recorded deed which identifies this property as Lot 15 of the Wolf Hollow at Water Gap County Club subdivision, recorded on January 12, 2005. The Smithfield Township Legislative History identifies Ordinance 181 (Chapter 26, Sections 201-287) as having been adopted on October 11, 2006. Based on these dates, this lot may be eligible for a waiver with respect to use within the Outer Buffer area in accordance with this Section. A waiver would be required to be received from the Board of Supervisors. (Previous Comment) The applicant has requested a waiver to allow improvements within the Outer Buffer.*

12. Comment satisfied.

13. In accordance with Section 227.5., “Any facilities that constitute water obstructions (e.g., culverts, bridges, outfalls, or stream enclosures), and any work involving wetlands governed by Chapter 105 shall be designed in accordance with Chapter 105 and will require a permit from DEP.” *A copy of the Joint Permit for the pedestrian and driveway crossings of the wetlands must be submitted to the Township. (Previous Comment) The response letter indicates the permit is pending approval of the stormwater management plan.*

14. Comment satisfied.

MISCELLANEOUS COMMENTS

15. As previously noted, we have obtained a copy of the recorded deed for this property. Several items of concern were noticed within the deed.

- a. Page 3 of 21 identifies this property as “being subject to a variable width Golf Course Easement

lying adjacent to and westerly of the 8th course described above.” Page 14 of 21 states “The GOLF COURSE EASEMENT AREA shall only be utilized by GRANTEE as unimproved and inactive open space and shall not be altered, modified, improved with an IMPROVEMENT(S) nor shall the grading or landscaping of the GOLF COURSE EASEMENT AREA be altered or modified by GRANTEE in any manner whatsoever without GRANTORS prior written approval...” The “Final Subdivision Plat” associated with the deed shows the easement crossing through the eastern side of the property in the vicinity of the proposed septic system. The easement must be shown on the plan and the conditions of the easement encroachment must be proven satisfactorily resolved between the GRANTEE and the GRANTOR prior to any Township approval.

(Previous Comment) The response letter indicates the property owner is working to obtain permission from the golf course to construct improvements within the easement.

- b. Page 3 of 21 also references “rights, easements, covenants, and conditions as attached hereto and made part hereof referenced as Exhibit “A””. The Grantor (International Custom-Built Homes, Inc.) is required to provide written consent and approval on various improvements to the lot. These include but are not limited to the following.
 - i. Page 7 of 21 Covenants requires, “Any single-family dwelling permitted upon the LOT must have a minimum of three thousand (3,000 sq.ft.) square feet of living space”. The proposed house scales to be around 3,000 s.f. on a single floor, which may be too large of a footprint for this lot, due to the limitations from the wetlands and wetland buffers.
 - ii. Page 13 of 21 states “no building shall be located on any LOT nearer than sixty (60) feet to the front LOT boundary line, or nearer than twenty (20) feet of any sideline of each LOT or nearer than forty-five (45) feet of the rear line of any LOT notwithstanding any less stringent setback requirements set forth on the recorded PLOT PLAN...” “The “Final Subdivision Plat” associated with the deed also shows yard setbacks that do not appear to match those shown on the submitted Stormwater Management Plan set. The setbacks shown on the recorded plan governs unless the deed setbacks are more restrictive.

(Previous Comment) The response letter indicates the proposed owner is working to obtain consent from the Grantor with respect to these requirements.

16. Comment satisfied.
17. A circular symbol is shown on Sheet 1 of 5 to the rear of the proposed house between the 390 and 392 contours. This must be identified. *(Previous Comment) This circle appears to be a fire pit. The leader line for the label should be revised to point to the object instead of to the adjoining property.*
18. Comment satisfied.
19. Comment satisfied.
20. Comment satisfied.

Smithfield Township

Lands of Garrido, 209 Raven's Nest Road – Stormwater Management Plan Review No. 2

May 5, 2023

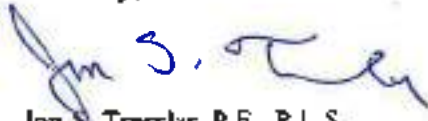
Page 5 of 5

The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the nature of the comments in this review, the receipt of new information may generate new comments.”

In order to facilitate an efficient re-review of revised plans, the Engineer shall provide a letter, addressing item by item, their action in response to each of our comments.

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

Sincerely,



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

JST/arm/tms

cc: Jacob Fride – President, Smithfield Township Board of Supervisors
Julia Heilokka – Smithfield Township Manager
Ronold J. Karasek, Esq. – Smithfield Township Solicitor
Jonathan Shupp, P.L.S., S.E.O. – JLS Surveying, LLC
Jorge & Maureen Garrido – Applicant/Property Owners
Melissa E. Hutchison, P.E. – LVL Engineering Group

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April 11, 2023

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

**SUBJECT: MOOVE IN SELF STORAGE
PRELIM/FINAL LAND DEVELOPMENT PLAN REVIEW NO. 5
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 2232244R**

Dear Supervisors:

We have completed our fifth review of the Preliminary/Final Land Development Plan for the above referenced project. The submitted information was prepared by Bogja Engineering, Inc. and consists of the following items:

- Pennsylvania Department of Transportation Permit No. 05061741.
- Preliminary/Final Land Development Plans (14 sheets) dated April 4, 2022, revised March 28, 2023.

BACKGROUND INFORMATION

The Applicant/Developer, Investment Real Estate Construction, LLC, has submitted the Preliminary/Final Land Development Plan for the Moove In Self Storage Land Development.

The existing property is located within both Smithfield Township and the Borough of Delaware Water Gap along the western side of Foxtown Hill Road (SR 0611), across from its intersection with Main Street (S.R. 0611). The site is within the RL Low-Density Zoning District in Smithfield Township and the VC-1 Village Commercial Zoning District of the Borough of Delaware Water Gap and has a total area of 17.93 acres. The site is made up of three tax parcels and consists of seven existing self-storage unit buildings, three additional small buildings, three parking areas, drive aisles around the buildings, and a large, wooded area. The majority of the existing developed area of the site is in the Borough of Delaware Water Gap, however, approximately half of the area of the proposed improvements lie in Smithfield Township, and the other half of the area of the proposed improvements lies in the Borough. The site takes access via two existing driveways onto Foxtown Hill Road (S.R. 0611).

The proposed development will include the construction of a two-story storage building having a total area of 33,000 square feet, with a 30-foot-wide drive aisle around the building, a grassed island, a stormwater detention basin, and associated landscaping. No additional office space is proposed. The proposed detention basin is located wholly in the Borough.

The plans have been revised to comply with the requirements of the Pennsylvania Department of Transportation. Radial at the two (2) existing driveways has been increased and as a result, the existing parking has been reduced from 16 parking spaces to 9 parking spaces. The reduction in parking spaces still meets the requirements of Delaware Water Gap Borough for parking at the existing office. The remainder of the development is consistent with the approved plan.

Corporate Office:

559 Main Street, Suite 230
Bethlehem PA 18018

Regional Offices:

1456 Ferry Road, Building 500
Doylestown, PA 18901

2746 Ramrock Drive
Stroudsburg, PA 18350

Reading
P.O. Box 689
Eastonville, PA 18521

Based upon our review, we offer the following comments and/or recommendations for your consideration.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

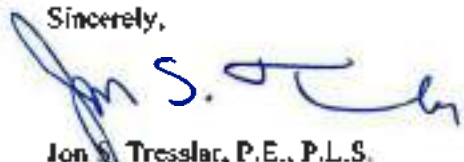
1. In accordance with Section 1302.1-D, "final plans for minimizing erosion and sedimentation as approved will be incorporated into the Agreement and Financial Securities requirements as required by the Township." *The construction cost estimate shall include the required erosion and sedimentation controls. (Previous Comment 2) The Development Agreement with Financial Security shall be provided prior to plan recordation. An escrow recommendation was sent under cover letter dated September 13, 2022.*

We have no further engineering-related comments.

We recommend the above remaining comment be addressed to the satisfaction of Smithfield Township prior to plan recordation.

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

Sincerely,



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

JS1/meh/tms

cc: Ronold J. Karasek, Esquire – Smithfield Township Solicitor
Ken Wolf, Zoning Officer – Smithfield Township
Julia Heilakka, Manager – Smithfield Township
Daniel VonBussenius, Owner's Agent, IRE LLC- Applicant
NSA Property Holdings, LLC – Property Owner.
Donald A Haas, RLA, Bogia Engineering Inc.
Melissa E. Hutchison, P.E., LVL Engineering Group



February 24, 2023

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

**SUBJECT: SHAWNEE VALLEY PRD STAGE 1B FINAL PLAN
LAND DEVELOPMENT PLAN REVIEW NO. 2
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 2232243R**

Dear Supervisors:

Pursuant to the Township's request, we have completed our second review of the Preliminary Subdivision/Land Development Plan for the above referenced project. The submitted information consists of the following items.

- Cover letter prepared by Shawnee Stage 1; LLC dated January 17, 2023.
- Correspondence to Shawnee Fire Company prepared by Shawnee Stage 1, LLC, dated August 16, 2022.
- Email correspondence from Shawnee Fire Company dated January 4, 2023.
- Stage 1B Phasing Plan dated January 20, 2023.
- Final Plan/Plot Plan prepared by Urban Research & Development Corporation (37 sheets) dated September 2, 2005, revised January 10, 2023.

BACKGROUND INFORMATION

The Applicant has submitted a land development plan in support of the Stage 1B Final Plan at the Shawnee Valley Planned Residential Development.

The Shawnee Valley PRD is located along Shawnee Valley Road and points north and extends south to and across Mosiers Knob Road. It is located to the west of the Shawnee Mountain Ski Area and consists of five (5) stages. This submission is for Stage 1B.

Stage 1B is located on the southern side of Shawnee Valley Road, between Shawnee Valley Road and Hollow Road (S.R. 2023) and proposes a total of 294 residential units; 71 single family lots, 33 single family, common open space lots, and 190 townhouse units. The lots are proposed throughout a network of proposed roads that will have access to both Shawnee Valley Road and Hollow Road (S.R. 2023).

At its meeting held on December 14, 2005, the Board of Supervisors approved the Stage 1B Final Plan with the following conditions:

Corporate Office:

559 Main Street, Suite 230
Bethlehem PA 18018

Regional Offices:

1456 Ferry Road, Building 500
Doylestown, PA 18901

2746 Ramrock Drive
Stroudsburg, PA 18360
Meeting
P.O. Box 688
Bartonsville, PA 18321

1. That all required permits and approvals be received from outside agencies including the US Army Corps of Engineers, the PA Department of Environmental Protection, the Monroe County Conservation District, and the PA Department of Transportation.
2. That all comments in the Township Engineer's letters (David Horton P.E., Boucher & James, Inc dated December 13, 2005, and John Henning, P.E., Boucher & James dated December 14, 2005) are addressed to the Township's satisfaction.
3. That appropriate improvements security and/or bonds be provided for the project for completion of the work.
4. That the Developer work with the Shawnee Fire Chief and Township Engineer to determine if emergency vehicles can safely negotiate the two curves discussed in John Henning's review letter. If said Fire Chief and Township Engineer determine that they cannot, then the horizontal curve radii of these roads will be increased to the minimum radii necessary, to allow emergency vehicles to safely negotiate the curves.
5. That split rail fencing be provided around the detention basins.

We have reviewed the submission against the five (5) conditions listed above and the current Stormwater Management Ordinance.

Based upon our review, we offer the following comments and/or recommendations for your consideration.

CONDITION 1 COMMENTS

That all required permits and approvals be received from outside agencies including the US Army Corps of Engineers, the PA Department of Environmental Protection, the Monroe County Conservation District, and the PA Department of Transportation.

1. Comment satisfied.
2. Comment satisfied.
3. Comment satisfied.
4. A Pennsylvania Department of Transportation Scoping Application for the intersection of Hollow Road and Lakeside Drive has been included with this submission. *The Pennsylvania Department of Highway Occupancy Permit shall be provided upon receipt. (Previous Comment) A Scoping Application was submitted to the Pennsylvania Department of Transportation (PennDOT) in 2021. The Applicant has indicated that a formal design submission will be made to PennDOT.*

CONDITION 2 COMMENTS

That all comments in the Township Engineer's letters (David Horton P.E., Boucher & James, Inc dated December 13, 2005, and John Henning, P.E., Boucher & James dated December 14, 2005) are addressed to the Township's satisfaction.

The following comments are related to the Boucher & James, Inc. letter dated December 14, 2005.

1. "There are still a number of horizontal curves on the roads which have radii less than 150 feet. The designer states that radii are less than the 150 feet to create the desired design effect. The developer feels that no waiver is required because the Findings of Fact do not provide for minimum horizontal curve radii and roads are consistent with the Findings of Fact. The radii of the pavement returns and right-of-way returns appear to be less than required by Section 302.9 of the SALDO. This item is probably not covered by the Findings of Fact as is the question of clear sight triangles at intersections."

The Plans show the following proposed road sections having a radius of less than 150 feet:

- a. *Laurel Run at Station 6+00, 20+00, 22+00 and 25+00.*
- b. *Clearwater Drive at the dead-end section at the intersection with Lake View Drive.*
- c. *Court A at the intersection with Lake View Drive.*
- d. *Court B Emergency Access at Station 5+00*
- e. *Glen Hollow Drive at Station 0+50, 2+00, 3+00, 3+50, 7+50 and 11+33.*

Fire truck movement plans shall be prepared for the emergency vehicles which would serve the site and be submitted to the fire company for review to confirm that the fire trucks and other emergency service vehicles could safely navigate the site. Or confirmation with submission documents and correspondence from the fire company shall be provided. Refer to Condition 4 Comments below. In addition, the proposed radii shall be shown on the plan to determine the degree of difference between the required radii and the proposed radii. (Previous Comment) The Fire Company did not provide an opinion on the proposed roadway layout, but did note that it does not have an issue with navigating the existing development.

2. Comment satisfied.
3. Comment satisfied.
4. Comment satisfied.
5. Comment satisfied.

The following comments are related to the conditions imposed by the Planning Commission provided in the Boucher & James; Inc. letter dated December 14, 2005.

1. Comment satisfied.
2. Comment satisfied.

3. Comment satisfied.
4. Comment satisfied.
5. Comment satisfied.
6. "The designer states that a copy of the Master Declaration of Protective Covenants, Restriction, and Easements for Shawnee Valley Owners Association, Inc. and Supplemental Declarations for Woodland Village and Oakdale Village have been submitted to the Township." *The Township shall review and confirm that it is satisfied and that the Declarations are in order and acceptable for recordation. (Previous Comment) The response letter indicates that the Applicant will prepare, submit, and record a new set of Declarations and Covenants, prior to offering the homes for sale.*
7. "The developer is working to coordinate with the transportation director of East Stroudsburg School District regarding bus service to/or within the development. The situation is still under review." *The Applicant shall update the Township on the status of this coordination with the East Stroudsburg School District and the outcome. (Previous Comment) The Applicant has indicated that coordination with the school district will be completed, prior to offering the homes for sale.*
8. Comment satisfied.
9. "The developer has agreed to obtain all permits, approvals, etc. from all outside agencies with jurisdiction over the project before commencing construction." *Copies of all permits/approvals which are still outstanding shall be submitted to the Township prior to plan signature and recordation. (Previous Comment) Any future submissions to and correspondence with and permit from PennDOT, shall be provided to the Township.*
10. Comment satisfied.

CONDITION 3 COMMENTS

That appropriate improvements security and/or bonds be provided for the project for completion of the work.

1. In accordance with Sections 1503 and 1504 of the Subdivision and Land Development Ordinance, "no plan shall receive final approval unless the streets shown have been improved to a permanently passable condition, or improved as may be required by this Chapter, and any walkways, bikeways, curbs, gutters, streetlights, fire hydrants, shade trees, landscaping, parking lots, line striping, stormwater management facilities, erosion and sedimentation control measures, water mains, sanitary sewers, storm drains and other improvements as may be required by this Chapter or the Smithfield Township Zoning Ordinance [Chapter 27] have been installed. In lieu of the completion of any improvements, the applicant/developer shall furnish to the Township financial security with such surety as the Board of Supervisors shall approve, in an amount sufficient to cover the costs of any improvements which may be required. Such financial security shall provide for and secure to the public the completion of any improvements which may be required

on or before the date fixed in the formal action of approval or accompanying agreement for completion of improvements. The amount of financial security to be posted for completion of the required improvements shall be equal to one hundred ten percent (110%) of the cost of completion estimated as of ninety (90) days following the date of scheduled for completion by the applicant/developer. Annually, the Township may adjust the amount of the financial security by comparing the actual cost of the improvements which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of the ninetieth (90th) day after either the original date scheduled of completion or a rescheduled date of completion. Subsequent to said adjustment, the Township may require the applicant/developer to post additional security in order to assure that the financial security equals said one hundred ten percent (110%). Any additional security shall be posted by the applicant/developer in accordance with this Section." *A construction cost estimate for the improvements shall be provided for review and financial security shall be posted prior to plan recordation. (Previous Comment) The Applicant wishes to construct this project in stages and will record a staging plan. The Applicant intends to establish an escrow for each stage. Construction cost estimates shall be submitted for review.*

CONDITION 4 COMMENTS

That the Developer work with the Shawnee Fire Chief and Township Engineer to determine if emergency vehicles can safely negotiate the two curves discussed in John Henning's review letter. If said Fire Chief and Township Engineer determine that they cannot, then the horizontal curve radii of these roads will be increased to the minimum radii necessary to allow emergency vehicles to safely negotiate the curves.

1. The Plans show the following proposed road sections having a radius of less than the required 150 feet:
 - a. Laurel Run at Station 6+00, 20+00, 22+00 and 25+00.
 - b. Clearwater Drive at the dead-end section at the intersection with Lake View Drive.
 - c. Court A at the intersection with Lake View Drive.
 - d. Court B Emergency Access at Station 5+00.
 - e. Glen Hollow Drive at Station 0+50, 2+00, 3+00, 3+50, 7+50 and 11+33.

Fire truck movement plans shall be prepared for the emergency vehicles which would serve the site and be submitted to the fire company for review to confirm that the fire trucks and other emergency service vehicles could safely navigate the site. Or confirmation with submission documents and correspondence from the fire company shall be provided. In addition, the proposed radii shall be shown on the plan to determine the degree of difference between the required radii and the proposed radii (Previous Comment) The Fire Company did not provide an opinion on the proposed roadway layout, but did note, that it does not have an issue with navigating the existing development.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

1. Comment satisfied.
2. In accordance with Section 1302.5.C, "Maintenance of all drainage facilities and watercourses, both existing and proposed, within any proposed subdivision or land development shall be the responsibility of the applicant/developer until such time as one of the following is accomplished:
 - 1) A right-of-way for these facilities is offered for dedication by the applicant/developer and is accepted by the Township; it shall then be the responsibility of the Township.
 - 2) An easement acceptable to the Township is established. in the case of a subdivision, the maintenance shall then be the responsibility of the individual lot owners over whose property the easement passes. For land developments, the maintenance shall then be the responsibility of the applicant/developer.
 - 3) A homeowners' association, approved by the Township, assumes responsibility for the maintenance of the development, including the maintenance of the watercourses and/or drainage facilities."

The Applicant shall discuss ownership and maintenance with the Township. (Previous Comment) The Applicant has indicated that the Homeowner's Association will own and be responsible for the maintenance of the drainage facilities, and that the Applicant will prepare, submit, and record a new set of Declaration and Covenants, prior to offering the homes for sale.

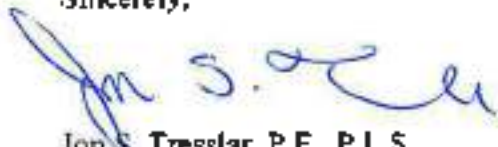
3. In accordance with Section 1502.1., "Before the Board of Supervisors shall cause its approval to be endorsed on the final plans of any subdivision or land development and as a requirement for the approval thereof, the applicant/developer shall enter into a written agreement with the Township in the manner and form set forth by the Township Solicitor to guarantee the construction and installation of all improvements at the applicant/developer's expense required by this Chapter. When requested by the applicant/developer, in order to facilitate financing, the Board of Supervisors shall furnish the applicant/developer with a signed copy of a resolution indicating approval of the final plan contingent upon the applicant/developer obtaining satisfactory financial security. The final plan or record plan shall not be signed nor recorded until the financial improvement's agreement is executed. The resolution or letter of contingent approval shall expire and be deemed to be revoked if the financial security agreement is not executed within ninety (90) days unless a written extension is granted by the Board of Supervisors." *Financial Security shall be established for the project. The Applicant shall submit a construction cost estimate for the improvements to determine the escrow amount which will be required. (Previous Comment) The Applicant wishes to construct this project in stages and has indicated a staging plan will be recorded. The Applicant intends to establish an escrow for each stage. Construction cost estimates shall be submitted for review.*
4. Comment satisfied.

Smithfield Township Planning Commission
Shawnee Valley PRD Stage 1B Final Plan, Land Development Plan Review No.2
February 24, 2023
Page 7 of 7

We have no further engineering related comments. We recommend the above remaining comments be addressed to the satisfaction of Smithfield Township prior to recordation of the Final Land Development Plan.

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

Sincerely,



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

JST/meh/tms

cc: **Julia Heilakka, Manager – Smithfield Township**
Ronold J. Karasck, Esquire - Smithfield Township Solicitor
Ken Wolf, Zoning Officer – Smithfield Township
Estelle Eberhard, P.E., Irick, Eberhardt & Mientus – Applicant’s Engineer
Urban Research & Development Corporation
Ted Hunter, Shawnee Stage 1, LLC –Owner/Applicant
Melissa E. Hutchison, P.E. – LVL Engineering Group

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558 Main Street, Suite 230
Bethlehem, PA 18018

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1456 Ferry Road, Building 500
Doylestown, PA 19901

2756 Rintock Drive
Stroudsburg, PA 18960
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P.O. Box 899
Bartonsville, PA 18321

December 2, 2022

Smithfield Township Planning Commission
1155 Red Fox Road
East Stroudsburg, PA 18301

**SUBJECT: FRANKLIN HILL MANOR
PRELIMINARY LAND DEVELOPMENT PLAN REVIEW NO. 5
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 213229R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our fifth review of the Preliminary Land Development Plans for the above referenced project. The submitted information was prepared by JLS Surveying LLC and consists of the following items:

- Letter of Response dated November 16, 2022.
- Waiver Request Letter dated April 29, 2022, revised November 14, 2022.
- Franklin Hill Manor Preliminary Land Development of the Lands of DE&S Properties, LLC plan set (11 sheets) dated October 5, 2021, revised November 16, 2022.

BACKGROUND INFORMATION

The Applicant is proposing the subdivision and land development of lands located on the eastern side of Franklin Hill Road, at its intersection with Albert Lane (private road).

The existing property is located within the R1, Low-Density Residential Zoning District, has an existing area of 6.1895 acres, and consists of wetlands and woodland areas.

The proposed development includes the subdivision of the tract into four (4) residential dwelling lots that will take access from an improved Albert Lane. Albert Lane is proposed as a Local Access Street with its cartway, and right-of-way widened to 18-feet and 50-feet, respectively with 4-foot shoulders. The Cover Sheet Plan notes that Albert Lane is being offered for dedication to the Township.

Lot 1 will have a gross area of 1.5334 acres (1.4089 acres net), Lot 2 will have a gross area of 1.5353 acres (1.3971 acres net), Lot 3 will have a gross area of 1.2838 acres (1.1494 acres net), and Lot 4 will have a gross area of 1.8370 acres (1.4614 acres net). The proposed lots will be served by on-lot water and sewer services. Stormwater management is proposed by infiltration berms on each proposed lot.

Based upon our review of the above information, we offer the following comments and/or recommendations for your consideration.

ZONING ORDINANCE COMMENTS

1. Comment satisfied.
2. Comment satisfied.
3. Comment satisfied.
4. Comment satisfied.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

5. Comment satisfied.
6. Comment satisfied.
7. Comment satisfied.
8. Comment satisfied.
9. Comment satisfied.
10. Comment satisfied.
11. Comment satisfied.
12. Comment satisfied.
13. Comment satisfied.
14. Comment satisfied.
15. Comment satisfied.
16. Comment satisfied.
17. Comment satisfied.
18. Comment satisfied.
19. Comment satisfied.
20. In accordance with Sections 22-603.G.14 and 22-1101, the Subdivision/Land Development Plans shall contain a landscape plan showing all required street trees, buffers, tree protection areas, a plan for tree protection during construction designed to meet the requirements of §1103 of this Chapter and other required plantings, as required by §1101 of this Chapter and other Township ordinances. *A Landscape Plan shall be prepared in accordance with the requirements of Sections 22-1101 and 22-1103 and submitted for review. The Applicant is requesting a Waiver from the requirement to submit a Landscape Plan. The justification states "street trees and buffers are shown on the subdivision plan ...". We do not believe this request is needed, as street trees are shown in the plan set, however, the plans shall be revised as follows:*

- a. In accordance with Section 22-1101.C.1. "Street Trees. When Required. Street trees shall be required for any subdivision or land development where suitable street trees do not exist as part of the design and construction of:
 - i. Existing streets, sidewalks, pedestrian ways, highways, bicycle trails, or pathways that abut or lie within the subdivision or land development."

The Plans show the removal of existing trees along Franklin Hill Road and Albert Lane. The Plans shall be revised to provide street trees along the frontage of Franklin Hill Road and Albert Lane, in accordance with the requirements of Section 1101.C.

In accordance with Section 1101.1.C.(2)(c), "street trees shall be spaced to permit the healthy growth of each tree, but in no instance shall they be closer than forty (40) feet on center nor further than fifty (50) feet on center for each side of the street". The proposed street trees are shown to be placed between 26 and 35 feet apart. They must be relocated to meet the minimum separation requirement of 40 feet.

Eight (8) to 10 street trees are required along Franklin Hill Road (396.68-feet), and 19 to 24 street trees are required along each side of Albert Lane (941.35-feet ± each side). Portions of the existing tree line is being maintained along Franklin Hill Road and Albert Lane. In accordance with 1101.1.C.(2)(c), "Where trees exist along a roadway, the existing deciduous trees over four (4) inches in caliper within ten (10) feet of the ultimate right-of-way may be utilized to meet the street tree requirement. (The caliper of existing trees is measured at a height of four (4) feet above ground level.) Where such existing street trees are over seventy-five (75) feet apart, new street trees shall be planted between those existing street trees at no greater than fifty (50) feet on center and no less than twenty-five (25) feet from any existing tree."

- *Two (2) trees are proposed and approximately 260-feet of existing tree line will remain along Franklin Hill Road. The Applicant shall address whether the existing trees to remain meet the requirements of Section 1101.1.C.(2)(c). In addition, if the tree line to remain is adequate, it appears a third street tree should still be placed along Franklin Hill Road.*
- *Eight (8) trees are proposed, and the existing tree line will remain along portions of the northern side of Albert Lane and along the entire length of the southern side of Albert Lane. The Applicant shall address whether the existing trees to remain meet the requirements of Section 1101.1.C.(2)(c). In addition, if the tree line to remain is adequate, it appears a third street tree should still be placed on Lot 2.*

The Applicant shall address whether the existing trees to remain meet the requirements of Section 1101.1.C.(2)(c). (Previous Comment) Eight (8) to 10 street trees are required along Franklin Hill Road (396.68-feet), and 19 to 24 street trees are required along each side of Albert Lane (941.35-feet ± each side). Three (3) street trees are proposed along Franklin Hill Road, and eight (8) street trees are proposed along Albert Lane. Portions of the existing woodlands will remain along Franklin Hill Road and Albert Lane. The response letter states, "The existing trees have been verified to meet the requirements of Section 1101.c.2(2)(c) which allows existing trees to remain, to meet the street tree requirements.

Waivers are requested from Sections 603.G.14 and 1101 to not provide a landscape plan. The justification states that the trees and associated details are shown in the plan set.

- b. Comment satisfied.
 - c. Comment satisfied.
 - d. Comment satisfied.
 - e. Comment satisfied.
21. In accordance with Section 22-603.G.15, "A lighting plan in accordance with the requirements of this Chapter and the Smithfield Township Zoning Ordinance [Chapter 27] shall be submitted." *A Lighting Plan shall be prepared and submitted as required.*
- a. In accordance with Section 22-1017, "Should the Board of Supervisors deem it necessary or desirable to cause street lighting to be installed for safety or security considerations within a major or minor subdivision, the following shall be considered the obligation of the applicant/developer:
 - A. Streetlights shall be located at all intersections of new streets and an existing collector or other roads and at the intersection of a collector road and any other collector or arterial road, at an intersection of a commercial, industrial, or institutional use driveway with a public street (such fixture shall be privately owned and maintained), and at curves in a street with a three hundred (300) foot or sharper horizontal curve.
 - B. Lighting design shall be in accordance with the applicable IESNA Standards. Calculations and plans demonstrating compliance with intensity and uniformity ratios shall be submitted.
 - C. All lighting shall be properly directed, reflected, or shielded to avoid glare, to avoid shining light directly into the eyes of motorists and to direct lighting away from neighboring dwellings. Shields, visors, hoods, and careful aiming shall be used as necessary to control the direction of lighting. Luminaries that are near residential areas shall utilize cut-off type fixtures that direct lighting away from neighboring properties.
 - D. Lighting shall not cause nighttime spillover of light that exceeds one-half (0.5) horizontal footcandles.
 - E. Light poles and luminaries shall be shown on the plans and should be acceptable to the Township."
- The Township shall determine if lighting will be required along Albert Lane and/or at its intersection with Franklin Hill Road. If deemed necessary, a Lighting Plan shall be submitted which demonstrates compliance with this Section. (Previous Comment) The Applicant is requesting a Waiver from Section 603.B.15 to not be required to submit a Lighting Plan. The justification states "...this is a rural area and there is no street lighting on any streets in the area." The Township shall determine whether they will require streetlights along Albert Lane, or if a waiver will be accepted.*
22. Comment satisfied.
23. Comment satisfied.

24. In accordance with Section 22-603.G.19, "Where on-site sewage disposal facilities are proposed, a statement from the Township SEO, with regard to the suitability of the soil to absorb sewage wastes and the appropriate planning modules" shall be submitted. *(Previous Comment) The response letter indicates this information will be submitted to the Township upon receipt.*
25. Comment satisfied.
26. Comment satisfied.
27. Comment satisfied.
28. Comment satisfied.
29. Comment satisfied.
30. Comment satisfied.
31. Comment satisfied.
32. Comment satisfied.
33. In accordance with Sections 22-1006.5, 22-1006.6 and 22-1013, "the arrangement of streets shall provide for continuation of existing or platted streets and for proper access to adjoining undeveloped tracts suitable for future development. Where the subdivision or land development adjoins undeveloped land, stub streets shall be provided to the boundary lines with temporary easements for turnarounds unless otherwise specified in this Chapter or by the Township. When utilities are provided for future connection by adjacent lands, they shall be placed to allow the greatest possible connection options (i.e., placing sanitary sewer inverts at the lowest possible elevation, etc.)." "Stub streets greater in length than one (1) lot depth shall be provided with a temporary turnaround to the standards required for cul-de-sacs or shall be paved to the full width of the right-of-way for the last seventy-five (75) feet of their length." *Improved Albert Lane is proposed to connect to existing Albert Lane. Existing Albert Lane will remain as a private road, therefore a cul-de-sac or additional paving as required by Section 1006.6 shall be provided within the project site to provide a turnaround area for personal and emergency vehicles. The cul-de-sac shall be designed per the requirements of Section 22-1013. Turning analyses of the cul-de-sac or paved area shall be provided to show accessibility of emergency vehicles. (Previous Comment) The Applicant is requesting Waivers from Sections 1006.5, 1006.6, and 1013 to not provide a cul-de-sac. The justification states "the paved turn around is less impact to the site". A turning template was submitted to the Fire Department. The response email from the Fire Chief states, "This turn around should be sufficient to meet our needs."*
34. In accordance with Section 22-1015.1, "Sidewalks. Sidewalks shall be required on both sides of all streets in major subdivision plans and land developments. Street sidewalks shall have a minimum width of four (4) feet, unless otherwise approved by the Board of Supervisors. There shall be a minimum three (3) foot-wide planting strip, between the curb and sidewalk along local streets and ten (10) feet along collector or arterial streets. This grass planting strip can be used for the location of the underground utilities." *(Previous Comment) Sidewalk is required along Albert Lane and the plan shall be revised. The Applicant is requesting a Waiver from Section 1015.1, to not be required to provide sidewalks. The justification states "...this is a rural area and there are no sidewalks along any surrounding properties." The Township shall determine if they will require sidewalks along Albert Lane and/or Franklin Hill Road, or if the waiver request will be accepted.*

35. Comment satisfied.

36. In accordance with Section 22-1023.5, "Where stormwater or surface water will be gathered within the subdivision or land development and discharged or drained in volume over lands within or beyond the boundaries of the subdivision or land development, the applicant/developer shall reserve or obtain easements over all lands affected thereby, which easements shall be adequate for such discharge of drainage and the carrying off of such water and for the maintenance, repair and reconstruction of the same by vehicles, machinery and other equipment for such purposes, and which shall be of sufficient width for such passage and work. The applicant/developer shall convey, free of charge or cost, such easements to the Township upon demand." *The Plans shall be revised to provide easements for the proposed stormwater management BMPs on each lot. The easements shall provide access from Albert Lane and extend to and around the proposed BMPs. In addition, the proposed development discharges stormwater through existing 12-inch and 15-inch storm sewer pipes and toward neighboring properties. Easements for construction and maintenance will be required. The proposed easements shall be monumented per Section 22-1023.6, "Easements shall be monumented." The Applicant is requesting a Waiver from the requirements of this Section to be permitted to provide a blanket storm water facilities easement instead. We accept the blanket easement for the stormwater management basins, storm sewer, and swales on the project site. The waiver should not include these areas. However, we do not support this request as it relates to the existing 12-inch and 15-inch storm sewer pipes crossing Franklin Hill Road and Albert Lane, respectively. Separate easements for each of these shall be provided as they will be utilized for any construction and/or maintenance activities impacting the adjoining property owners. (Previous Comment) The Applicant is requesting a Waiver from the requirements of this Section to be permitted to provide a blanket storm water facilities easement for the project site improvements. We have no objection to this request as it relates to the stormwater management facilities (Basin Nos. 1, 2, 3, and 4).*

Separate easements have been proposed around the cross pipes which encroach onto neighboring properties. The Applicant is seeking Township input on the acceptability of the cross-pipe easements, prior to seeking permission from those property owners. The depicted easements appear adequate and our previous comments have been satisfied.

37. Comment satisfied.

38. In accordance with Section 22-1204.A, "Development of five (5) or fewer dwelling units, that do not include land that is adjacent to existing publicly owned land, shall be required to pay a recreation and open space fee in lieu of dedicating land and/or constructing recreation improvements." *(Previous Comment) The response letter states the "in lieu of fee will be paid upon conditional approval".*

39. Comment satisfied.

40. Comment satisfied.

41. Comment satisfied.

42. Comment satisfied.

43. Comment satisfied.

44. Comment satisfied.

45. Comment satisfied.
46. Comment satisfied.
47. Comment satisfied.
48. In accordance with Sections 22-1405.2.B and 22-1405.5, "if public sewer facilities are not available, the applicant/developer shall provide for sewage disposal on an individual lot basis according to the rules, regulations, terms, definitions and conditions of the individual sewage disposal system application and certification procedure for Monroe County, Pennsylvania". "Requirements for Final Plan Approval. No final plan shall be approved for any subdivision or land development until satisfactory evidence has been presented by the applicant/developer to the Township that the SEO and/or the Pennsylvania Department of Environmental Protection have determined that the lots proposed for subdivision are generally suitable for on-lot septic systems." *(Previous Comment) The Sewage Facilities Planning Module for the proposed on-lot sewage disposal systems shall be completed and approved by the Pennsylvania Department of Environmental Protection. Approval shall be provided to the Township upon receipt.*

STORMWATER MANAGEMENT ORDINANCE COMMENTS

49. In accordance with Section 26-223.1.(1)(d), "Wetland and vernal pond buffer delineation – a fifty (50) foot inner buffer and one hundred (100) foot outer buffer, measured perpendicular to and horizontally from the edge of the delineated wetland or vernal pond for a total distance of one hundred fifty (150) feet, shall be maintained for all wetlands and vernal ponds." *The Plans shall be revised to show the 50-foot inner buffer and 100-foot outer wetlands buffer on Lot 4 as required by this Section.*
 - a. In accordance with Section 26-223.1.(1)(d)(1)(a), permitted activities/development within the inner buffer include "stormwater conveyance required by the Township, buffer maintenance and restoration, the correction of hazardous conditions, stream crossings permitted by DEP and passive unpaved stable trails shall be permitted. No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted." *The improvements along Albert Lane will be located within the required inner wetland buffer. The proposed improvements are located downstream of the existing wetlands and no stormwater runoff from the development will be directed toward the existing wetlands. (Previous Comment) The Applicant is requesting a waiver from Section 223.1.(1)(d)(1)(a) to allow construction of the Albert Lane improvements within the inner buffer. The justification states: "...the Albert Lane roadway improvements will be within the buffer, but all disturbance is downstream of the wetlands."*
 - b. In accordance with Section 26-223.1.(1)(d)(2)(a), permitted activities/development within the outer buffer include "stormwater conveyance required by the Township, buffer maintenance and restoration, the correction of hazardous conditions, stream crossings permitted by DEP, roads constructed to existing grade, unpaved trails, and limited forestry activities that do not clear out the buffer (e.g., selective regeneration harvest) in accord with a forestry management plan shall be permitted provided no buildings are involved, and those activities permitted under §§223(1)(5) and 223(1)(6)". *(Previous Comment) The Applicant is requesting a waiver from Section 223.1.(1)(d)(2)(a) to allow construction of the Albert Lane improvements, the proposed house, and the driveway on Lot 4 within the outer buffer. The justification states: "...the Albert Lane roadway improvements will be within the buffer, but all disturbance is downstream of the wetlands. A 100-foot buffer can be maintained for the house."*

- c. In accordance with Section 26-223.I.(1)(d)(2)(b), "No more than twenty (20%) percent of the cumulative outer buffer on the subject parcel shall be altered by the activities permitted in accord with §223(1)(2)(d)2)." *The proposed house and driveway are located within the outer wetlands buffer for the existing wetlands on Lot 4. The Plans shall be revised to show the outer wetlands buffer and the proposed house and driveway shall be removed from the wetlands buffer. The Applicant is requesting a waiver from this Section to be permitted to construct the proposed improvements within the 100-foot outer buffer. These improvements include the majority of the proposed house, the entire driveway, and part of the proposed on-lot septic system, as well as improvements along Albert Lane. No buildings are permitted within the outer wetland buffer. It should be noted that the proposed improvements are located downstream of the existing wetlands and no stormwater runoff from the development is directed toward the existing wetlands.*

In addition, the Resource Impact and Conservation Analysis Chart on the Subdivision Plan (Sheet 4) notes that 51 percent of the outer wetland buffer will be disturbed. In accordance with Section 26-223.I.(1)(d)(2)(b), "No more than twenty (20%) percent of the cumulative outer buffer on the subject parcel shall be altered by the activities permitted in accord with §223(1)(2)(d)2)" (Previous Comment) The Applicant is requesting a waiver from Section 223.I.(1)(d)(2)(b) to allow more than 20% of the outer buffer to be altered. The proposed improvements include 51% of the outer buffer.

50. In accordance with Section 26-224.A.3, "The size of the recharge facility shall be based upon the following volume criteria: (a) NRCS curve number equation." *(Previous Comment) The NRCS Curve Number equation was not utilized for the Infiltration Berm design, and the Applicant has requested a waiver due to the scale of the facilities. We have no objection to this request.*

51. Comment satisfied.

52. Comment satisfied.

53. In accordance with Section 26-233.B.19, the Drainage Plan shall include "A twenty (20) foot wide access easement to and around all stormwater management facilities that would provide ingress to and egress from a public right-of-way." *The PCSM Plan (Sheet 4) shall be revised to provide a twenty (20) foot access easement from Albert Lane, and to and around the proposed infiltration berms. The Applicant is requesting a Waiver from the requirements of this Section to be permitted to provide a blanket storm water facilities easement instead. We accept the blanket easement for the stormwater management basins, storm sewer, and swales on the project site. The waiver should not include these areas. However, we do not support this request as it relates to the existing 12-inch and 15-inch storm sewer pipes crossing Franklin Hill Road and Albert Lane, respectively. Separate easements for each of these shall be provided as they will be utilized for any construction and/or maintenance activities impacting the adjoining property owners. Also refer to Comment 39. (Previous Comment) The Applicant is requesting a Waiver from the requirements of this Section to be permitted to provide a blanket storm water facilities easement for the project site improvements. We have no objection to this request as it relates to the stormwater management facilities.*

Separate easements have been proposed around the cross pipes, which encroach onto neighboring properties. The Applicant is seeking Township input on the acceptability of the cross-pipe easements, prior to seeking permission from those property owners. The depicted easements appear adequate. Also refer to Comment 36.

54. Comment satisfied.

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

- 55. Comment satisfied.
- 56. Comment satisfied.
- 57. Comment satisfied.
- 58. Comment satisfied.
- 59. Comment satisfied.
- 60. Comment satisfied.
- 61. Comment satisfied.

MISCELLANEOUS COMMENTS

- 62. Comment satisfied.
- 63. Comment satisfied.
- 64. Comment satisfied.
- 65. The Applicant shall address whether improved Albert Lane will be offered for dedication to the Smithfield Township as a Local Access Street. Per the definition of a Local Access Street, "a local street may or may not be dedicated." *A note has been added to the plans stating "Albert Lane will be offered for dedication to the Township"; however, the Applicant only controls half of the right-of-way. Concurrence of the offer of dedication must also be obtained from the property owners on the opposite side of Albert Lane and any other property owners who may have access rights. (Previous Comment) The response letter states, "Once the planning commission is satisfied with plan, a meeting will be requested with the property owners who have access to Albert Lane, to discuss agreement for offering Albert Lane for dedication to the township, as well as maintenance easements surrounding the cross-pipes, and riprap aprons under Franklin Hill Road and Albert Lane."*

The Township Roadmaster should also review the proposed turn around area for maintenance purposes, i.e., snow plowing.

- 66. Comment satisfied.
- 67. Comment satisfied.
- 68. Comment satisfied.
- 69. Comment satisfied.
- 70. Comment satisfied.
- 71. Comment satisfied.
- 72. Comment satisfied.

73. Comment satisfied.
74. Comment satisfied.
75. Comment satisfied.
76. The proposed grading at the driveways for Lots 1 and 4, does not appear to account for the proposed cross section of Albert Lane. Spot elevations at the intersection of the driveway centerline, and the outside of the 4-foot shoulder shall be provided on the plan. Additional grading may be required. *(New Comment)*
77. It does not appear the distances presented on the plan for the existing boundary and proposed boundary lines, are correct. For example, the plan dimensions the northern boundary line of Proposed Lot 4 having a bearing of S41°09'08"E as 470.20 feet. However, this boundary line scales to 463-feet ±. *(New Comment)*

The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the nature of the comments in this review, the receipt of new information may generate new comments.

We recommend the above comments be addressed to the satisfaction of Smithfield Township prior to approval of the Preliminary Land Development Plan.

In order to facilitate an efficient re-review of revised plans, the Surveyor shall provide a letter, addressing item by item, their action in response to each of our comments. Paper and electronic copies of all documents shall be provided with subsequent submissions.

If you should have any questions, please contact me.

Sincerely,



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

JST/mcs/tms

cc: Julia Heilakka, Manager – Smithfield Township
Ronald J. Karasek, Esquire – Smithfield Township Solicitor
Ken Wolf, Zoning Officer – Smithfield Township
Jonathan L. Shupp, JLS Surveying, LLC – Applicant's Surveyor
Tighe Meckes, P.E., JLS Surveying, LLC – Applicant's Engineer
David Wengard, D&S Properties, Inc./Classic Quality Homes – Applicant/Property Owner
Drew Wagner, P.E. – Monroe County Conservation District
Melissa E. Hutchison, P.E. – LVL Engineering Group



Boucher & James, Inc.
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May 10, 2021

Smithfield Township Planning Commission
1155 Red Fox Road
East Stroudsburg, PA 18301

**SUBJECT: INDEPENDENCE ROAD MIXED-USE DEVELOPMENT
PRELIMINARY LAND DEVELOPMENT PLAN ACCEPTANCE REVIEW
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 2032224R**

Dear Planning Commission Members:

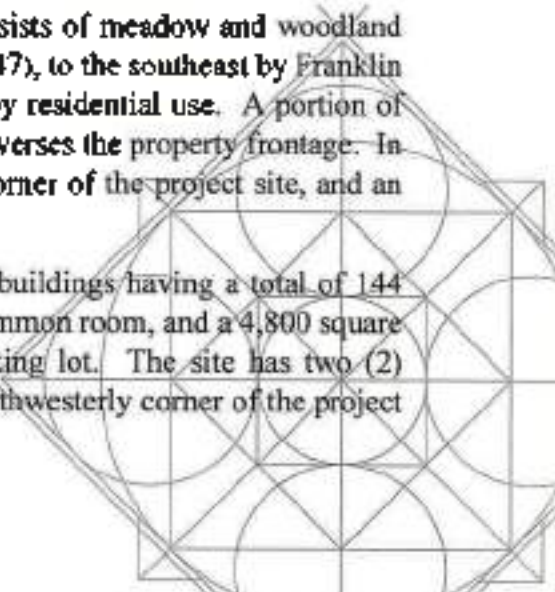
Pursuant to the Township's request, we have performed a completeness review of the Preliminary Land Development Plan Application for the Independence Road Mixed-Use Development. The submitted information was prepared by Liberty Engineering and consists of the following items.

1. Letter of Transmittals dated April 29, 2021.
2. Smithfield Township Application for Review of a Subdivision of Land Development Plan.
3. Drainage Calculations and Post-Construction Stormwater Management Report dated April 29, 2021.
4. Drainage Area Plans (3 sheets) dated April 29, 2021.
5. Truck Turning Exhibit (1 sheet) dated April 29, 2021.
6. Preliminary Land Development Plan (15 sheets) dated April 29, 2021.

BACKGROUND INFORMATION

The proposed development site is located in the ED, Economic Development Zoning District and is on the southern side of Independence Road (S.R. 0447) at the southwestern corner of its intersection with Franklin Hill Road. The existing property consists of meadow and woodland areas and is bordered to the north by Independence Road (S.R. 0447), to the southeast by Franklin Hill Road and East Stroudsburg Borough, and to the southwest by residential use. A portion of the Rock Ridge Trail leading to and from Zacharias Pond Park traverses the property frontage. In addition, the plan shows existing wetlands at the northeasterly corner of the project site, and an overhead electric line traversing the property

The proposed development includes four (4), 4-story apartment buildings having a total of 144 units (36-units per building), and including a community gym, common room, and a 4,800 square foot medical office building with an associated 273 space parking lot. The site has two (2) proposed accesses from Independence Road (S.R.0447) at the northwesterly corner of the project



site, and from a reconstructed Franklin Hill Road at the eastern portion of the site. Subsurface stormwater management basins are proposed, and the site will be serviced by public water and sewer services.

The Overall Site Plan notes the subdivision of the site into four (4) lots:

1. Parcel A – reconstructed Franklin Hill Road right-of-way.
2. Parcel B – Smithfield Sewer Authority.
3. Parcel C – Westfield North, LLC.
4. Main Site – Proposed development.

The project is located within the Brodhead Creek Watershed. Four (4) Points of Interest exist and discharge to the Sambo Creek. The Sambo Creek has a Chapter 93 Classification of Cold-Water Fishery with Migratory Fishes (CWF, MF).

Based upon our review, we recommend the Planning Commission accept the Preliminary Land Development Plan for review, providing all other requirements have been met, including but not limited to, formal written applications and application fees with establishment of an escrow to cover the costs of review.

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

Sincerely,



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

JST/mep/trns

cc: Ronold J. Karasek, Esquire – Smithfield Township Solicitor
Ken Wolf – Smithfield Township Zoning Officer
Smithfield Township Board of Supervisors
Paul A. Szewczak, President – Liberty Engineering, Inc.
Yasin Khan, MD – Applicant
Westfield North, LLC – Property Owner
Smithfield Sewer Authority – Property Owner
Lori Kerrigan – Monroe County Conservation District
Melissa E. Prugar, P.E., Boucher & James, Inc.



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June 9, 2021

Smithfield Township Planning Commission
1155 Red Fox Road
East Stroudsburg, PA 18301

**SUBJECT: INDEPENDENCE ROAD MIXED-USE DEVELOPMENT
PRELIMINARY PLAN REVIEW NO. 1
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 2032224R**

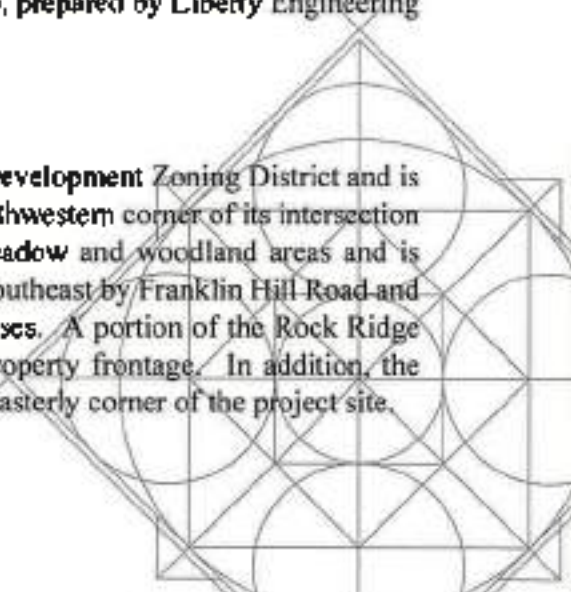
Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our first review of the Preliminary Land Development Plans for the above referenced project. The submitted information consists of the following:

1. Letter of Transmittal, prepared by Liberty Engineering and dated April 29, 2021.
2. Smithfield Township Application for Review of a Subdivision or Land Development Plan, dated April 29, 2021.
3. Preliminary Land Development Plans (Sheets 1 through 15 of 15), prepared by Liberty Engineering and dated April 29, 2021.
4. Drainage Calculations and Post Construction Stormwater Management Report, Letter of Transmittal, prepared by Liberty Engineering and dated April 29, 2021.
5. Predevelopment Drainage Area Map (Sheet 1 of 1), prepared by Liberty Engineering and dated April 29, 2021.
6. Post Development Drainage Area Map (Sheet 1 of 1), prepared by Liberty Engineering and dated April 29, 2021.
7. Truck Turning Exhibit Plan (Sheet 1 of 1), prepared by Liberty Engineering and dated April 29, 2021.
8. Post Construction Stormwater Management Plan (Sheet 1 of 1), prepared by Liberty Engineering and dated April 29, 2021.

BACKGROUND INFORMATION

The proposed development site is located in the ED, Economic Development Zoning District and is on the southern side of Independence Road (S.R. 0447) at the southwestern corner of its intersection with Franklin Hill Road. The existing property consists of meadow and woodland areas and is bordered to the north by Independence Road (S.R. 0447), to the southeast by Franklin Hill Road and East Stroudsburg Borough, and to the southwest by residential uses. A portion of the Rock Ridge Trail leading to and from Zacharias Pond Park traverses the property frontage. In addition, the submitted Preliminary Plan shows existing wetlands at the northeasterly corner of the project site.



The proposed development includes four (4), 4-story apartment buildings with a total of 144 units (36-units per building), and a 4,800 square foot medical office building with an associated 273 space parking lot. The site has a proposed access from Independence Road (S.R.0447) at the northwesterly corner of the project site and from a proposed realigned/reconstructed Franklin Hill Road at the western portion of the site. There are two proposed underground stormwater management facilities shown on the project site.

Franklin Hill Road south currently connects to Independence Road (S.R. 0447) at an angle less than 90 degrees and is not lined up with Franklin Hill Lane. The proposed realigned/reconstructed Franklin Hill Road will connect to Independence Road (S.R.0447) at a 90-degree angle and directly across from Franklin Hill Lane.

The Site Plan notes the subdivision of the site into five lots:

1. Parcel A – reconstructed Franklin Hill Road right-of-way.
2. Parcel B – Smithfield Sewer Authority.
3. Parcel C – Westfield North, LLC.
4. Parcel D – Wetlands Area and Right-of-way Area.
5. Main Site – Proposed development.

Based upon our review of the Preliminary Plan, we offer the following comments for your review and comment.

ZONING ORDINANCE COMMENTS

- I. In accordance with Section 304, “residential uses of any type are prohibited in the ED and M-1 Districts, unless said residential uses are part of a Mixed Use Development or as a nonconforming use. “Medical and Health and Care Uses” as defined in Section 1002 shall not be deemed residential use prohibited by the foregoing provision even if such uses include facilities where medical, health or continuing care patients reside within units located in an ED District.

Per Part 10 (Section 1002), Definitions, Medical and Health and Care Uses include “the following uses defined herein: “ambulatory surgical center,” “assisted living facility,” “athletic facility or health club,” “continuing care facilities,” “health and wellness center,” “hospital,” “medical center,” “medical office,” “medical residential campus,” “nursing home or skilled nursing facility,” “rehabilitation facilities,” and “specialty hospital.””

In accordance with the ED Schedule of District Regulations, medical offices, mixed use building, retirement housing, assisted living, continuing care facilities, mixed use development, incentivized development, planned unit development are principal permitted uses in the ED, Economic Development Zoning District.

Definition: MIXED USE DEVELOPMENT – “An adjacent development tract that meets the requirements of this Chapter for a mixed use development at the time of the initial submittal of a subdivision or land development plan for the property, and which may include the subdivision of new lots, provided that each new lot continues to comply with the mixed use development requirements, unless specifically approved otherwise by the Board of Supervisors.”

Mixed Use Development, Section 305.1. *Purposes.* The mixed use development option provides an alternative set of provisions for development of certain larger properties in the ED Economic District. These provisions are intended to allow for compatible mixtures of commercial and residential development on larger tracts. This type of development is intended to allow people to work, reside, have meals, and enjoy recreation within the same area, without needing to travel onto major highways. The intent is to encourage development where residents can walk or bicycle or take a short drive using internal roads to reach places of employment and commercial businesses. Another goal is to promote transitional development, with a transition from commercial uses to new residential uses to existing residential uses.”

The Land Development Plans note the proposed Principal Use as Mixed Use and shows four (4) apartment buildings and one (1) medical building. One of the apartment buildings will have a community gym and community room in the basement. The layout shown on the Preliminary Land Development Plans does not appear to meet the intent of a Mixed Use Development, as noted above. There are no commercial uses proposed. Aside from the proposed connection to the Rock Ridge trail, the Plan does not show internal connective walking or biking trails. The proposed layout results in an isolated site without the required amenities of a Mixed Use Development.

In addition, the Applicant shall address whether the medical office will be supported by the apartment buildings or if they will be separate uses.

More information shall be provided to demonstrate how the proposed land development will meet the Mixed Use Development requirements.

2. In accordance with Section 305.B.2 “Tract Requirements. The mixed use development option provisions shall only be able to be used on a tract of land that meets all of the following conditions: (a) the tract includes a minimum total of twenty-five (25) acres of contiguous land within the ED Economic Development District, and (b) the tract is adjacent to one (1) or more State roads.” *The Total Lot Area of the development site is noted as 10.855 acres. If the Applicant intends to develop the site as a Mixed Use Development a Variance will be required.*
3. In accordance with Section 305.B.2. and Section 305.C.3.(a)(2), Residential Uses, “Within a mixed use development, residential uses shall be allowed, but only on a tract of fifty (50) or more acres, and where there is compliance with subsection (C)(3) of this Section. Construction shall actively begin on a phase of at least ten (10) acres of commercial development before final subdivision or land development plans shall be approved by the Township for any phase including residential development.” *The Total Lot Area of the development site is noted as 10.855 acres. Therefore, the project is not in compliance with the requirements of this Section. A Variance will be required for the development as proposed.*

4. In accordance with Section 305.C.3.(a)(3) Residential Uses, "The mixed use development tract shall be adjacent to two (2) or more State roads." *The site is adjacent to one State Road (Independence Road SR 0447). Franklin Hill Road is a Township Road. The project is not in compliance with the requirements of this Section. A Variance will be required for the development as proposed.*
5. In accordance with Section 401.3.D.(1), "where the National Wetlands Inventory Maps indicate wetlands on a site or where a site contains hydric soils or an area with a predominance of wetlands vegetation, an on-site investigation shall be conducted to determine if wetlands are present on the site. A landowner or applicant shall use one (1) of the following methods to delineate wetlands:
 - (a) Wetlands boundaries shall be delineated through an on-site assessment which shall be conducted by a professional soil scientist or others of demonstrated qualifications. Such a person shall certify that the methods used correctly reflect currently accepted technical concepts, including the presence of wetlands vegetation, hydric soils and/or hydrologic indicators. The study must be approved by the governing body.
 - (b) A wetlands delineation validated by the U.S. Army Corps of Engineers. Should a wetlands delineation validated by the U.S. Army Corps of Engineers vary from a wetlands boundary derived from subsection (a) above, the Corps delineation shall govern."

The Existing Features Plan (Sheet 2 of 15) shows existing wetlands and wetlands buffer (inner and outer) at the northeasterly corner of the project site. Proposed tree clearing, grading, filling, topsoil stockpiling and construction of the relocated Franklin Hill Road are shown on the Plans within the wetland areas and wetland buffer. A PADEP General Permit will be required for the proposed disturbance and construction within the wetland area(s) and a wetlands delineation validated by the U.S. Army Corps of Engineers will be required.

In addition, the topsoil stockpile shown in the wetland area and wetlands buffer shall be relocated.

6. In accordance with Section 401.3.D.(2), "no development, filling, piping, or diverting shall be permitted within wetlands, except for road or utility crossings approved by the Township; where State and Federal permits have been obtained, the design represents the least possible disturbance, and no other access is available. Wetlands may also be used as part of approved sewage treatment systems and for recreational uses such as trail and golf course development. No more than forty (40%) percent of the wetlands margin area shall be developed, diverted or filled."

The Existing Features Plan (Sheet 2 of 15) shows existing wetlands and wetlands buffer (inner and outer) at the northeasterly corner of the project site. The Existing Features Plan (Sheet 2 of 15) notes that 0.0584 acres (2543.90 square feet) of wetland area is proposed to be disturbed. Proposed tree clearing, grading, filling, and paving are shown on the Plans within the wetland areas and wetland buffer. As noted above, a PADEP General Permit will be required for the proposed disturbance and construction within the wetland area(s) and a wetlands delineation validated by the U.S. Army Corps of Engineers will be required.

In addition, the wetland margin will be impacted, as well. Section 1002 defines the wetlands margin as "that area which extends seventy-five (75) feet from the wetland boundary or to the limit of the hydric soils, whichever is greater." The Existing Features Plan (Sheet 2 of 15), the Overall Layout Plan (Sheet 3 of 15), the Enlarged Site Plan East (Sheet 5 of 15) shall be revised to show the Wetlands

Margin and a tabulation shall be provided to demonstrate that no more than forty (40%) percent of the wetlands margin area will be developed, diverted, or filled.

7. In accordance with Section 401.3.E.(1), "limited disturbance of moderately steep slopes and very steep slopes shall be permitted under the conditions described below:

Steep Slope Category	Percent	Maximum Area of Disturbance
Moderately Steep Slope	15 to 25%	60%
Very Steep Slope	25% or greater	10%

Disturbance refers to any development activity, including regrading and stripping of vegetation. The use of regraded slopes shall be minimized and is generally discouraged. The use of retaining walls for grade changes is encouraged."

The Existing Features Plan (Sheet 2 of 15) notes that 22.89% of the site has moderately steep slopes (15 to 25%) and 8.61% of the site has Very Steep Slopes (25% or greater), for a total of the steep slope areas equal to 31.5 percent of the site area. The Existing Features Plan (Sheet 2 of 15) also notes that the total disturbance of steep slopes is 31.5 percent of the site (which would be all of the steep slope areas), however, it appears that some areas will remain undisturbed. The Plans shall be revised to show the correct disturbance to each steep slope category, and for compliance with the maximum allowable area of steep slope disturbance, as defined in this Section.

8. In accordance with Section 403.A.(1)(a), Parking spaces for Medical Office use shall be at least ten (10) feet by eighteen (18) feet. *All of the proposed parking spaces shown on the Enlarged Site Plan East (Sheet 5 of 15) are dimensioned as nine (9) feet wide. The parking spaces required/intended for the Medical Office shall be revised to provide a width of ten (10) feet.*
9. In accordance with Section 403.B.(1), "adequate off-street loading and unloading space, with proper access from a street, highway, common service driveway or alley, shall be provided for all nonresidential uses. Such space shall be sufficient in size and design to accommodate the maximum demand generated by the use on the lot." *A loading space has been shown for the proposed medical office, however, it is located 80-feet away from the building. We recommend that the loading space be located closer to the medical building.*
10. In accordance with Section 403.M, Parking areas may be located at the front of the building but not closer to the front lot line than 50 feet for ED District. *The Overall Site Plan (Sheet 3 of 15) and the Enlarged Site Plan East (Sheet 5 of 15) show the 17 space parking area 30 feet from the right-of-way of Independence Road. The Plans shall be revised for compliance with this Section.*

11. In accordance with Section 403.N, "between every fifteen (15) contiguous parking spaces in a row, there shall be a ten (10) foot planting strip, suitably planted which shall serve as a physical separation between every fifteen (15) parking spaces." *The planting strips provided in the parking areas are dimensioned as nine (9) feet wide on the Enlarged Site Plan West (Sheet 4 of 15) and the Enlarged Site Plan West (Sheet 5 of 15). The Plan shall be revised to provide a 10-foot wide planting strips in compliance with this Section.*
12. In accordance with Sections 403.O and 502.6, any lighting for exterior environments should be arranged to minimize uncontrolled light, glare, overlighting, light trespass and sky glow. *Proposed lighting on the project site shall be addressed. A lighting plan shall be provided which shows the isolux diagrams for the proposed light fixtures and footcandle values on the site and along the site boundary.*
13. In accordance with Sections 404.2.A.(1) and 511.20 B, "A traffic impact study shall be required for all subdivisions and land developments that, at build-out, are projected to generate fifty (50) or more trip-ends per project peak hour or five hundred (500) trip-ends per day based on the latest edition of Trip Generation published by the Institute of Transportation Engineers. This shall include project additions, changes of use and replacement of nonconforming uses that increase the total traffic (existing plus new traffic) to more than five hundred (500) trip ends per day." *The proposed traffic generated from the project site shall be evaluated and a traffic impact study shall be provided for review, as applicable.*
14. In accordance with Section 502.6.C., "When lot lines of an ED Zone or an M-1 Zone lie within thirty-five (35) feet of a residential zoning district boundary or any lot in residential use, any illumination or floodlighting shall be arranged so there will be no glare of lights toward such lot or residential district boundary line." *The R-1 Low Density Residential Zoning District abuts the site along the southern and southwestern property lines and residential uses exist across Franklin Hill Road. A lighting plan shall be submitted which demonstrates compliance with this Section.*
15. In accordance with Section 502.7.B.(1), "A minimum of one (1) tree shall be planted within the perimeter planting area for every fifty (50) feet of the perimeter of the parking area exclusive of driveway widths. Required perimeter trees shall be planted no less than twenty-five (25) feet and no more than fifty (50) feet apart. Interior landscaped islands within parking areas shall include one (1) shade tree for each twenty (20) feet in length and five (5) shrubs for each forty (40) feet in length." *A Tabulation shall be provided on the Landscaping Plan (Sheet 9 of 15) to determine the number of trees required and provided for the perimeter planting and the required trees shall be shown on the Landscaping Plan to demonstrate compliance with this Section.*
16. In accordance with Section 502.7.C., "All nonresidential parking lots for off-street parking or for the storage or movement of motor vehicles located in front of the building shall be separated from the ultimate right-of-way line by a buffer yard not less than twenty-five (25) feet in width. The buffer yard shall include a dense screen planting of trees, shrubs or other plant barrier to visibility, airborne particles, glare, and noise. Such screen planting may be located within the required front yard setback and shall be in accordance with the requirements of this Section. *The Plans show the twenty-five (25) foot wide landscape buffer yard along Independence Road which overlaps a ten (10) foot wide sanitary sewer easement. The Landscaping Plan (Sheet 9 of 15) shows proposed shrubs within the sanitary sewer easement. The twenty-five (25) foot wide landscape buffer shall be relocated to be*

outside of the ten (10) foot wide sanitary sewer easement along Independence Road

17. In accordance with Section 502.7 C., The following quantities of plant materials shall be required:

Buffer Planting Requirements

<u>Plant types</u>	<u>Size</u>	<u>Plant Quantities Required</u>
Evergreens	6 to 7 feet in height; 3 to 3 1/2 inches caliper	1 evergreen per 20 feet of buffer
Shade trees		1 shade tree per every 3 evergreens, or approximately 1 per 60 feet of buffer length
Ornamental Flowering Trees	8 to 10 feet in height; 2 1/2 inches caliper	1 flowering tree per every 3 evergreens, or approximately 1 per 60 feet of buffer length
Shrubs	Minimum 4 feet in height	5 shrubs for every 1 evergreen or approximately 1 per 4 feet of buffer length

The Landscaping Plan (Sheet 9 of 15) shall be revised to satisfy the planting requirements of this Section. A tabulation showing the required and provided buffer plantings shall be provided on the Landscape Plan.

18. In accordance with Section 506.B. Parcel Size and Density, "All land proposed for a multi-family dwelling project shall be contiguous. The total number of dwelling units permitted shall be calculated by taking the total acreage of the development (including all areas to be devoted to open space), deducting the following acreage:
1. Land contained within public rights-of-way.
 2. Land contained within the rights-of-way of existing or proposed private streets. Where formal rights-of-way are not involved, the width of the street shall be assumed as fifty (50) feet.
 3. Land contained within the boundaries of easements previously granted to public utility corporations providing electric or telephone service, and any petroleum products pipeline rights-of-way.
 4. The area of waterbodies including lakes, ponds and streams (measured to the normal high-water mark on each side); floodplains, wetlands; quarries; areas with slope in excess of twenty-four (24%) percent or greater, and areas used for improvements (e.g., roads, recreational facilities, stormwater facilities, etc.); and dividing the remainder by six thousand seven hundred (6,700) square feet per dwelling unit."

Calculations shall be provided on the Overall Site Plan (Sheet 3 of 15) which clearly show the preserved environmentally constrained land, easements and rights-of-way subtracted out of the site area in accordance with the requirements above. This net area shall then be used in the calculation (to be provided on the Overall Site Plan) to determine the permitted number of dwelling units.

19. In accordance with Section 506.C. Open Space, "All areas of a development not conveyed to individual owners; and not occupied by buildings and required or proposed improvements shall remain as permanent open space or be dedicated to recreation area to be used for the sole benefit and enjoyment of the residents of the particular units being proposed." *Open Space shall be provided on the site in accordance with the requirements of this Section.*
20. In accordance with Section 506.D. Design Criteria, "The following design criteria shall apply to multi-family developments:
 1. There shall be no more than ten (10) dwelling units in each multi-family building, except that the Board of Supervisors may grant a conditional use for a greater number of units for purposes of accommodating the needs of the elderly or handicapped or to create more open space." *The Sketch Plan shows thirty-six (36) dwelling units per building. It appears that a Conditional Use will be required.*
 2. "No structure shall be constructed within fifty (50) feet of any access road to or through the development or within ten (10) feet of the edge of any parking area." *The distance between the easternmost multifamily building and the parking area to the east of the building is less than ten (10) feet. The Plans shall be revised to provide a minimum distance of ten (10) feet between all of the buildings and the parking areas.*

In addition, the Enlarged Site Plan West (Sheet 4 of 15) and the Enlarged Site Plan East (Sheet 5 of 15) shall be revised to clearly show the dimension between the four multifamily buildings and the medical office building and the parking areas.
 3. "Exterior storage areas for trash and rubbish shall be screened from public view on three (3) sides and shall be contained in covered, vermin-proof containers. Interior storage areas for trash and rubbish shall at all times be kept in an orderly and sanitary fashion." *The Landscaping Plan (Sheet 9 of 15) shall be revised to provide screening from public view on three (3) sides of the trash storage area.*
21. In accordance with Section 506.H., "Common Property Ownership and Maintenance. In cases where the ownership of common property is involved, evidence of arrangements for the continuous ownership and maintenance of same shall be provided by the developer for approval by the Township. This shall specifically include, but not be limited to, provisions dealing with the ownership and maintenance of open space, improvements, and utilities. Said arrangement shall indemnify the Township of any responsibility associated with same; and shall be prepared in accord with the Township Subdivision and Land Development Ordinance [Chapter 22]. The developer shall also submit evidence of compliance with the Pennsylvania Condominium Law or an attorney's opinion that said law does not apply to the subject project. (Ord. 187, 4/18/2008, §4)" *As noted above, evidence of arrangements for the continuous ownership and maintenance of common property shall be provided by the developer for approval by the Township.*
22. In accordance with Section 511.3. Assisted living facilities, medical residential campuses, continuing care facilities, nursing home facilities and senior housing, where permitted, shall be subject" to the standards of this Section. *It is unclear if the proposed use for the apartment buildings will be age*

qualified. The Plan should provide more detail regarding the proposed use and provide the required and proposed Zoning standards to demonstrate compliance.

23. In accordance with the Schedule of District Regulations, the maximum building height is 40-feet. In accordance with Section 511.20.C, in the ED Zoning District, "building height is limited to 40 feet, provided however, the Board of Supervisors may permit the increase of the building height by ten feet for each additional ten feet of front yard provided, not to exceed a maximum building height of 60 feet. Refer to §305 of this ordinance for building height restrictions in a Mixed Use Development. Refer to §306 of this ordinance for building height restrictions in an Incentivized Development." In addition, the following requirements of building height are also applicable in the ED, Economic Development Zoning District and must be met:
- a. In accordance with Section 511.20.C.(1), in the ED Zoning District, "any increase in building height, above thirty-five (35) feet, shall be permitted only if plans have been reviewed and approved by the Fire Chief and the emergency services providers to ensure all roads, driveways and access aisles will be of sufficient width and design to accommodate ready access by emergency services vehicles, apparatus and personnel."
 - b. In accordance with Section 511.20.C.(2), in the ED Zoning District, "any building or structure exceeding thirty-five (35) feet in height shall be fully sprinklered in accordance with NFPA standards and provided with a Class III standpipe system on all floors and each wing. State building code requirements shall also apply."
 - c. In accordance with Section 511.20.C.(3), in the ED Zoning District, "any building or structure exceeding thirty-five (35) feet in height shall have an addressable fire alarm system."
 - d. In accordance with Section 511.20.C.(4), in the ED Zoning District, "any building or structure exceeding thirty-five (35) feet in height shall have appropriate signage and emergency lighting in all stair towers."
 - e. In accordance with Section 511.20.C.(5), in the ED Zoning District, "all fire hydrants shall be equipped with Storts fittings."
 - f. In accordance with Section 511.20.C.(6), in the ED Zoning District, "knox box (key repository for use of emergency personnel) shall be installed at each entrance to any building or structure greater than thirty-five (35) feet in height."

The proposed buildings are noted as 4 story buildings on the Sketch Plan. The proposed maximum building height noted on the Plan is 40 feet. We recommend that a building elevation be provided to confirm the 40-foot height from ground to the roofline. In addition, the above requirements shall be met.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

24. In accordance with Section 603.A.11., "A recent title report shall be submitted verifying any restrictions in the deed affecting the subdivision or development of the property, including, but not

limited to, any underground, overhead or surface utility easements or rights-of-way. Copies of easements shall be submitted for review." *A title report shall be submitted to the Township.*

25. In accordance with Section 603.A.13., "Signature blocks for the Township Planning Commission, Township Supervisors, Township Engineer, and County Planning Commission shall be included on all plan sheets which are intended to be recorded." *The signature blocks shall be provided on the Cover Sheet (Sheet 1 of 15) with a list noting the sheets to be recorded.*
26. In accordance with Section 603.A.15., "A community impact analysis including the following information shall be submitted for rural residential developments or subdivisions containing fifteen (15) or more dwelling units or residential lots in the aggregate." *A community impact analysis shall be prepared and submitted in accordance with the requirements of this Section.*
27. In accordance with Section 603.B.2., "Dimensions shall be in feet and decimal parts thereof, and bearings shall be in degrees, minutes and seconds. All radii, arc and chord lengths and central angles of curves shall be indicated. Where the size or magnitude of the plan does not allow the labeling of the curves along the property lines a table can be used with reference back to curves." *The following items shall be addressed:*
 - a. *The Overall Site Plan (Sheet 3 of 15) shall be revised to show the bearings and distances of the site boundary, including the ultimate right-of-way of Warner Road.*
 - b. *The bearings and distances of the ultimate right-of-way of Independence Road shall be shown on the Enlarged Site Plan West (Sheet 4 of 15) and the Enlarged Site Plan East (Sheet 5 of 15).*
 - c. *The bearing and distance of the westernmost property line (common with the Parcel A property line) shall be provided on the Enlarged Site Plan East (Sheet 5 of 15).*
 - d. *Monuments to be set shall be shown at each change of direction along the property lines.*
28. In accordance with Section 603.B.6., "The boundary line of the subdivision shall be shown as a solid heavy line." *The Existing Features Plan (Sheet 2 of 15) shall be revised to show the boundary line for the site and the Sanitary Sewer Authority property as a solid heavy line.*
29. In accordance with Section 603.C., "Site Context Map. A map showing the location of the proposed subdivision or land development within its neighborhood context shall be submitted." *A Site Context Map shall be prepared and submitted in accordance with the requirements of this Section.*
30. In accordance with Section 603.D., "Existing Resources and Site Analysis Plan. The plans shall show the following information:
 - a. Section 603.D.1., "A complete outline survey of the property to be subdivided or developed shall be provided, showing all courses, distances, areas and tie-ins to all adjacent intersections. The survey shall not have an error of closure greater than one (1) part in ten thousand (10,000). Lot closure reports shall be submitted demonstrating the above stated closure requirements." *Lot closure reports shall be submitted. In addition, the existing boundary (with bearings and distances) of the Sewer Authority property shall be shown on the Existing Features Plan (Sheet 2 of 15).*

- b. Section 603.D.2., "The plan shall be prepared as an overlay on top of aerial photography of the site." *The Existing Features Plan (Sheet 2 of 15) shall be revised accordingly.*
 - c. Section 603.D.4., "The location, name and right-of-way and cartway widths of all streets bordering the land to be developed or subdivided, including State and local traffic route numbers." *The Existing Features Plan (Sheet 2 of 15) shall be revised to note the cartway width of Independence Road and Franklin Hill Road, as well as the name, right-of-way and cartway width of Franklin Hill Lane.*
 - d. Section 603.D.5., "The location of all existing buildings, towers, sewers, water mains, culverts, petroleum products or gas mains, fire hydrants and other significant man-made facilities and their existing and proposed use or disposition." *The Existing Features Plan (Sheet 2 of 15) shall be revised to show the existing sanitary sewer in Independence Road.*
 - e. Section 603.D.9., "Horizontal and vertical datums shall be labeled." *The horizontal datum and vertical datum shall be noted on the Existing Features Plan (Sheet 2 of 15) and the Overall Site Plan (Sheet 3 of 15).*
 - f. Section 603.D.12., "Existing buildings (and their uses), driveways, sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 200 feet of and within the site (this includes properties across roadways). If significant features exist further than 200 feet, the Township may require their inclusion." *The Existing Features Plan (Sheet 2 of 15) shall be revised to provide the required information for the noted features within 200 feet of the site.*
 - g. 603.D.13.(b), "Mature Trees and Woodlands. The species and size of large trees standing alone, mature trees eight (8) inches or more in caliper measured four (4) feet above grade level and the location of any unique plants or other vegetation." *The Existing Features Plan (Sheet 2 of 15) shall be revised to provide the required information.*
 - h. 603.D.13.(c), "Woodlands. Woodlands as defined herein shall be shown. Trees need not be individually identified in wooded areas declared to be set aside for undeveloped resource protection land." *The Existing Features Plan (Sheet 2 of 15) shall be revised to show all of the woodlands on the site and to clearly show the wooded areas to be preserved.*
 - i. 603.D.13.(h), "Wetlands shall be defined by metes and bounds." *The Existing Features Plan (Sheet 2 of 15) shall be revised to note the metes and bounds of the wetland areas.*
 - j. 603.D.15., "Locations of trails that have been in public use (pedestrian, equestrian, bicycle, etc.)." *The existing Rock Ridge Trail, leading to and from Zacharias Pond Park, which runs along the frontage of the existing property, shall be shown on the Existing Features Plan (Sheet 2 of 15).*
31. In accordance with Section 603.E., "A preliminary resource impact and conservation analysis shall be prepared for all major subdivisions and land development applications to categorize the impacts of the proposed activities and physical alterations on those resources shown on the existing resources

and site analysis.” *The resource impact and conservation analysis shall be prepared and submitted in accordance with the requirements of this Section.*

32. In accordance with Section 603.H.(2)(a), “Streets, Horizontal Plan.” the following shall be provided:
- a. “Center line with bearings, distances, curve data and stations corresponding to the profile.
 - b. Right-of-way and curb lines with radii at intersections.
 - c. Location of beginning and end of proposed construction.
 - d. Tie-ins by courses and distances to intersection of all public roads, with their names and widths.
 - e. Location of all monuments with reference to them.
 - f. Property lines and ownership of abutting properties.
 - g. Property lines and ownership of abutting properties.
 - h. Turning movement diagrams shall be provided to demonstrate that the largest truck or emergency vehicle servicing the development can safely and conveniently navigate the proposed roads, drives and parking and loading areas.”

The Plans shall be revised to include the above information for the proposed Franklin Hill Road realignment.

In addition, the Truck Turning Exhibit (Sheet 1 of 1) does not show the truck turning information. It appears to show the Post Development Drainage Areas. The Plan shall be revised to show the truck turning movement diagrams to demonstrate compliance with this Section.

33. In accordance with Section 603.H.(2)(b), “Streets, Profile.” the following shall be provided:
- a. “Profile of existing ground surface along center line of street.
 - b. Proposed centerline grade with percent on tangents and elevations at fifty (50) foot intervals, grade of intersection and both ends of curb radii.
 - c. Vertical curve data, including length, elevations and minimum sight distances as required by the Engineer.”

The Plans shall be revised to include the above information for the proposed Franklin Hill Road realignment.

34. In accordance with Section 603.H.(2)(c), “Streets, Cross Section.” the following shall be provided:
- a. “Right-of-way width and cartway width.
 - b. Type, thickness, and crown of paving.

- c. Type and size of curb.
- d. Grading of sidewalk area.
- e. Location, width, type and thickness of sidewalks and bikeways.
- f. Typical location of sewers and utilities and underdrains with sizes.

The Plans shall be revised to include the above information for the proposed Franklin Hill Road realignment.

35. In accordance with Section 603.H.(3)(a), "Storm Drains and Sanitary Sewers. Horizontal Plan." the following shall be provided:
- a. "Location and size of line with stations corresponding to the profile.
 - b. Location of manholes or inlets with grade between and elevation of flow line and top of each manhole or inlet.
 - c. Property lines and ownership of abutting properties with details of easements where required.
 - d. Beginning and end of proposed construction.
 - e. Location of laterals.
 - f. Location of all surface and subsurface drainage facilities and public utilities in the vicinity of storm and/or sanitary sewer lines.
 - g. Hydraulic design data for culverts, subsurface drains and/or bridge structures."

The Plans shall be revised to include the above information.

In addition, the manhole connection of the proposed sanitary sewer main into the existing sanitary sewer in Independence Road shall be shown on the Enlarged Grading & Utility Plan East (Sheet 8 of 15), as well as the lateral connection to the westernmost proposed building.

36. In accordance with Section 603.H.(3)(b), "Storm Drains and Sanitary Sewers. Profile." the following shall be provided:
- a. "Profile of existing ground surface with elevations at top of manholes or inlets.
 - b. Profile of storm drain and subsurface drains or sewer, showing type and size of pipe, grade, cradle, manhole and inlet locations."

Storm sewer profiles of all proposed storm sewer shall be provided in the Plan set.

The Sanitary Sewer Profile on Sheet 15 of 15 does not contain any information. The Plan shall be revised to show the proposed sanitary sewer, including the connection to the existing sanitary sewer.

37. In accordance with Section 603.K.1., "Preliminary Common Open Space (Greenway Land) Ownership and Management Plan. Using the preliminary plan as a base map, the boundaries, acreage, and proposed ownership of all proposed common open space (Greenway land) shall be shown, including a plan containing the following information:
- (a) Proposed ownership, use restrictions, limitations on buildings and improvements.
 - (b) Necessary regular and periodic operation and maintenance tasks and responsibilities for the various forms of common open space (Greenway land) (i.e., lawns, playing fields, meadow, pasture, cropland, woodlands, and other common open space (Greenway land) elements) including mowing, control of invasive species, etc.
 - (c) Estimate of staffing needs, insurance requirements, and associated costs, and defining the means for funding the maintenance of the common open space (Greenway land) on an ongoing basis. Such funding plan shall include the means for funding long-term capital improvements as well as regular yearly operating, maintenance, and capital reserve costs.
 - (d) Such management plans shall be consistent with the requirements of Section 110.B of the Zoning Ordinance."

The Plans must be revised to include the information required by this Section.

38. In accordance with Section 1002.7.C., "Woodlands. Woodlands occur extensively throughout the Township, often in association with stream valleys and wet areas, poor and erodible agricultural soils, and moderate to steep slopes. In designing a subdivision and land development plan for any tract, the applicant/developer shall be guided by the following standards:
- 1) Healthy woodlands exceeding one (1) acre shall be preserved and designated as conservation open space areas, to the maximum extent possible. Proposed site improvements shall be located, designed, and constructed to minimize the loss or degradation of woodland areas."
 - 2) Developments shall be designed to preserve woodlands along roadways, property lines and lines occurring within a site such as streams, swales, stone fences and hedgerows. Such lines and the native vegetation associated with them shall be preserved as buffers between adjacent properties and between areas being subdivided within a property. Preservation shall include ground, shrub, understory, and canopy vegetation.
 - 3) Disturbance or removal of woodlands occupying environmentally sensitive areas shall be undertaken only when approved by the Township and on a limited, selective basis to minimize the adverse impacts of such actions. This shall include, but not necessarily be limited to, vegetation performing important soil stabilizing functions on wet soils, stream banks, and sloping lands.
 - 4) No clearing or earth disturbance (except for soil analysis for proposed sewage disposal systems) shall be permitted on a site before the completion of subdivision and land development agreements. The determination of sight distance clearances along roadways shall be made graphically and not by clearing on-site prior to final plan approval."

The Enlarged Grading & Utility Plan West (Sheet 7 of 15) and the Enlarged Grading & Utility Plan East (Sheet 8 of 15) shall be revised to show the proposed tree line that will result from the proposed grading and improvements.

A tabulation noting the existing and proposed woodland areas shall also be provided.

39. In accordance with Section 1002.7.E, Steep Slopes, "the purpose of steep slope regulations is to conserve and protect those areas having steep slopes from inappropriate development and excessive grading; to prevent potential dangers caused by erosion, stream siltation, and soil failure; and to promote uses in steep slope areas that are compatible with the preservation of existing natural features, including vegetative cover by restricting grading of steep slope areas. Steep Slope Area shall be subject to use regulations identified below.

Steep Slope Category	Percent	Maximum Area of Disturbance
Moderately steep slope	15 to 25%	60%
Very steep slope	25% or greater	10%

Disturbance refers to any development activity, including regrading and stripping of vegetation. The use of regraded slopes shall be minimized and is generally discouraged. The use of retaining walls for grade changes is encouraged." *The Existing Features Plan (Sheet 2 of 15) notes that 22.89% of the site has moderately steep slopes (15 to 25%) and 8.61% of the site has Very Steep Slopes (25% or greater), for a total of the steep slope areas equal to 31.5 percent of the site area. The Existing Features Plan (Sheet 2 of 15) also notes that the total disturbance of steep slopes is 31.5 percent of the site (which would be all of the steep slope areas), however, it appears that some areas will remain undisturbed. The Plans shall be revised to show the correct disturbance to each steep slope category, and for compliance with the maximum allowable area of steep slope disturbance, as defined in this Section.*

40. In accordance with Section 1002.9, Trails, "when pedestrian and/or equestrian trails are proposed as part of a subdivision or land development the following shall apply:
- A. When trails are intended for public or private use, they shall be protected by a permanent conservation easement on the properties on which they are located. The width of the protected area in which the trail is located should be a minimum of ten (10) feet. The language of the conservation easement shall be to the satisfaction of the Township upon recommendation of the Township Solicitor.
 - B. The land area permanently designated for trails for public use may be credited toward the conservation open space requirement of the Zoning Ordinance [Chapter 27].
 - C. An applicant/developer may propose and develop a new trail. If said trail is available for use by the general public and connects with an existing trail, the land area protected for said trail may be credited toward the conservation open space requirement of the Zoning Ordinance [Chapter 27].

- D. Trails shall have a vertical clearance of no less than ten (10) feet.
- E. Width of the trail surface may vary depending upon type of use to be accommodated, but in no case shall be less than three (3) feet or greater than six (6) feet.
- F. No trail shall be designed with the intent to accommodate motorized vehicles.”

The Overall Site Plan (Sheet 3 of 15), Enlarged Site Plan West (Sheet 4 of 15) and the Enlarged Site Plan East (Sheet 5 of 15) show the proposed relocation of the Rock Ridge Trail along the site frontage as a five (5) foot wide sidewalk. The majority of the trail is within the ultimate right-of-way of Independence Road, however, a section of the proposed trail, approximately 240 feet in length and another shorter section of the proposed trail are on the project site. The entire trail should be within the ultimate right-of-way of Independence Road or entirely on the site within a ten (10) foot wide permanent conservation easement, for uniformity.

In addition, the Plans shall note the ownership and maintenance responsibility for the proposed trail.

- 41. In accordance with Section 1002.13., “Storm Drainage. Lots and/or parcels shall be laid out and graded to provide positive drainage away from buildings and to prevent damage to neighboring lots, tracts, or parcels. Stormwater management shall be provided in accord with Township stormwater regulations.” *The Enlarged Grading & Utility Plan West (Sheet 7 of 15) and Enlarged Grading & Utility Plan East (Sheet 8 of 15) show proposed grading towards the southeast side of the western apartment buildings, to the western side and front of the eastern buildings and to the southeast corner of the medical office building. The proposed grading must be revised, and exterior building corner elevations must be provided to demonstrate positive surface drainage away from each building.*
- 42. In accordance with Section 1004.1., “Prioritized List of Resources to Be Conserved. The location of proposed common open space (Greenway land) shall follow the standards set forth in §1002, shall reflect the common open space (Greenway land) and trail corridor recommendations of the municipal Open Space Plan, and protect the resources identified on the Map of Potential Conservation Lands. The applicant/developer shall demonstrate, to the satisfaction of the Township, that the following resources are incorporated into the common open space (Greenway land).
 - A. The following primary resources shall be included in the common open space (Greenway land). Lands containing primary resources are called Primary Conservation Areas (PCA). All PCAs shall be included in common open space (Greenway land).
 - 1) Lands within the one hundred (100) year floodplain (including the floodway).
 - 2) Wetlands.
 - 3) Other Water Bodies including lakes and ponds.
 - 4) Prohibitive steep slopes in excess of twenty-five percent (25%).”

The site contains wetlands and steep slopes in excess of 25%. The Plans must be revised to demonstrate, to the satisfaction of the Township, that these resources will be incorporated into the common open space (Greenway land).

B. The following secondary resources, listed in order of priority, shall be included in the common open space (Greenway land) to the fullest extent practicable. Lands containing secondary resources that are included in common open space (Greenway land) are called Secondary Conservation Areas (SCA).

- (1) Significant habitat and species listed as endangered, threatened, or of special concern, such as those listed in the Pennsylvania Natural Diversity Inventory and county and local Natural Areas Inventories.
- (2) Steep slopes fifteen–twenty-five percent (15%–25%), particularly those adjoining watercourses and ponds, due to the potential for soil disturbance leading to erosion that is detrimental to water quality.
- (3) Woodlands, particularly those performing important ecological functions such as soil stabilization and protection of streams, wetlands, and wildlife habitats.
- (4) Hedgerows, groups of trees, specimen trees and other unique or significant vegetation features.
- (5) Areas where precipitation is most likely to recharge local groundwater resources because of topographic and soil conditions affording high rates of infiltration and percolation.
- (6) Class I, II and III agricultural soils as defined by the USDA Natural Resources Conservation Service.
- (7) Historic structures and sites.
- (8) Visually prominent topographic features such as knolls, hilltops and ridges, and scenic views as seen from public roads (particularly those with historic features). Significant views from within the site outward shall also be considered.
- (9) Existing or proposed trails connecting the tract to other locations in the municipality.

The Plans shall be revised to include any of the above secondary resources in the common open space (Greenway land).

43. In accordance with Section 1006.12., "PennDOT Review. No plan which will require access to a highway under the jurisdiction of the Pennsylvania Department of Transportation shall be finally approved unless the plan contains a notice that a highway occupancy permit is required pursuant to §420 of the Act of June 1, 1945, (P.L.1242, No. 428) known as the "State Highway Law," before driveway access to a State highway is permitted. The plan shall be marked to indicate that access to the State highway shall be only as authorized by a highway occupancy permit. The Township shall not be held liable for damages to persons or property arising out of the issuance or denial of a driveway permit by PennDOT." *Note 7 on the Overall Site Plan (Sheet 3 of 15) shall be revised to note all of the language in quotations above.*

In addition, the Applicant shall obtain a PennDOT Highway Occupancy Permit and provide a copy

of the permit, as well as all correspondence with Penn DOT, to the Township.

44. In accordance with Section 1008, the street standards of Appendix B shall be met. *It appears that the realigned/reconstructed Franklin Hill Road will be considered a Collector Street which requires a right-of-way width of 60-feet and a cartway width with curb of 24-feet (or with shoulders, 28-feet). The Plan shall clearly label and show the total width of paving (including the median) from curb to curb.*

In addition, the portion of Franklin Hill Road south of the proposed drive entrance shall have a right-of-way width of 60 feet, a cartway width of 24 feet and a taper back to the existing width of the road at the southern property line. The Plans shall be revised accordingly.

45. In accordance with Section 1009.4., "Any applicant/developer who encroaches within the legal right-of-way of a State highway is required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation." *The Plans show the access drive, the relocated Rock Ridge Trail and grading within the ultimate right-of-way of Independence Road (S.R. 0447). As previously noted, a PennDOT Highway Occupancy Permit will be required for the improvements within the state highway right-of-way. A copy of the permit, as well as all correspondence with PennDOT, shall be provided to the Township.*

46. In accordance with Section 1009.4., "The maximum street grades shall be as follows:

A. Local streets: twelve percent (12%).

B. Arterial and collector streets: eight percent (8%).

C. Vertical curves shall be used at changes of grade exceeding one (1%) percent and shall be designed in accordance with the most recent AASHTO standards."

It appears that the reconstructed Franklin Hill Road will be considered a Collector Street. The road grades shown on the Grading & Utility Plan West result in a slope in excess of eight (8%) percent. The Plans shall be revised for compliance with the maximum slope requirement.

In addition, a Profile Plan of the reconstructed Franklin Hill Road shall be provided to demonstrate compliance with the requirements of this Section.

47. In accordance with Section 1012.2., "Sight Triangle at Driveways and Private Accessways. At each point where a private accessway or driveway intersects a public street or road, a sight triangle of fifteen (15) feet, measured from the point of intersection of the street and the accessway, shall be maintained, within which vegetation and other visual obstructions shall be limited to a height of not more than one and one-half (1.5) feet above street level." *The Enlarged Site Plans (Sheets 4 and 5 of 15) and the Landscape Plan (Sheet 9 of 15) shall be revised to show the required clear site triangles. The proposed tree and shrubs on the eastern side of the entrance on Independence Road shall be removed from the clear site triangle.*

In addition, Note 10 on the Overall Site Plan (Sheet 3 of 15) shall be revised for compliance with this Section.

48. In accordance with Section 1012.6., "Distance Between Driveways. In multiple-family residential, commercial and office research zoning districts, on collector and arterial streets, access shall be controlled and shall be so located as to provide a minimum distance of two hundred (200) feet between any two (2) driveway entrances or any other street right-of-way line between the paved edge of any driveway and the edge of the right-of-way line of any other street, exclusive of corner radii." *The distance between the entrance drive on Franklin Hill Road and the intersection of Franklin Hill Road with Independence Drive is approximately 100 feet. The Plans shall be revised to demonstrate compliance with this Section.*
49. In accordance with Section 1014.1.A, "curbs shall be installed along each side of every arterial, collector and local street, access driveway, and parking lots in a land development where pedestrian traffic will be traveling adjacent to the street, access driveway, or parking lot. *Proposed curbing is shown within the proposed parking lot and along the realigned/reconstructed Franklin Hill Road. however, it is also required and shall be shown along Independence Road (S.R. 0447).*
50. In accordance with Section 1015.1., "Sidewalks. Sidewalks shall be required on both sides of all streets in major subdivision plans and land developments. Street sidewalks shall have a minimum width of four (4) feet, unless otherwise approved by the Board of Supervisors. There shall be a minimum three (3) foot-wide planting strip, between the curb and sidewalk along local streets and ten (10) feet along collector or arterial streets. This grass planting strip can be used for the location of the underground utilities." *The Plans shall be revised to provide sidewalk with a ten (10) foot wide planting strip on both sides of the realigned/reconstructed Franklin Hill Road (onsite), as required by this Section.*

In addition, the internal sidewalks shall be extended to the sidewalk required along the reconstructed Franklin Hill Road and to the relocated Rock Ridge Trail for pedestrian path connectivity.
51. In accordance with Section 1015.1.B, and Section 1015.8., At corners and pedestrian street crossing points, sidewalks shall be extended to the curb line with an adequate apron area for anticipated pedestrian traffic. Barrier-free curb ramps shall be provided pursuant to applicable State and Federal regulations at all intersections of sidewalks and streets. Detectable warnings shall be provided at all curb ramps. *The Plans shall be revised to provide curb ramps at all intersection of sidewalk (including the relocated rock Ridge Trail) and streets, as well as with the parking areas. Detailed plan views of the proposed ramps including spot elevations, distances and slopes shall be provided.*

In addition, the appropriate curb ramp details (Penn DOT RC67M) shall also be provided on the Plans.
52. In accordance with Section 1015.3., "Sidewalks shall be designed and constructed in accordance with the applicable provisions of PennDOT Publication 408. Sidewalks shall be constructed with bituminous expansion joints at intervals not more than twenty (20) feet." *The Concrete Sidewalk Detail on the Construction Detail Plan (Sheet 13 of 15) shall be revised to note a maximum cross-slope of 2.00 percent (and a minimum cross slope of 1/8 inch per foot per Section 1015.2.).*
53. In accordance with Section 1015.4., "Sidewalks shall be constructed of four (4) inch depth of Class A Air Entrained four thousand (4,000) psi concrete on a four (4) inch depth 2B stone base. A concrete

sealant/curing compound shall be applied to all sidewalk to aid in curing and protect the concrete." *The Concrete Sidewalk Detail on the Construction Detail Plan (Sheet 13 of 15) shall be revised for compliance with this Section.*

54. In accordance with Section 1015.5., "Sidewalks and walkways adjacent to parking areas shall be set back a minimum of five (5) feet to prevent car overhang from restricting pedestrian movement along the sidewalk." *The Plans shall be revised to provide five (5) feet between the sidewalk and parking areas.*
55. In accordance with Section 1016.1., "The applicant/developer shall erect at every street intersection a street sign or street signs having thereon the names of the intersecting streets. At intersections where streets cross, there shall be at least two such street signs, and, at the intersections where one (1) street ends or joins with another street, there shall be at least one (1) such street sign." *The Plans shall be revised to provide a street sign at the intersection of Franklin Hill Road with Independence Road*

In addition, a detail of the street sign and pole shall be provided on the Construction Detail Plan (Sheet 13 of 15) The street sign shall be in compliance with the requirements of Section 1016.

56. In accordance with Section 1017 and Section 1020, *a Lighting Plan shall be submitted which complies with the requirements of these Sections.*
57. In accordance with Section 1017.A., "Streetlights shall be located at all intersections of new streets and an existing collector or other roads and at the intersection of a collector road and any other collector or arterial road, at an intersection of a commercial, industrial, or institutional use driveway with a public street (such fixture shall be privately owned and maintained), and at curves in a street with a three hundred (300) foot or sharper horizontal curve." *The Plans shall be revised to provide a streetlight at the intersection of Franklin Hill Road with Independence Road.*
58. In accordance with Section 1019, "All utilities shall be located within the street right-of-way; where this is not possible, easements or rights-of-way of sufficient width for installation and maintenance shall be provided. Easements for sanitary sewer and stormwater drainage shall meet the requirements of §1023." *The Enlarged Grading & Utility Plan West (Sheet 7 of 15) shows the proposed sanitary sewer main within five (5) feet of the buildings, within the building perimeter planting bed. The Plan shall be revised to provide a minimum distance of ten (10) feet between the sanitary sewer main and the buildings.*

In addition, the lateral for the southwestern building is located within one (1) foot of the proposed storm sewer, directly beneath a proposed shrub. The sanitary sewer lateral shall be relocated to provide a minimum horizontal distance of ten (10) feet between the utilities.

59. In accordance with Section 1020.A., "The lighting plan shall provide for nonflare lights focused downward. The incident light intensity provided at ground level shall be a minimum of one-half (0.5) footcandle anywhere in the area to be illuminated, except where such illumination will cause a spillover effect on adjacent properties. Lighting shall be provided by fixtures with a mounting height not more than twenty (20) feet." *The Typical Area Light Detail and the 5" Site Lighting Pole Detail on the Construction Detail Plan (Sheet 13 of 15) note the mounting height as twenty-five (25) feet. The Details shall be revised to note a height not to exceed twenty (20) feet.*

60. In accordance with Section 1023.1., "Easement widths shall be the greater of twenty (20) feet or that required by the rules and regulations of the Township and/or the appropriate Authority." *The Plans shall be revised to show the easements for the proposed sanitary sewer, storm sewer and the water main.*
61. In accordance with Section 1024.3., "between every fifteen (15) contiguous parking spaces in a row there shall be a planting strip ten (10) feet wide and planted with street trees from the list of acceptable street trees (see §1101, "Landscape Plan Required") which shall serve as a physical separation between every fifteen (15) parking spaces. In addition, parking islands five (5) feet wide shall be constructed between each parking row. The number of plantings shall comply with zoning regulations." *The planting strips provided in the parking areas are dimensioned as nine (9) feet wide on the Enlarged Site Plan West (Sheet 4 of 15) and the Enlarged Site Plan East (Sheet 5 of 15). The Plans shall be revised to provide 10-foot wide planting strips in compliance with this Section.*

In addition, parking islands five (5) feet wide shall be constructed between each parking row for compliance with this Section.
62. In accordance with Section 1024.4., "Street trees shall be provided at the rate of not less than two (2) trees for every ten (10) parking spaces, which shall be in addition to any other requirements for buffering or landscaping." *A Street Tree Tabulation shall be provided on the Landscape Plan (Sheet 9 of 15) to demonstrate compliance with this Section.*

In addition, the Planting List on the Landscape Plan shall be revised to show the breakdown of the required and proposed Street Trees, Buffer Plantings, Parking Area Plantings, Perimeter Plantings and Screen Plantings.
63. In accordance with Section 1024.6., "Parking lots shall be separated from buildings by a minimum distance of ten (10) feet or more." *The distance between the easternmost multifamily building and the parking area to the east of the building is less than ten (10) feet. The Plans shall be revised to provide a minimum distance of ten (10) feet between all of the buildings and the parking areas.*
64. In accordance with Section 1024.8., "All dead-end parking areas shall be designed to provide sufficient backup area for the end stalls of the parking area." *The northernmost parking space in the northwest parking lot, near Independence Road (S.R. 0447), does not permit adequate room to back out and leave the parking space. The parking space layout shall be revised to provide adequate backup area.*
65. In accordance with Section 1025.1., "Monuments shall be placed at each change in direction of boundary, two (2) to be placed at each street intersection and one (1) on one (1) side of each street at angle points and at the beginning and end of curves. Utility easements shall be monumented at their beginning, at their end, and at changes in direction, and areas to be conveyed for public use shall be fully monumented at their external boundaries." *The Plans shall be revised to show the monuments to be set to satisfy the requirements of this Section.*
66. In accordance with the requirements of Section 1101.1.C., *Street trees shall be provided along Independence Road and Franklin Hill Road, meeting all requirements of this Section, and shall be*

counted separately from the buffer trees. The Landscape Plan (Sheet 9 of 15) shows a row of evergreen trees (approximately twenty (20) feet on center) and shrubs along Independence Road within a twenty-five (25) foot landscape buffer. As previously noted, the landscape buffer shall be relocated and not counted towards the street tree requirements. A chart which shows the required and provided Street Trees shall be included on the Landscape Plan (Sheet 9 of 15).

67. In accordance with the requirements of Section 1101.1.D.2., "Parking Area Plantings. Where no existing trees are retained in parking areas islands: one (1) tree shall be planted for each twenty (20) feet of island length and five (5) shrubs for every forty (40) feet in length." *The Landscape Plan (Sheet 9 of 15) shall be revised to provide the required number of trees and shrubs within the parking lot islands.*
68. Buffer plantings must be provided on the Landscape Plan (Sheet 9 of 15) in accordance with the requirements of Section 1101.1. *The Landscape Plan shall be revised accordingly.*
69. The Planting Standards and Guidelines and information noted in Section 1101.2. shall be included on the Landscape Plan (Sheet 9 of 15). *The Landscape Plan shall be revised accordingly.*
70. In accordance with Section 1102., "Where existing vegetation exists which can meet the objectives of the buffer requirements, it shall be preserved and may be used to meet the buffer and planting requirements. Quantities, size, species and locations of existing materials must be shown on plans and verified by the Township Engineer." *It appears that the existing vegetation is proposed as the landscape buffer along the eastern, southern, and western property lines. The Landscape Plan shall be revised to show the quantities, size, species, and locations of existing materials.*
71. The Tree Protection Standards listed in Section 1103. Through Section 1103.10 must be added to the Landscape Plan (Sheet 9 of 15). *The Landscape Plan shall be revised accordingly.*
72. In accordance with Section 1202.A., "In conformance with the Pennsylvania Municipalities Planning Code, this Section requires the public dedication of land suitable for park land, noncommercial recreational uses, preserved open space, and the construction of recreational facilities. Upon agreement of the Board of Supervisors, any of the following alternatives may be approved by the Board of Supervisors in lieu of public dedication of land, as specified in this Section:
 1. Payment of recreation fees.
 2. Construction of recreation facilities.
 3. Dedication of recreation land or preserved open space to the Township or its designee.
 4. A combination of these alternatives."

Note 16 on the Overall Site Plan (Sheet 3 of 15) states, "Designated Open Space is not proposed." If designated Open Space is not proposed, a fee-in-lieu shall be required.

In addition, the wetland, steep slope, and woodland areas required to be preserved shall be placed in a conservation easement, to the maximum extent possible, and shall be recorded with the Plans.

(See Comments 38 and 42)

73. In accordance with Section 1202.C., "The applicant/developer shall submit the following with the subdivision or land development plan:
1. A description of the anticipated population characteristics of the future occupants of the development, such as likely age groups.
 2. The method by which the applicant/developer wishes to comply with the requirements of this Section."

The required documentation shall be submitted to the Township.

74. In accordance with Section 1202.D., "The preliminary and final plans shall contain a sheet depicting the land proposed for use in meeting common open space requirements, or a note stating that the applicant/developer proposes to pay fees in-lieu of land." *Note 16 on the Overall Site Plan (Sheet 3 of 15) shall be revised accordingly.*
75. In accordance with Section 1302.1.A., "No changes shall be made in the contour of the land and no grading excavation, removal nor destruction of the topsoil, trees or other vegetative cover of the land shall be commenced until such time that a Plan for minimizing erosion and sedimentation has been:
- (1) Processed and reviewed by the Township Engineer and the Monroe County Conservation District.
 - (2) Approved by the Board of Supervisors."

The Erosion Control Plan (Sheet 10 of 15) notes that the Limit of Disturbance is 8.56 acres, therefore an NPDES Permit will be required. The Applicant shall obtain an NPDES Permit for the project and submit a copy of the NPDES Permit, as well as any correspondence with the County Conservation District, to the Township.

76. In accordance with Section 1302.4.C., "All retaining walls greater than four (4) feet shall require an engineered drawing signed and sealed by a Professional Engineer." *Signed and sealed calculations, a retaining wall profile plan and retaining wall details shall be submitted for the retaining wall sections greater than four (4) feet in height.*

In addition, the retaining wall is located within five (5) feet of the proposed building. The Plans shall be revised to provide a greater separation distance between the building and the retaining wall so that there will be sufficient space for the building foundation and retaining wall footing or tie backs.

77. In accordance with Section 1302.4.D., "Retaining walls greater than six (6) feet shall be designed as a tiered wall with a minimum width of four (4) feet between walls." *The proposed retaining wall on the Enlarged Grading Plan West (Sheet 7 of 15) has a height of up to 24 feet. The Plans shall be revised to provide a tiered retaining wall system as required by this Section.*

78. In accordance with Section 1401, "Water Supply. If water is to be provided by means other than private wells owned and maintained by the individual owners of lots within the subdivision or development, applicant/developers shall present evidence to the Board of Supervisors that the subdivision is to be supplied by a certified public utility, a bona fide cooperative associations of lot owners, or by a municipal corporation, authority or utility." *A will serve letter from Brodhead Creek Regional Authority shall be obtained by the Applicant and submitted to the Township.*
79. In accordance with Section 1405.3, "Development applications not requiring revisions to the Official Sewage Facilities Plan. All plan submissions will require revisions to the Official Sewage Facilities Plan of the Township unless the Pennsylvania Department of Environmental Protection (DEP) determines that a revision is not needed, based upon the criteria established in 25 Pa.Code, Chapter 71 for planning module exceptions. Approval of the proposed sewage facilities plan module exemption by the Pennsylvania Department of Environmental Protection shall be a condition of final subdivision or land development plan approval by the Township." And Section 1405.4, "In order to be deemed a complete application, any application for preliminary subdivision or land development approval which requires a revision or exemption to the Official Township Sewage Facilities Plan (Act 537 Plan) must be accompanied by a duly completed Department of Environmental Protection Sewage Facilities Planning Module. Such planning module shall also meet all the requirements contained in 25 Pa.Code, Chapter 71, Subchapter D, Official Plan Requirements for Alternative Evaluations." *The Applicant shall obtain PA Act 537 Planning Approval from PADEP and submit a copy of the approval letter to the Township.*
80. In accordance with Section 1407, "Where §1406 requires or where, even if not required, the applicant/developer proposes a connection to the public sewer system, the Applicant shall design and construct public sewer facilities in accordance with all resolutions, rules and regulations of the Sewer Authority. The applicant/developer shall, prior to unconditional approval of a final plan, present written confirmation from the Sewer Authority that the Sewer Authority has approved the plans for the installation of the sewer facilities and that the applicant/developer has posted financial security with the Sewer Authority in an amount acceptable to the Authority Engineer and in a form acceptable to the Sewer Authority's Solicitor." *The Applicant shall comply with the above requirements.*

STORMWATER MANAGEMENT ORDINANCE COMMENTS

81. In accordance with Section 221.11., "Roof drains shall not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/ percolation of stormwater where advantageous to do so. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment." *The Enlarged Grading & Utility Plan West (Sheet 7 of 15) and the Enlarged Grading & Utility Plan East (Sheet 8 of 15) shall be revised to show the building roof drains to demonstrate compliance with this Section.*
82. In accordance with Section 221.11., Section 222.2.G. and Section 223.E., "All stormwater runoff, other than roof top runoff discussed in subsection (11) above, shall be treated for water quality prior to discharge to surface or groundwater." *The Plans shall be revised to provide permanent inlet filters for each inlet which directly discharges into the underground stormwater management infiltration basins.*
83. In accordance with Section 223.1.1.(d)(2)(b), "No more than twenty (20%) percent of the cumulative

outer buffer on the subject parcel shall be altered by the activities permitted in accord with §223(1)(2)(d)2)." *The Overall Site Plan (Sheet 3 of 15) must be revised to include a tabulation and shading which demonstrates that no more than twenty (20%) of the cumulative outer buffer shall be altered as noted in this Section.*

84. In accordance with Section 224.A.2.(b), "Infiltration BMPs intended to receive runoff from developed areas shall be selected based on suitability of soils and site conditions and shall be constructed on soils that have the following characteristics:
- a) A minimum depth of twenty-four (24) inches between the bottom of the BMP and the limiting zone.
 - b) An infiltration and/or percolation rate sufficient to accept the additional stormwater load and drain completely as determined by field tests conducted by the applicant's design professional.
 - c) The recharge facility shall be capable of completely infiltrating the recharge volume within four (4) days.
 - d) Pretreatment in accordance with §§221(L) and 221(M) shall be provided prior to infiltration."

The Existing Resource Plan (Sheet 2 of 15) shows one test pit (TP5) performed in the area of proposed underground basin UGB1 and no test pits performed within the area of proposed underground basin UGB2. The Design Engineer shall provide additional test pits within the limits of each underground infiltration basin to determine the infiltration capacity of the soil/subgrade.

In addition, test pit results were not provided in the Drainage Calculations and Post-Construction Stormwater Management Report. The Report shall be revised to include the test pit results, including the soil profile, depth of the test pit, depth to any limiting zones and the infiltration rate.

85. In accordance with Section 224.B.2., "The general process for designing the infiltration BMP shall be" to "Provide site-specific infiltration test results (at the level of the proposed infiltration surface) in accord with ASTM Guide No. D 5126 to determine the appropriate hydraulic conductivity rate." *As noted above, the Existing Resource Plan (Sheet 2 of 15) shows one test pit (TP5) performed in the area of proposed underground basin UGB1 and no test pits performed within the area of proposed underground basin UGB2. The Design Engineer shall provide additional test pits within the limits of each underground infiltration basin to determine the infiltration capacity of the soil/subgrade.*

In addition, test pit results were not provided in the Drainage Calculations and Post-Construction Stormwater Management Report. The Report shall be revised to include the test pit results, including the soil profile, depth of the test pit, depth to any limiting zones and the infiltration rate.

86. The maintenance of the stormwater management facilities shall be in accordance with "Subpart G. Maintenance of Stormwater Management Facilities." *The Maintenance of Stormwater Facilities note on the Overall Site Plan references a stormwater detention pond; however, two underground infiltration basins are proposed. The Maintenance of Stormwater Facilities note must be revised to reference the underground infiltration basins and the appropriate maintenance in accordance with the requirements of this Section.*

STORMWATER MANAGEMENT COMMENTS

87. The Drainage Calculations and Post-Construction Stormwater Management Report and the Predevelopment Drainage Plan note four (4) Points of Interest and one "bypass area" for the Predevelopment condition. There is not a "bypass area" in the Post Development condition. The Report and Plan shall be revised to incorporate the predevelopment "bypass area" into the appropriate point(s) of interest.
88. The Grading & Utilities Plans show the underground infiltration basin (UGB2) discharge pipe, headwall and riprap located in an onsite area which was not included in the stormwater management analysis. The basin outflow will increase the discharge from this area; therefore, the Plans and Report shall be revised to include the area in the analysis for rate control and volume control.
89. The Drainage Calculations and Post-Construction Stormwater Management Report shall be revised to provide a storm sewer and inlet tabulation which shall include the type of pipe, pipe size, pipe slope, pipe length, pipe flow, pipe capacity, inlet invert elevations, inlet grate elevations, velocity of flow and hydraulic grade line.
90. The Construction Details Plan (Sheet 14 of 15) shall be revised to provide details of Outlet Structure OCS1 and OCS2.
91. The OCS1 information on the Enlarged Grading & Utility Plan West (Sheet 7 of 15) is not in agreement with the Pond Report for Pond No. 1 - UGB1 in the Drainage Calculations and Post-Construction Stormwater Management Report with regard to the pipe length, pipe slope and crest elevation. The Enlarged Grading & Utility Plan West and/or the Report shall be revised for consistency.
92. The OCS2 information on the Enlarged Grading & Utility Plan West (Sheet 7 of 15) is not in agreement with the Pond Report for Pond No. 2 - UGB2 in the Drainage Calculations and Post-Construction Stormwater Management Report with regard to the pipe length, pipe slope and crest elevation. The Enlarged Grading & Utility Plan West and/or the Report shall be revised for consistency.
93. The Post Drainage Plan (PCSM01) does not show any information. The Plan shall be revised to provide the required post construction stormwater management plan information.

MISCELLANEOUS COMMENTS

94. A portion of Parcel A and a portion of Parcel B are located within the Borough of East Stroudsburg, as shown on the Plans. The Applicant shall submit Plans to the Borough East Stroudsburg for their review.
95. Based upon the County GIS, the Sewer Authority owns a portion of the project site shown on the Plans. The Plans show that a portion of the abandoned section of Franklin Hill Road will be consolidated into the Sewer Authority Parcel C. The Applicant shall address the transfer and ownership of this portion of the property to the Sewer Authority.

96. The Cover Sheet (Sheet 1 of 15) does not show the PA One Call Utility Listing or the design serial number. The Cover Sheet must be revised to note the PA One Call information.
97. The schedule of plan sheets on the Cover Sheet (Sheet 1 of 15) shall be revised to note the correct number of sheets (15) for the plans listed.
98. The Zoning Data Main Site & Parcel C chart on the Existing Features Plan (Sheet 2 of 15) and the Overall Site Plan (Sheet 3 of 15) note the Proposed Minimum Lot Area as 10.33 acres, however, when adding the areas given in the Property Transfer Table on the Existing Features Plan (Sheet 2 of 15), it appears that the Net Lot Area is 10.09 acres. The Design Engineer shall confirm the Proposed Net Lot Area and revise the Plans, as necessary.
99. The labeling and boundaries of Parcels A, D and the Main Site Area are not in agreement between the Existing Features Plan (Sheet 2 of 15) and the Site Plans. Parcel D is not labeled on the Overall Site Plan (Sheet 3 of 15) and the Enlarged Site Plan East (Sheet 5 of 15). The Plans shall be revised to accurately depict the proposed lot boundaries and names.
100. The portion of Franklin Hill Road to be removed (as shown on the Existing Features Plan, Sheet 2 of 15) should not be shaded as new pavement on the Land Development Plans. The plans shall be revised to show a different shading or hatch for the portion of Franklin Hill Road to be removed for clarity.
101. The Existing Features Plan (Sheet 2 of 15) and the Overall Site Plan (Sheet 3 of 15) shows the Typical Floor Plan for the proposed buildings with the length and width of each apartment. The total length of the proposed apartment building adds up to 192 feet, however, the building is dimensioned as 190 feet long. The Typical Floor Plan shall be revised for consistency.
102. The Cross Easement Notes on the Overall Site Plan (Sheet 3 of 15) do not appear to pertain to this Project and shall be removed from the Plan.
103. General Notes 6 and 14 on the Overall Site Plan (Sheet 3 of 15) state that wetlands are not present on the site, however, the plans show that wetlands have been determined to be present on the site and delineated through field investigation. General Notes 6 and 14 shall be revised accordingly.
104. The Enlarged Grading Plan West (Sheet 7 of 15) and the Enlarged Grading Plan East (Sheet 8 of 15) do not show water service to two (2) of the proposed apartment buildings. The Plans shall be revised to show the water service to all of the buildings.

In addition, the Plan shall show and label the domestic service and the fire service lines.

105. The Enlarged Grading Plan West (Sheet 7 of 15) and the Enlarged Grading Plan East (Sheet 8 of 15) show up to eighteen (18) feet of fill for the apartment buildings, up to sixteen (16) feet of fill for the parking areas (including the area of underground infiltration basin UGB1), and up to twelve (12) feet of cut for the medical building. The Plans shall be revised to provide specifications and notes for the proposed cut and fill to ensure adequate control of the cut and fill and provide for proper soil and compaction testing during construction.

In addition, specific notes must be added to the Plans regarding the construction and method of compaction for the proposed fill within the area of the proposed underground infiltration basin UGB1.

106. The Landscape Plan (Sheet 9 of 15) shows Street Trees within the wetland area west and adjacent to the reconstructed Franklin Hill Road near the Intersection with Independence Road. The Landscape Plan shall be revised to remove the proposed Street Trees from the wetland area.
107. The USGS Location Map and the Soils Map shown on the Erosion Control Plan (Sheet 10 of 15) are both missing information and must be revised accordingly.
108. The Plans shall be revised to provide the street name, and right-of-way and cartway widths of the portion of Franklin Hill Lane shown on the plan.

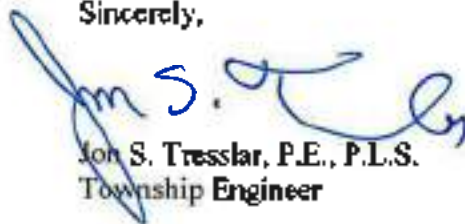
The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments in this review, the receipt of new information may generate new comments.

We recommend the above comments be addressed to the satisfaction of Smithfield Township prior to approval of the Preliminary Land Development Plan.

In order to facilitate an efficient re-review of revised plans, the Design Engineer shall provide a letter, addressing item by item, their action in response to each of our comments.

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

Sincerely,



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

JST/mes/clg

cc: Ronold J. Karasek, Esquire – Smithfield Township Solicitor
Ken Wolf – Smithfield Township Zoning Officer
Julia Heilakka, Office Manager - Smithfield Township
Lois J. Turr, Recording Secretary – Smithfield Township
Yasin Khan MD, Owner/Applicant
Paul A. Szewczak, President - Liberty Engineering, Inc.
Melissa E. Prugar, P.E., Boucher & James, Inc.



March 1, 2023

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

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559 Main Street, Suite 230
Bethlehem PA 18018

Regional Offices:

1456 Ferry Road, Building 500
Doylestown, PA 18901

2756 Ramrock Drive
Stroudsburg, PA 18360
Mailing
P.O. Box 609
Bartonville, PA 18321

**SUBJECT: EAGLE VALLEY SELF STORAGE UNITS
PRELIM/FINAL LAND DEVELOPMENT PLAN REVIEW NO. 4
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 2032208R**

Dear Supervisors:

Pursuant to the Township's request, we have completed our fourth review of the Preliminary/Final Land Development Plan for the above referenced project. The submitted information consists of the following items.

- Transmittal letter to Smithfield Township prepared by RKR Hess, dated December 9, 2022.
- Letter of Response to Smithfield Township prepared by RKR Hess, dated December 9, 2022.
- Letter of Response to Stroud Township prepared by RKR Hess, dated December 9, 2022.
- Will Serve Letter for Water Service prepared by Brodhead Creek Regional Authority, dated July 6, 2022.
- Turnaround Construction and Use Easement Agreement, dated September 29, 2022.
- Access and Cross Easements Agreement for Use of Skyline Drive, dated September 29, 2022.
- Access Easement Agreement dated September 25, 2020.
- Pennsylvania Department of Environmental Protection Individual NPDES Permit No. PAD450157.
- Construction Cost Estimate prepared by RKR Hess, dated December 9, 2022.
- ESC Module 1 & Supporting Calculations prepared by RKR Hess, dated November 8, 2021, revised August 3, 2022.
- PCSM Module 2 & Supporting Calculations prepared by RKR Hess, dated November 8, 2021, revised August 3, 2022.
- Preliminary/Final Land Development Plan (15 sheets) prepared by RKR Hess, dated November 8, 2021, revised February 16, 2023.

BACKGROUND INFORMATION

The Applicant, Vincent Trapasso, has submitted the Preliminary/Final Land Development Plan for the Eagle Valley Self Storage Units.

The existing properties are located within both Stroud and Smithfield Townships at the terminus of Skyline Drive approximately 500-feet east of its intersection with S.R. 0447, are within the R-2, Moderate Density Residential Zoning District of Smithfield Township, and have a total area of 15.37 acres. The properties consist of existing woodland and wetland areas, and stone piles. Sambo Creek and its associated 100-year floodplain traverse the existing properties.

A lot consolidation of the existing properties was approved as a separate application

The proposed development will include the construction of three (3) storage unit buildings having a total storage area of 54150 square feet and 400 square feet of office space, a 24-foot-wide driveway taking access from Skyline Drive and drive aisles between the storage unit buildings. Stormwater management and landscaping are also proposed. A portion of the driveway is located within Stroud Township; however, the bulk of construction will occur in Smithfield Township. In addition, and per FEMA FIRM Map No. 42089C0293E, a portion of the proposed development property is located within Zone AE, with elevations, of the 100-year floodplain.

Per the Township's Adjudication Under PA Local Agency Law, In Re: Vincent & Charlie Trapasso, No. 2020-02, Zoning Ordinance Section 302 Determination, the proposed storage unit facility is permitted by conditional use in the R-2, Moderate Density Residential Zoning District. A Conditional Use for the proposed storage unit facility and its construction within the floodplain was granted by the Board of Supervisors at its meeting on November 10, 2020, with the following conditions:

1. The construction of the dwelling shall comply with all the drawings, supplementary, and supporting documents that were made part of the Applicants' Application and Exhibits; and,
2. The Applicants must file their application with the Monroe County Conservation District at the land development stage; and,
3. The Applicants must file for a National Pollutant Discharge Elimination System (NPDES) Permit at the land development stage; and,
4. All necessary SALDO waivers must be applied for (and granted) at the land development stage.
5. The project shall also comply with all Township ordinances, state and federal laws, rules and/or regulations.

Based on our review of the above information, we offer the following comments and/or recommendations for your consideration.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS


1. In accordance with Section 1302.1.D, "final plans for minimizing erosion and sedimentation as approved will be incorporated into the Agreement and Financial Securities requirements as required by the Township." *The construction cost estimate shall include the required erosion and sedimentation controls. (Previous Comment 49) The response letter indicates erosion and sedimentation controls will be included in the construction cost estimate. (Previous Comment 14) A construction cost estimate including erosion and sedimentation controls, has been provided with this submission and will be reviewed under separate cover.*
2. In accordance with Sections 1503 and 1504, "no plan shall receive final approval unless the streets shown have been improved to a permanently passable condition, or improved as may be required by this Chapter, and any walkways, bikeways, curbs, gutters, streetlights, fire hydrants, shade trees, landscaping, parking lots, line striping, stormwater management facilities, erosion and sedimentation control measures, water mains, sanitary sewers, storm drains and other improvements as may be required by this Chapter or the Smithfield Township

Zoning Ordinance [Chapter 27] have been installed. In lieu of the completion of any improvements, the applicant/developer shall furnish to the Township financial security with such surety as the Board of Supervisors shall approve, in an amount sufficient to cover the costs of any improvements which may be required. Such financial security shall provide for and secure to the public the completion of any improvements which may be required on or before the date fixed in the formal action of approval or accompanying agreement for completion of improvements. The amount of financial security to be posted for completion of the required improvements shall be equal to one hundred ten percent (110%) of the cost of completion estimated as of ninety (90) days following the date of scheduled for completion by the applicant/developer. Annually, the Township may adjust the amount of the financial security by comparing the actual cost of the improvements which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of the ninetieth (90th) day after either the original date scheduled of completion or a rescheduled date of completion. Subsequent to said adjustment, the Township may require the applicant/developer to post additional security in order to assure that the financial security equals said one hundred ten percent (110%). Any additional security shall be posted by the applicant/developer in accordance with this Section." *A construction cost estimate shall be provided for review prior to plan recordation (Previous Comment 56) The response letter indicates a construction cost estimate will be provided for review. (Previous Comment 19) A construction cost estimate has been provided with this submission and will be reviewed under separate cover.*

We have no further engineering related comments. We recommend the above remaining comments be addressed to the satisfaction of Smithfield Township, prior to recordation of the Preliminary/Final Land Development Plan.

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

Sincerely,



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

JST/meh/tms

cc: Julia Heilakka, Manager – Smithfield Township
Ronald J. Karasek, Esquire – Smithfield Township Solicitor
Ken Wolf, Zoning Officer – Smithfield Township
Vincent & Charlie Trapasso – Applicants/Property Owners
Nathan S. Oiler, P.E., RKR Hess – Applicants' Engineer
Melissa E. Hutchison, P.E., LVL Engineering Group



March 1, 2023

Smithfield Township Planning Commission
1155 Red Fox Road
East Stroudsburg, PA 18301

Corporate Office:

559 Main Street, Suite 230
Bethlehem PA 18018

Regional Office:

1458 Ferry Road, Building 500
Doylestown, PA 18901

2758 Rimrock Drive
Stroudsburg, PA 18360
Attn: Planning
P.O. Box 699
Carlonsville, PA 18321

**SUBJECT: SMITHFIELD GATEWAY PHASE 1A-2
FINAL LAND DEVELOPMENT PLAN ACCEPTANCE REVIEW
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1432150R2**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed an acceptance review of the Final Land Development Plan for the above referenced project. The submitted information consists of the following items.

- Waiver Request letter prepared by Langan, dated February 24, 2023.
- Post Construction Stormwater Management (PCSM) Report prepared by Langan, dated February 24, 2023.
- Wawa Building Elevations (2 sheets) prepared by Cuhaci Peterson, dated September 23, 2022.
- Existing Resources and Site Analysis Plan prepared by Langan, dated December 7, 2022.
- Final Land Development Plan (37 sheets) prepared by Langan, dated February 17, 2023.

BACKGROUND INFORMATION

The Applicant has submitted a Final Land Development Plan in support of Phase 1A-2 of Smithfield Gateway. The existing property has an area of 91.96 acres, is within the ED, Economic Development Zoning District, and is located on the western side of Seven Bridges Road (S.R. 0209), approximately 1,000 feet (0.2 miles) north of the intersection with Independence Road (S.R. 447).

The following plans were previously approved for Smithfield Gateway:

- Preliminary Land Development Plan including development on all 91.96 acres.
- Major Subdivision Plan creating Lots 1.01, 2.01, 3.01, 4.01, 5.01, and 6.01.
- Final Land Development Plan for Phase 1A-1. Phase 1A-1 is located on Lot 6.01 and is under construction and nearing completion.

This Final Land Development Plan proposes construction on Lot 2.01 which is situated on the northwestern corner of S.R. 0209 and Music Center Drive, and has an area of 4.26 acres. The development consists of a Wawa convenience store with fueling station and a drive-thru restaurant. Associated parking, storm sewer and stormwater management, and landscaping are proposed.

Based upon our review, we recommend the Planning Commission accept the submitted plan as a Final Land Development Plan for review, providing all other requirements will be met including, but not limited to, formal written applications and application fees, with establishment of an escrow to cover the costs of review.

If you should have any questions, please contact me.

Sincerely,



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

JST/meh/vms

cc: Julia Heilakka, Manager – Smithfield Township
Ronald J. Karasek, Esquire – Smithfield Township Solicitor
Ken Wolf, Smithfield Township Zoning Officer
James DePetris, DEPG Mosier Associates, L.P. – Property Owner/Applicant
Doug Olmstead, P.E., DEPG Mosier Associates, L.P. – Property Owner/Applicant
John C. Cote, P.E., Langan – Applicant's Engineer
Marc R. Wolfe, Esquire, Newman Williams, P.C. – Applicant's Attorney
Melissa E. Hutchison, P.E. – LVL Engineering Group



July 13, 2023

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

**SUBJECT: SMITHFIELD GATEWAY PHASE 1A-2
FINAL LAND DEVELOPMENT PLAN REVIEW NO. 2
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1432150R2**

Dear Supervisors:

Pursuant to the Township's request, we have completed our second review of the Final Land Development Plan for the above referenced project. The submitted information was prepared by Langan and consists of the following items.

- Response letter dated June 7, 2023.
- Post Construction Stormwater Management (PCSM) Report dated June 5, 2023.
- Existing Resources and Site Analysis Plan dated December 7, 2022.
- Final Land Development Plan (41 sheets) dated February 17, 2023, revised June 6, 2023.

BACKGROUND INFORMATION

The Applicant has submitted a Final Land Development Plan in support of Phase 1A-2 of Smithfield Gateway. The existing property has an area of 91.96 acres, is within the ED, Economic Development Zoning District, and is located on the western side of Seven Bridges Road (S.R. 0209), approximately 1,000 feet (0.2 miles) north of the intersection with Independence Road (S.R. 447).

The following plans were previously approved for Smithfield Gateway:

- Preliminary Land Development Plan including development on all 91.96 acres.
- Major Subdivision Plan creating Lots 1.01, 2.01, 3.01, 4.01, 5.01, and 6.01.
- Final Land Development Plan for Phase 1A-1. Phase 1A-1 is located on Lot 6.01 and is under construction and nearing completion.

This Final Land Development Plan proposes construction on Lot 2.01, which is situated on the northwestern corner of S.R. 0209 and Music Center Drive and has an area of 4.26 acres. The development consists of a Wawa convenience store with fueling station and a drive-thru restaurant. Associated parking, storm sewer and stormwater management, public water and sewer services, and landscaping are proposed.

The Board of Supervisors approved the Final Land Development Plan with conditions at its meeting held on April 26, 2023.

Deputy Director:

559 Main Street, Suite 230
Bethlehem PA 18018

Regional Director:

1456 Ferry Road, Building 600
Doylestown, PA 18901

2768 Ramrock Drive
Stroudsburg, PA 18360
Mailing
P.O. Box 699
Bartonsville, PA 18321

Based on our review of the above information, we offer the following comments and/or recommendations for your consideration.

ZONING ORDINANCE COMMENTS

1. In accordance with Section 305.D.3.(a), "the number and types of plants within this required buffer shall meet the standards listed in Section 502.7.C.(7) of this Chapter, except as modified by this Section. A minimum of fifty (50%) percent of the required buffer plantings shall be evergreen plants. The number of deciduous shade trees within this required buffer shall be increased to an average of one (1) tree per forty (40) feet of buffer yard length." Sections 305.D.3.(a) and 502.7.C.(7) requires 35 evergreen trees, 18 deciduous trees, 12 flowering trees, and 175 shrubs within the required 50-foot buffer yard along Music Center Drive.

Such screen planting may be located within the required front yard setback and shall be in accordance with the following requirements:

- a. In accordance with Section 502.7.C.(2), "the screen planting shall be maintained permanently, and any plant material which does not live shall be replaced within six (6) months. A performance bond shall be posted with the Township in an amount equal to the estimated cost of trees and plantings, to be released only after the passage of the third growing season following planting. A plan for the perpetual care of the buffer area shall be provided to the Township." *A note to this effect must be placed on the plan, and a plan for perpetual care of the proposed buffer must be provided to the Township. (Previous Comment 2.b) Note 3 on the Overall Plans Schedule on Sheet LP502 (38 of 41) shall be revised to reference any screen planting.*
2. In accordance with Section 305.D.3.(h), a "maintenance agreement lasting eighteen (18) months after planting of the buffer shall be established for the buffer plantings. This agreement with the Township shall require maintenance and replacement as needed of the plantings by the developer. If any required plantings die at any time after the conclusion of the maintenance agreement, those plantings shall be replaced by the current landowner within six (6) months." *A landscape maintenance agreement will be required. (Previous Comment 4) The response letter acknowledges the required landscape maintenance agreement.*
3. In accordance with Section 305.D.4.(c), "exterior accessibility of buildings by emergency equipment shall be reviewed by local fire officials. The then-current version of the Pennsylvania Uniform Construction Code (UCC) shall apply, including sprinkler standards. Appendix D of the then-current version of the International Fire Code (IFC) shall apply regarding accessibility for emergency equipment." *The revised layout on Lot 2 01 shall be provided to the Fire Chief for review and comment. (Previous Comment 5) The response letter indicates a submission to the Fire Chief was made on April 12, 2023.*
4. In accordance with Section 305.F.2.(c), "the required number of parking spaces for other uses (such as a hotel or motel) shall be as provided in Section 402 of this Chapter and the accompanying Schedule II of this Chapter".
 - a. Section 402 and Schedule II requires one (1) parking space per 150 square feet for a gasoline service station. *Forty-one (41) parking spaces are required, and 62 parking spaces are provided. The Warva floor plan appears to show eat-in tables with 22 seats. A restaurant requires one (1) parking space for each 2.5 seats plus one (1) for each full-time employee. It appears 50 parking spaces would be required to account for the eat-in seating. While sufficient parking is provided, the Applicant shall address whether the seating was*

considered in the parking calculations. The Parking Table on Sheet CS100 shall be revised accordingly. (Previous Comment 8.b) The Parking Table on Sheet CS100 (4 of 41) shall be revised to include the number of drive-in tables and associated employees at Wawa.

5. In accordance with Section 502.7.C – “all nonresidential parking lots for off-street parking or for the storage or movement of motor vehicles located in front of the building shall be separated from the ultimate right-of-way line by a buffer yard not less than twenty-five (25) feet in width. The buffer yard shall include a dense screen planting of trees, shrubs or other plant barrier to visibility, airborne particles, glare, and noise. Such screen planting may be located within the required front yard setback and shall be in accordance with” Subsections (1) through (7).

Such screen planting may be located within the required front yard setback and shall be in accordance with the following requirements:

- a. In accordance with Section 502.7.C.(2), “the screen planting shall be maintained permanently, and any plant material which does not live shall be replaced within six (6) months. A performance bond shall be posted with the Township in an amount equal to the estimated cost of trees and plantings, to be released only after the passage of the third growing season following planting. A plan for the perpetual care of the buffer area shall be provided to the Township.” *A note to this effect must be placed on the plan, and a plan for perpetual care of the proposed buffer must be provided to the Township. (Previous Comment 12.b) Note 3 on the Overall Plant Schedule on Sheet LP502 (38 of 41) shall be revised to reference any screen planting.*
- b. In accordance with Section 502.7.C.(7), Buffer Planting Requirements, 10 evergreen trees, 4 shade trees, 4 flowering trees, and 50 shrubs are required between the proposed parking area/gasoline pumps and State Route 0209 (200-foot ±). *No evergreen trees, 4 shade trees, no flowering trees, and 75 shrubs are proposed, therefore 10 evergreen trees and 4 flowering trees are still required, and the plan must be revised. (Previous Comment 12.c) Four (4) flowering trees are still required along State Route 0209. In addition, the Overall Plant Schedule lists nine (9) AGAB and ten (10) CC flowering trees, however, the plan appears to provide seven (7) and eight (8), respectively.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

6. In accordance with Sections 702.E and 703.D, the following submissions shall be made by the applicant/developer:

- a. Water Authority

Water capacity to serve the revised development on Lot 2.01 shall be confirmed with a letter provided to the Township. Refer to Comment 25. (Previous Comment 14.a) The response indicates a submission was made to the Brodhead Creek Regional Authority. Also refer to Comment 10.

- b. Sewer Authority/Pennsylvania Department of Environmental Protection

Sewer service shall be confirmed for the revised development on Lot 2.01. The approved Sewage Facilities Planning Module shall be provided. Refer to Comment 25. (Previous Comment 14.b) The response indicates a submission was made to the Smithfield Sewer Authority. Also refer to Comment 10.

c. Fire Company

The Phase 1A-2 Land Development Plan must be submitted to the Fire Chief for review and comment. Refer to Comments 19 and 27. (Previous Comment 14.c) The response indicates a submission was made to the Fire Chief. Also refer to Comments 7 and 12.

d. Monroe County Conservation District/Pennsylvania Department of Environmental Protection

An amendment to NPDES Permit No. PAD450013 will be required from the Monroe County Conservation District. A submission has been made to the County Conservation District under cover letter dated April 10, 2023. (Previous Comment 14.e) The submission was deemed complete by the Monroe County Conservation District under its cover letter dated May 31, 2023.

In addition, and in accordance with Section 603.A.12, proof of submission to all agencies, authorities, commissions, persons, etc., required to be distributed by the applicant/developer under the submission guidelines of this Part. Status of submission and reviews and/or approvals must be provided. A list of outside agency statuses of review and approval shall be provided on the plan to aid in this review and subsequent phased reviews. (Previous Comment 14) The required list shall still be provided on the plan.

7. *In accordance with Sections 603.G.13 and 603.H.2 a.(8), turning movement diagrams shall be provided to demonstrate that the largest truck or emergency vehicle servicing the development can safely and conveniently navigate the proposed roads, drives, parking and loading areas. In addition, and in accordance with Section 1026.2, collection stations shall be located so as to be separated adequately from habitable buildings to avoid being offensive or a fire hazard and shall be hidden from sight by a solid fence or wall and landscaped and be convenient for collectors and residents. The Fire Truck Circulation Plan, Sheet CP102, must be provided to the Fire Chief for review and comment. (Previous Comment 19) The response letter indicates a submission was made to the Fire Chief.*
8. *In accordance with Section 603.G.17.(b), "the plan shall include all grading and facilities proposed to control soil erosion and sedimentation during construction and proposed detention/retention facilities, in conformance with all applicable Pennsylvania Department of Environmental Protection and United States Soil Conservation Service regulations. A satisfactory letter shall be required from the Monroe County Conservation District on the soil erosion and sedimentation control plan." The proposed disturbance is greater than 1 acre, therefore an amendment to existing NPDES from the Monroe County Conservation District will be required. (Previous Comment 21) All correspondences with, submissions to, and approval from the Monroe County Conservation District shall be provided to the Township.*
9. *In accordance with Section 603.G.21, "a statement or certificate by the applicant/developer indicating that, to the best of his or her knowledge, the plans are in conformity with engineering, zoning, building, sanitation and other applicable Township ordinances and regulations and, if they are not so conforming, detailing the areas of nonconformance and the reasons for requesting a modification to the Township standards" shall be placed on the plan. The Certificate of Ownership and Acknowledgement of Plan provided on Sheet CS100 (4 of 39) shall be revised accordingly. (Previous Comment 23) The Certificates of Ownership and Acknowledgement of Plan shall be revised to include the language underlined above.*

10. In accordance with Section 603.G.24, "the applicant/developer shall supply to the Township a statement from a registered engineer detailing the demands that the proposed development will have on the existing public sanitary sewer and public water systems within the Township. The applicant/developer shall supply an application for reservation of capacity or an executed capacity reservation agreement from the appropriate authorities having jurisdiction." *Water capacity shall be confirmed with a letter provided to the Township. Sewer service shall also be confirmed, and the approved Sewage Facilities Planning Module shall be provided. (Previous Comment 25) The response indicates submissions have been made to the Broadhead Creek Regional Authority and the Smithfield Sewer Authority*
11. In accordance with Section 603.H.3.(b) storm sewer and sanitary sewer profiles shall be provided. *The following comments are related to our review of the Drainage Profiles on Sheets CG201 (17 of 41) and CG202 (18 of 41) and the Sanitary Sewer Profiles on Sheet CU200 (32 of 41).*
 - a. *The proposed waterline between OCS4-3 and MH4-10 shall be shown in the OCS4-3 to MH4-10 Drainage Profile. (Previous Comment 26,m) The pipe shall be shown and labeled in the profile.*
 - b. *The storm sewer runs HW4-12 to HW4-11 and MH4-10 to MH4-7 shall be shown in the SAN-MH-14 to SAN-MH-13 profile. (Previous Comment 26,q) The concrete encasements shall be shown along the sanitary sewer at the 19" x 30" Elliptical Class V RCP and 18-inch HDPE storm sewer pipes in the San-MH-14A to San-MH-13 Profile. In addition, a concrete encasement is required at the sanitary sewer force main crossing between MH4-10 and MH4-7 in the Drainage Profile (OCS4-2 to CBA-6).*
12. In accordance with Section 1005, "wherever a central or public water supply system serves a development, provision shall be made for fire hydrants along streets or on the walls of nonresidential structures as approved by the Fire Company servicing the development in accordance with all prescribed State and county standards." *A water service line to a frost-free hose bib is provided under the proposed trash enclosure at Wawa. In addition, the proposed building layout on Lot 2.01 has changed. The Phase 1A-2 Land Development Plan shall be submitted to the Fire Chief for review and comment. (Previous Comment 27) The response letter indicates a submission has been made to the Fire Chief.*
13. In accordance with Section 1012.7, "driveways and access points shall be so located, designed and constructed as to provide adequate sight distance at intersections with streets". *The required and provided sight distances for the proposed driveway accessing Music Center Drive shall be provided on the plan. (Previous Comment 29) The sight triangle shall be shown on the plan as referenced in the response letter.*
14. In accordance with Sections 1101.1.A.(8) and 1101.2.A, street trees shall be a minimum of three (3) inches in caliper and shall be a species suggested in subsection (1)(C)(i)(a), street trees. All main branches shall be pruned to a clearance height of seven (7) feet above the ground. Street trees shall have a single, straight trunk and central leader and shall be free of disease and mechanical damage. *A note shall be added to the landscape plans stating this information. The required note shall be added to the plan. (Previous Comment 43) The required note, underlined above, shall still be placed on the plan.*
15. In accordance with Sections 1502.1 and 1503, before the Board of Supervisors shall cause its approval to be endorsed on the final plans of any subdivision or land development and as a requirement for the approval thereof, the applicant/developer shall enter into a written agreement with the Township in the manner and form set forth by the Township Solicitor to guarantee the

construction and installation of all improvements at the applicant/developer's expense required by this Chapter. When requested by the applicant/developer, in order to facilitate financing, the Board of Supervisors shall furnish the applicant/developer with a signed copy of a resolution indicating approval of the final plan contingent upon the applicant/developer obtaining satisfactory financial security. The final plan or record plan shall not be signed nor recorded until the financial improvement agreement is executed. The resolution or letter of contingent approval shall expire and be deemed to be revoked if the financial security agreement is not executed within ninety (90) days unless a written extension is granted by the Board of Supervisors. *A developer's agreement and escrow are required prior to plan recordation. A construction cost estimate shall be submitted for review. (Previous Comment 50) The response letter acknowledges the required developer's agreement and escrow. A construction cost estimate shall be submitted for review.*

STORMWATER MANAGEMENT ORDINANCE COMMENTS

16. In accordance with Section 228.1, "any earth disturbance must be conducted in conformance with Chapter 102". *Refer to Comment 21. (Previous Comment 54) Refer to Comment 8.*

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

The rim elevations at OCS4-3 shown in plan view on Sheet CG102 (14 of 39) are inconsistent with those listed in the Underground Infiltration Basin Outlet Control Structures detail on Sheet CG501 (19 of 36). In addition, Rims A and B have elevation differences between 2.5-feet and 4-feet ± in plan view and the detail. The rims are within 1-foot of each other and should have similar rim elevations. The plan view, profile, and detail shall be revised. *(Previous Comment 62) Rim El. A in the profile shall be revised for consistency with the detail and plan view.*

17. On Sheet CG501 (19 of 39), the invert elevation of the OCS4-1 outlet pipe listed in the Outlet Control Structure Detail for Infiltration Basins is inconsistent with that in plan view and profile. The details shall be revised. *(Previous Comment 65) This shall still be addressed. It is noted that the Pond Report utilizes an invert elevation of 456.00.*

MISCELLANEOUS COMMENTS

18. On Sheet G1001 (1 of 39), the Plans to be Recorded Note shall include the Post Construction Stormwater Management Plan, details, and notes. *(Previous Comment 71) The Plans to be Recorded Note on sheet CS100 (4 of 41) shall be revised for consistency with the note on Sheet G1001 (1 of 41).*
19. The list of waivers provided on Sheet G1001 (1 of 39) shall be revised to reflect those requested in the Waiver Requests letter. *(Previous Comment 72) Section "1015." under the Applicant/Developer Statement on Sheet G1001 (1 of 41) shall be revised to reference Section "1015.5".*
20. The nomenclature for the handicap sign listed in the Sign Legend on Sheet CS101 (3 of 39) and in the Accessible Parking Sign detail on Sheet CS501 (6 of 39) shall be revised for consistency with Pennsylvania Department of Transportation Publication 236, Handbook of Approved Signs. *(Previous Comment 75) The nomenclature of the handicap sign in the Traffic Signs detail on Sheet CS501 (6 of 41) and of the penalties sign in the Reserved Parking Space & Penalties Signs Detail on Sheet CS504 (9 of 41) shall still be revised for consistency with the Pennsylvania Department of Transportation Publication 236, Handbook of Approved Signs.*

21. On Sheet CG101 (12 of 39), the existing contours along Music Center Drive shall be labeled with elevations. *(Previous Comment 77) The existing contours shall still be labeled with elevations.*
22. The invert out elevation at SAN-MH-13 shall be provided in plan view on Sheet CU101 (30 of 39). *(Previous Comment 79) This shall still be addressed. In addition, the San-MH-14A to San-MH-13 Profile shall be extended to include MH-13.*

PLAN REVISIONS COMMENTS

23. The Lighting Plan (Sheet LL101, 40 of 41) shows three (3) “G” lights and six (6) “H” lights in plan view. The Site Lighting Schedule lists two (2) “G” lights and seven (7) “H” lights. The plan view or schedule shall be revised for consistency. *(New Comment)*
24. Note #20 on the Master Site Plan (Sheet 4 of 41) shall be revised to read “The Township reserves the right to require Wawa to install at its sole expense, a raised concrete island to require right hand turns only exiting their site, should the Township determine in its sole discretion, that traffic conflicts are occurring at the driveway intersections”. *(New Comment)*

The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the nature of the comments in this review, the receipt of new information may generate new comments.

The above comments shall be addressed prior to plan recordation.

In order to facilitate an efficient re-review of revised plans, the Design Engineer shall provide a letter, addressing item by item, their action in response to each of our comments.

If you should have any questions, please contact me.

Sincerely,



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

JST/meh/tms

- cc: Julia Heilakka, Manager – Smithfield Township
Ronold J. Karasek, Esquire – Smithfield Township Solicitor
Ken Wolf, Smithfield Township – Zoning Officer
James DePetris, DEPG Mosier Associates, L.P. – Property Owner/Applicant
Doug Olmstead, P.E., DEPG Mosier Associates, L.P. – Property Owner/Applicant
John C. Cote, P.E., Langan – Applicant’s Engineer
Marc R. Wolfe, Esquire, Newman Williams, P.C. – Applicant’s Attorney
Michael J. Wilk, P.E. – Monroe County Conservation District
Melissa E. Hutchison, P.E. – LVL Engineering Group

Minimum Control Measure #4

Construction Site Stormwater Runoff Control

Smithfield Township

1632168

June 30, 2023

PROJECTS UNDER CONSTRUCTION

LVL Engineering Group Project No.	Project Name	Last Reporting Period		Area of Disturbance	Date of Last Correspondence	Date of 1st Notification to Conservation District	NPDES Permit No.
1932205R	Stroudsburg Pocono Airpark, LLC. - Airstrip Road Expansion	2018 Permit	Year 5 2022-2023	3.97 acres	6/2/2020	5/15/2020	PAD450109
1832195R	Vigon International	2018 Permit	Year 5 2022-2023	16.16 acres	2/11/2020	Applicant Submitted to Conservation District	PAD450092
1432150R	Smithfield Gateway, Phase 1A-1	2023 Permit	Year 1 2023-2024	55.3 acres	7/11/2023	Applicant Submitted to Conservation District	PAD450013 A-3



Corporate Office:

558 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 688
Bartonville, PA 18321

July 13, 2023

James DePetris
Legend Properties, Inc.
580 W Germantown Pike, Suite 103
Plymouth Meeting, PA 19462

**SUBJECT: SMITHFIELD GATEWAY PHASE 1A-1 – INFRASTRUCTURE IMPROVEMENTS
CONSTRUCTION PUNCHLIST NO. 3
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1432150C1**

Dear Mr. DePetris,

This letter is to serve as a punchlist of items to be completed for the project and should not be construed as a final punchlist or a notice of substantial completion. The punchlist items are provided as a result of an observation performed by LVL Engineering Group on June 13, 2023.

This punchlist is related to work completed under LVL Project No. 1432150C1 (Contract #1) and includes the constructed roadways and infrastructure. A separate punchlist will be issued for work completed under LVL Project No. 1432150C2 (Contract #2).

- I. Roadway Construction**
 - A. Comment addressed.
 - B. Comment addressed.
 - C. Comment addressed.
- II. Storm Sewer**
 - A. Comment addressed.
 - B. Comment addressed.
- III. Pedestrian Accessibility**
 - A. Comment addressed.
 - B. Comment addressed.

- C. Comment addressed.
- D. The handicap ramps and/or approaching sidewalks shall be completed at the following locations:

- 1. Comment addressed.
- 2. At the northeastern and northwestern corners of the intersection of Mosier Farm Drive (Road A) and S.R. 0209 shall be installed.

We understand this work is secured under a separate contract with PennDOT. We have no further comments.

- 3. Comment addressed.
- 4. Comment addressed.
- 5. Comment addressed.

IV. Signage and Pavement Markings

- A. Comment addressed.
- B. Comment addressed.
- C. Comment addressed.
- D. Comment addressed.

V. Landscaping

A. Trees and Shrubs

- 1. Comment addressed.
- 2. Comment addressed.
- 3. The street tree required at the intersection of Smithfield Lane and the easterly driveway accessing the medical office building shall be installed.

This comment shall still be addressed.

- 4. Landscaping along S.R. 0209 north of the main entrance shall be installed.

**We understand this work is secured under a separate contract with PennDOT.
We have no further comments.**

5. Comment addressed.

6. Comment addressed.

B. Lawn Areas, Stabilization

1. Comment addressed.

VI. Lighting

A. Comment addressed.

B. Comment addressed.

VII. Water and Sewer

A. Comment addressed.

VIII. Erosion and Sedimentation Controls

A. Comment addressed.

B. Comment addressed.

IX. Site Cleanliness

A. Comment addressed.

X. As-Built Plan Requirements

A. As-built plans of Mosier Farm Drive, Smithfield Lane, and Gateway Drive shall be provided prior to the Township accepting dedication of these improvements.

As-built plans shall be submitted for review.

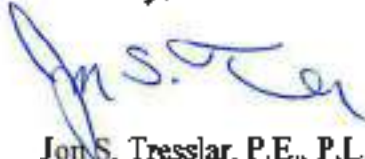
B. As-built plans of the constructed stormwater management facilities with associated calculations shall be provided to the Township for review and acceptance.

As-built plans shall be submitted for review.

James DePetris, Legend Properties, Inc.
Smithfield Gateway Phase 1A-1 – Infrastructure Improvements
Construction Punchlist No. 3
Project No. 1432150C1
July 13, 2023
Page 4 of 4

Should you have any questions, please do not hesitate to contact me.

Sincerely,



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

JST/mch/trns

cc: Julia Heilakka, Manager – Smithfield Township
Ronold J. Karasek, Esquire, Smithfield Township Solicitor
Ken Wolf, Smithfield Township Zoning Officer
Doug Olmstead, P.E., DEPG Mosier Associates, L.P. – Applicant
Chris Bleeker, Senior Project Manager – E.P. Guidi, Inc.
Michelle Bisbing, Dir. of Marketing – Pocono Mountains Economic Development Corp
Ronald J. King, P.L.S., Langan – Applicant's Land Surveyor
John C. Cote, P.E., Langan – Applicant's Engineer
Melissa E. Hutchison, P.E. – LVL Engineering Group

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July 13, 2023

James DePetris
Legend Properties, Inc.
580 W. Germantown Pike, Suite 103
Plymouth Meeting, PA 19462

Corporate Office:

559 Main Street, Suite 200
Bethlehem PA 18018

Regional Offices:

1466 Ferry Road, Building 500
Doylestown, PA 18901

2750 Rimrock Drive
Stroudsburg, PA 18360
Mailing
P.O. Box 899
Bartonswille, PA 18321

**SUBJECT: SMITHFIELD GATEWAY PHASE 1A-1 – PAD SITE IMPROVEMENTS
CONSTRUCTION PUNCHLIST NO. 3
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1432150C2**

Dear Mr. DePetris,

This letter is to serve as a punchlist of items to be completed for the project and should not be construed as a final punchlist or a notice of substantial completion. The punchlist items are provided as a result of an observation performed by LVL Engineering Group on June 13, 2023.

This punchlist is related to work completed under LVL Project No. 1432150C2 (Contract #2) which includes the individual pad sites for Buildings A and B. A separate punchlist will be issued for work completed under LVL Project No. 1432150C1 (Contract #1).

I. Driveway and Parking Area Construction

- A. Comment addressed.
- B. Comment addressed.
- C. The trash enclosure walls on the Building A and Building B pad sites shall be constructed.

The gate for the trash enclosure at Building A and the entire trash enclosure at Building B shall still be completed.

- D. The Building B pad site, including parking, pavement markings, signage, etc. shall be completed

This comment shall still be addressed.

II. Storm Sewer

- A. Comment addressed.

III. Pedestrian Accessibility

- A. Comment addressed.

IV. Signage and Pavement Markings

A. Comment addressed.

V. Landscaping

A. Trees and Shrubs

1. All rain gardens shall be planted with trees and shrubs as required.

This comment shall still be addressed.

2. The Building A foundation plantings shall be installed.

This comment shall still be addressed.

3. The eastern and southern islands immediately adjacent to Building A shall be planted as required.

This comment shall still be addressed.

4. The landscaping near the transformer along S.R. 0209 (near southwest corner of Building A) shall be completed.

This comment shall still be addressed.

5. Along S.R. 0209 and south of the Building B pad, only one (1) Japanese Plum Yew is installed. It appears utility pole work in this area is ongoing and the remainder of the landscaping shall be installed upon completion of the work.

This comment shall still be addressed.

6. Comment addressed.

7. Landscaping shall still be installed along Smithfield Lane from the Building A trash pads and east toward Mosier Farm Drive (Road A).

This comment shall still be addressed.

8. Two (2) Andorra Junipers (JHY) located in the central island along the northerly most parking road of the Building A pad were removed and shall be replaced.

This comment shall still be addressed.

9. Only twelve (12) JHY shrubs have been planted in the central island just north of Building A. Fifteen (15) are required. In addition, no tree has been planted in this island. The shrubs and tree shall be installed as required.

This comment shall still be addressed.

James DePetris, Legend Properties, Inc.
Smithfield Gateway Phase 1A-1 - Pad Site Improvements
Construction Punchlist No. 3
Project No. 1432150C2
July 13, 2023
Page 3 of 3

10. Additional observation will be performed upon installation of all remaining landscaping.

This comment remains for further observation.

B. Lawn Areas, Stabilization

1. Comment addressed.

VI. Lighting

A. Comment addressed.

VII. Water and Sewer

A. Comment addressed.

VIII. Erosion and Sedimentation Controls

A. Comment addressed.

IX. Site Cleanliness

A. Comment addressed.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



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

JST/meh/tms

cc: Julia Heilakka, Manager - Smithfield Township
Ronald J. Karasck, Esquire, Smithfield Township Solicitor
Ken Wolf, Smithfield Township Zoning Officer
Doug Olmstead, P.E., DEPG Mosier Associates, L.P. - Applicant
Chris Bleeker, Senior Project Manager - E.P. Guidi, Inc.
Michelle Bisbing, Dir. of Marketing - Pocono Mountains Economic Development Corp
John C. Cote, P.E., Langan - Applicant's Engineer
Melissa E. Hutchison, P.E. - LVL Engineering Group

Minimum Control Measure #5
Post Construction Stormwater Management in New
Development and Redevelopment

**Minimum Control Measure #5
Post-Construction Stormwater Management in
New Development and Redevelopment**

Smithfield Township
1632168
June 30, 2023

1. The Township relies on Pennsylvania's statewide program for stormwater associated with construction activities.
2. A list of reviews associated with Construction Site Stormwater Runoff Control is provided.
3. An operation and maintenance notification letter will be sent to all property owners with existing best management practices.

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Minimum Control Measure #5 Construction Site Stormwater Runoff Control						Smithfield Township 1632168 June 30, 2023
Last Reporting Period	Project	LVL Engineering Group Project No.	NPDES Permit No.	BMP Type	Township Approval Status	Construction Status
	Dollar General		PAG2004515001 Approved	Basin	Approved	Constructed
	Life Storage		N/A	Detention Beds and Swale	Approved	Constructed
Year 5 2022-2023	Vigon International	1832195R	PAD450092 Approved	Infiltration Basin	Approved with Conditions	Under Construction
Year 5 2022-2023	Stroudsburg Pocono Airpark, LLC. - Airstrip Road Expansion	1932205R	PAD450109 Approved	Rain Garden	Approved with Conditions	Under Construction
Year 5 2022-2023	Verizon Wireless - Magick Cauldron	2032210R	N/A	Infiltration Trench	Approved with Conditions	Pending
Year 5 2022-2023	Smithfield Gateway, Phase 1A-1	1432150R	PAD450013 Approved	Underground Infiltration Basins (4) Infiltration Basins (2) Rain Gardens (2)	Approved with Conditions	Under Construction
Year 5 2022-2023	Eagle Valley Self Storage Units	2032208R	PAD450157 Approved	Infiltration Basins (2) Rain Gardens (2)	Approved with Conditions	Pending
Year 4 2021-2022	Franklin Hill Manor Residential Land Development	2132229R	PAD450153 Under Review	Infiltration Basins (4)	Pending	Pending
Year 5 2022-2023	Moove In Self Storage	2232244R	N/A	Rain Garden	Approved with Conditions	Pending
Year 5 2022-2023	Smithfield Gateway, Phase 1A-2	1432150R2	PAD450013 Under Review	Underground Infiltration Basin (1) Infiltration Basin (2)	Approved with Conditions	Pending
Year 5 2022-2023	Independence Road Mixed Use Development	2032224R		Underground Basins (2)	Pending	Pending
Year 5 2022-2023	Shawnee Valley PRD	2232243R	PAD450104 Approved	Various Not Applicable	Approved with Conditions	Pending
Year 5 2022-2023	Garrido Stormwater Management Pla	2232248R	N/A	Infiltration Berm	Pending	Pending

[Date]

[Property Owner Contact Person]
[Property Owner Company Name]
[Property Street Address]
[Property City, State, and Zip Code]

**SUBJECT: [PROJECT NAME]
BEST MANAGEMENT PRACTICE OPERATION AND MAINTENANCE
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. [2332 __ _]**

Dear {Mr/Mrs. }:

As required by the approved Final Land Development Plan for [Project Name], observations of the constructed best management facilities shall occur. In addition, Smithfield Township is required to provide documentation of the required observations as part of its Pennsylvania Department of Environmental Protection Municipal Separate Storm Sewer System (MS4) NPDES Permit. These observations ensure the best management practices are properly maintained and operate as designed and approved.

Please reference the attached Operation and Maintenance Schedule(s) for the required inspections and frequency of inspections related to the best management practices located on your property. Please provide the completed schedule(s) no later than [date]. Should the completed schedule(s) not be received by [date], the Township and/or its representative will access your property to perform the observation as permitted by [General Note No.] on Sheet [X of XX] of the approved Final Land Development Plan.

Sincerely,

Melissa E. Hutchison, P.E.
Senior Municipal Engineer

MEH/tms

Enclosure

cc: Julia Heilakka, Manager – Smithfield Township
 Ronold J. Karasek, Esquire – Smithfield Township Solicitor

OPERATION AND MAINTENANCE OBSERVATION SCHEDULE

Project Name:

Project Location:

LVL Engineering Group Project No.:

BMP 6.4.1: Pervious Pavement with Infiltration Bed

1.	The pavement surface should be vacuumed biannually with a commercial cleaning unit.	Date of Vacuum Service:	
		Date of Vacuum Service:	
	Notes:		
2.	All inlet structures within or draining to the infiltration beds should also be cleaned out biannually.	Date of Clean Out:	
		Date of Clean Out:	
	Notes:		
3.	Planted areas adjacent to pavement should be inspected semiannually to identify bare spots or eroded areas that need to be replanted and/or stabilized immediately.	Date of Visual Observation:	
		Date of Visual Observation:	
	Notes:		
<p>* Please note, abrasives such as sand or cinders should not be applied on or adjacent to the pervious pavement for snow maintenance. ** Additional operation and maintenance measures can be found in the Pennsylvania Stormwater BMP Manual, dated December 2006, as amended.</p>			

OPERATION AND MAINTENANCE OBSERVATION SCHEDULE

Project Name:

Project Location:

LVL Engineering Group Project No.:

BMP 6.4.2: Infiltration Basin

1.	Catch basins and inlets (upgradient of infiltration basin) should be inspected and cleaned at least two times per year and after runoff events.	Date of Clean Out:	
		Date of Clean Out:	
		Date(s) of Additional Clean Outs:	
	Notes:		
2.	The vegetation along the surface of the infiltration basin should be maintained in good condition, and any bare spots revegetated as soon as possible.	Date of Visual Observation:	
		Date of Visual Observation:	
	Notes:		
3.	Inspect the basin after runoff events and make sure that runoff drains down within 72 h	Date of Rain Event:	
		Date of Visual Observation:	
		Date of Rain Event:	
		Date of Visual Observation:	
	Notes:		

* Vehicles should not be parked or driven on an infiltration basin, and care should be taken to avoid excessive compaction by mowers.

OPERATION AND MAINTENANCE OBSERVATION SCHEDULE

Project Name:

Project Location:

LVL Engineering Group Project No.:

BMP 6.4.3: Subsurface Infiltration Bed

1.	All catch basins and inlets should be inspected and cleaned at least two times per year.	Date of Clean Out:	
		Date of Clean Out:	
	Notes:		
2.	The overlying vegetation of the subsurface infiltration bed should be maintained in good condition, and any bare spots revegetated as soon as possible.	Date of Visual Observation:	
		Date of Visual Observation:	
	Notes:		

* Vehicular access on subsurface infiltration beds should be prohibited, and care should be taken to avoid excessive compaction by mowers. If access is needed, use of permeable, turf reinforcement should be considered.

OPERATION AND MAINTENANCE OBSERVATION SCHEDULE

Project Name:

Project Location:

LVL Engineering Group Project No.:

BMP 6.4.4: Infiltration Trench

1.	Catch basins and inlets should be inspected and cleaned at least two times per year.	Date of Clean Out:	
		Date of Clean Out:	
	Notes:		
2.	The vegetation along the surface of the infiltration trench should be maintained in good condition, and any bare spots revegetated as soon as possible.	Date of Visual Observation:	
		Date of Visual Observation:	
	Notes:		

OPERATION AND MAINTENANCE OBSERVATION SCHEDULE

Project Name:

Project Location:

LVL Engineering Group Project No.:

BMP 6.4.5: Rain Garden/Bioretenention

1.	Detritus may need to be removed every year. Perennial plantings may be cut down at the end of the growing season.	Date of Removal:	
		Date of Removal:	
Notes:			
2.	Mulch should be respread when erosion is evident and be replenished as needed. Once every 2 to 3 years the entire area may require mulch replacement.	Date of Replacement:	
		Date of Replacement:	
Notes:			
3.	Bioretention basins should be inspected at least two times per year for sediment buildup, erosion, and vegetative conditions, etc.	Date of Visual Observation:	
		Date of Visual Observation:	
Notes:			
4.	Trees and shrubs should be inspected twice per year to evaluate health.	Date of Visual Observation:	
		Date of Visual Observation:	
Notes:			
4.	Rain gardens and bioretention areas should empty stormwater within 72 hours of a storm event.	Date of Rain Event:	
		Date of Visual Observation:	
		Date of Rain Event:	
		Date of Visual Observation:	
Notes:			

* Bioretention areas may require watering during periods of extended drought.

OPERATION AND MAINTENANCE OBSERVATION SCHEDULE

Project Name:

Project Location:

LVL Engineering Group Project No.:

BMP 6.4.6: Dry Well/Seepage Pit

1.	Dry wells should be inspected at least four times per year, and after every storm event exceeding 1-inch.	Date of Inspection:	
		Date of Inspection:	
	Notes:		
2.	The drywell should drain over a period not exceeding 72 hours. If 72 hours is exceeded, drain the dry well via pumping and clean out perforated piping, if included. If slow drainage persists, the system may need replacing.	Date of Rain Event:	
		Date of Visual Observation:	
		Date of Rain Event:	
		Date of Visual Observation:	
Notes:			
3.	Regularly clean out gutters and ensure proper connections to facilitate the effectiveness of the dry well.	Date of Clean Out:	
		Date of Clean Out:	
	Notes:		
4.	If an intermediate sump box exists, clean it out at least once per year.	Date of Clean Out:	
		Date of Clean Out:	
	Notes:		

* Rain gardens should empty stormwater within 72 hours of a storm event.

** Additional operation and maintenance measures can be found in the Pennsylvania Stormwater BMP Manual, dated December 2006, as amended.

OPERATION AND MAINTENANCE OBSERVATION SCHEDULE		
Project Name:		
Project Location:		
LVI Engineering Group Project No.:		
BMP 6.4.8: Vegetated Swale		
Activities to be completed annually and within 48 hours after a major storm event (>1-inch rainfall depth).		
1.	Inspect and correct erosion problems, damage to vegetation, and sediment and debris accumulation (address with > 3-inches at any spot or covering vegetation).	Date of Inspection and Correction:
		Date of Inspection and Correction:
Notes:		
2.	Inspect vegetation on side slopes for erosion and formation of rills or gullies, correct as needed. Inspect for uniformity in cross-section and longitudinal slope, correct as needed. Inspect swale inlet (curb cuts, pipes, etc.) and outlet for signs of erosion or blockage, correct as needed.	Date of Inspection and Correction:
		Date of Inspection and Correction:
Notes:		
3.	Inspect for pools of standing water; dewater and discharge to an approved location and restore to design grade.	Date of Inspection and Correction:
		Date of Inspection and Correction:
Notes:		
4.	Mow and trim vegetation to ensure safety, aesthetics, proper swale operation, or to suppress weeds and invasive vegetation. Inspect for litter and remove prior to mowing.	Date of Mow:
		Date of Mow:
Notes:		
Maintenance activities to be completed as needed		
1.	Plant alternative grass species in the event of unsuccessful establishment.	Date of Planting:
		Date of Planting:
Notes:		
2.	Reseed bare areas.	Date of Reseeding:
		Date of Reseeding:
Notes:		
3.	Rototill and replant swale if draw down time is more than 48 hours.	Date of Planting:
		Date of Planting:
Notes:		
4.	Inspect and correct check dams when signs of altered water flow (channelization, obstructions, erosion, etc.) are identified.	Date of Observation and Correction:
		Date of Observation and Correction:
Notes:		
5.	Water during dry periods, fertilize, and apply pesticide only when absolutely necessary.	Date of Application:
		Date of Application:
Notes:		

OPERATION AND MAINTENANCE OBSERVATION SCHEDULE

Project Name:

Project Location:

LVL Engineering Group Project No.:

BMP 6.4.10: Infiltration Berm & Retentive Grading

1.	Regularly inspect to ensure infiltration; monitor drawdown time after major storm events. Drawdown time should not exceed 72 hours.	Date of Rain Event:	
		Date of Visual Observation:	
		Date of Rain Event:	
		Date of Visual Observation:	
Notes:			
2.	Any inlet structures within or draining to the infiltration beds should also be cleaned out biannually.	Date of Clean Out:	
		Date of Clean Out:	
		Notes:	
		Notes:	
3.	Turf grass should be maintained by mowing. Meadow areas should be mowed	Date of Mow:	
		Date of Mow:	
		Notes:	
		Notes:	
4.	Trees and shrubs should be inspected twice per year to evaluate health. Remove invasive plants as needed.	Date of Visual Observation:	
		Date of Visual Observation:	
		Notes:	
		Notes:	
5.	Mulch should be respread when erosion is evident and be replenished as needed. Once every 2 to 3 years the entire area may require mulch replacement.	Date of Replacement:	
		Date of Replacement:	
		Notes:	
		Notes:	
6.	Inspect for signs of flow channelization; restore level gradient immediately after deficiencies are observed.	Date of Observation and Correction:	
		Date of Observation and Correction:	
		Notes:	
		Notes:	

OPERATION AND MAINTENANCE OBSERVATION SCHEDULE

Project Name:

Project Location:

LVL Engineering Group Project No.:

BMP 6.6.3: Dry Extended Detention Basin

1.	All basin structures should be inspected for clogging and excessive debris and sediment accumulation at least four times per year, and after storm events greater than 1-inch.	Date of Clean Out:	
		Date of Clean Out:	
	Notes:		
2.	Mowing and/or trimming of vegetation should be performed as necessary. All detritus shall be removed.	Date of Mow and/or Removal:	
		Date of Mow and/or Removal:	
	Notes:		
3.	Vegetated areas should be inspected annually for erosion and unwanted growth of exotic/invasive species. Vegetated cover should be maintained at a minimum of 95%.	Date of Visual Observation:	
		Date of Visual Observation:	
	Notes:		

Minimum Control Measure #6
Pollution Prevention/Good Housekeeping

SMITHFIELD TOWNSHIP PUBLIC WORKS DEPARTMENT

OPERATIONS & MAINTENANCE TRAINING SESSION

To be reviewed by all Public Works Employees

Introduction:

Smithfield is considered a Municipal Separate Storm Sewer System (MS-4) and must report to the Pennsylvania Department of Environmental Protection (PADEP) on a regular basis on specific criteria. One such requirement, under the program's Minimum Control Measure (MCM) #6: Pollution Prevention/Good Housekeeping, is that all employees of a Public Works Department receive associated periodic training. Employees are to be trained to perform their jobs while being mindful of preventing pollution from entering the Township's storm sewer system.

Many of the points made in the operations & maintenance plans are common sense practices that should be followed for pollution prevention as well as for maintaining a safe working environment. The PADEP notes that the EPA considers the efforts taken on Pollution Prevention/Good Housekeeping by the various Public Works Departments to be one of the most important parts of the prevention of stormwater pollution.

One of the main points to remember as part of the Public Works Department, and as a consumer of drinking water, is that any substance that is discharged, by whatever means, onto an impervious surface will almost always end up in the storm sewer system and ultimately our drinking water supply source.

Although many of the pollutant sources that we will review may seem trivial, when you multiply these various sources by the municipality's population, the effects are significantly greater.

Another point to be made is that, in general, the prevention of pollution is usually easier, and less costly, than cleaning it up later.

Plans to Be Reviewed and Updated as Necessary:

- Township Operation and Maintenance Plan

Topics to Be Reviewed:

- Illicit Discharges and Possible Sources
 - Being aware to watch for illicit discharges as you perform your regular duties;
 - Construction Sites

- Excessive sediment on roads at construction entrance (or elsewhere that could easily enter the storm sewer system). Construction sediment may carry pollutants from the machinery into the storm sewer system.
- Silt fence or sediment filter socks in need of repair; siltation is considered to be one of the greatest pollutants to our streams as it affects the aquatic life and can also contribute to flooding and/or flood patterns
- Improper containment of trash-excessive litter
 - Industrial/Businesses
 - Illegal dumping into storm sewer system
 - Improper storage of materials
 - Improper containment of trash – excessive litter
 - Private Swimming Pools (Chlorinated)
 - PADEP’s Swimming Pool Guidelines: Residents should follow the guidelines as outlined.
- Existing Stormwater Facilities
 - Being aware of the various stormwater management best management practices that you encounter, ESPECIALLY immediately after a storm event.
 - Note and report if you observe any stormwater management best management practices that have structures that are clogged and/or require cleaning and/or repair.
 - Be aware if you think any facility appears to have been altered without the proper authority.
 - Items to note/report at any stormwater outfall as the following may be an indication of an illicit discharge:
 - Discoloration
 - Odor
 - Turbidity (cloudiness or haziness of a fluid)
 - Sheen or residue
 - Floating or Submerged Solids

- Soap bubbles
 - Adverse effects on plants/animals near outfall
 - Build Up of Sediment at end of outfall
- Although the following Sources of Stormwater Pollution may not specifically be issues that the Public Works Department needs to deal with on the job, these are issues that we all should be aware of in our daily lives. Please review and share with family and friends:
 - Pet Waste – An average size dog dropping contains 3 billion fecal coliform bacteria which can be harmful to your health. If not picked up, the fecal coliform bacteria could end up in the storm sewer system, especially if it is left in areas where it is easily washed into the system such as by the grassy areas near sidewalks where people tend to walk their dogs. Besides, it's just the right thing to do!
 - Over-use of Fertilizers – Always use the manufacturer's recommended amount of fertilizer as excess fertilizer is easily washed into the storm sewer system and can be detrimental to the aquatic life and our drinking water supplies. Make sure the fertilizers and herbicides are kept on grass surfaces and not spread onto driveways and sidewalks.
 - Grass clippings - While decomposing, grass clippings will use the available oxygen and produce carbon dioxide. If this process occurs in our streams and lakes, oxygen is being depleted from the waters and suffocating the aquatic life. Note that an average 1,000 square foot lawn can generate up to 500 pounds of grass clippings per year. Consider using your mulched grass clippings as a natural fertilizer or try time-released, water insoluble nitrogen fertilizers. Note that corn gluten can be used as a substitute for both weed control and herbicide.
 - Over-use of Deicing Agents – If possible, try to remove the snow before it turns to ice to eliminate using any chemicals at all. If deicing agents are necessary, apply deicing agents according to the manufacturer's recommendations or use alternatives to rock salt such a CMA deicer (Calcium Magnesium Acetate). If possible, clean up the deicing agents before they have a chance to be washed into the storm system.
 - Vehicle Maintenance – As with your work vehicles, personal vehicles should be maintained to prevent leaking motor oil or other fluids from entering the storm sewer system. Any leaks should be repaired as quickly as possible. If changing your own oil, make sure to use a drip pan, clean up any spills, and always dispose of the used oil properly. Did you know that four (4) quarts of oil can form an eight (8) acre oil slick if dumped or spilled down a storm drain? It is recommended that cars are washed at commercial car washes where the wash water is filtered and recycled. If washing your car at home, do so on the lawn where the dirt and wash

water can be naturally filtered. Make sure you use phosphate-free biodegradable detergents.



- Hazardous Materials – Dispose of hazardous materials properly – never into a storm drain. Government agencies typically have periodic hazardous material collection days. (Search “Hazardous Waste Collection Monroe County PA” to find a list of these dates.) Additionally, anything stored outdoors which could contain, or be covered in, any type of pollutant (such as oils, etc.) should be protected by a tarp so that in a rain event these pollutants are not washed into the storm system and ground water.
- No Dumping! – One of the initial catch phrases for the MS-4 program is “Only Rain Down the Drain”. The main thing to remember is that only stormwater should be allowed to enter the storm sewer system, whether it is by storm inlets, or any other entry point of the system. Littering can be one of the main sources of pollution washed into the storm sewer system. Dispose of trash properly.

In addition to the above information, the Pennsylvania Clean Water Academy (<https://pacleanwateracademy.remote-learner.net/>) has several free courses that may benefit the Public Works Department.

MS-4 NPDES PERMITTING YEAR 5 PUBLIC WORKS DEPARTMENT
OPERATIONS & MAINTENANCE TRAINING SESSION
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1632168

DATE: 6-6-2023 TIME: 7:35 AM

PRESENTER: E. McFarmer

	PRINTED NAME	SIGNATURE
1.	PAUL McFEELEY	
2.	NORB ERICHSON	
3.	STEVE MACHART	
4.	CHRIS KIMBLE	
5.	BILL GERAFFIN	
6.	BILL STEELE	
7.		
8.		
9.		
10.		

ILLICIT DISCHARGE DETECTION & ELIMINATION PLAN

Smithfield Township, Monroe County, Pennsylvania



Prepared by:



May 2022

Table of Contents

Introduction

Exempt Discharges

Identification of Priority Areas

Procedures for Identifying Illicit Discharges / Documentation

Procedures for Eliminating Illicit Discharges

Attachment I – Water Quality Contacts

Attachment II – Illicit Discharge Tracking Sheet

Introduction

Smithfield Township is required under its MS4 (Municipal Separate Storm Sewer System) program to develop an Illicit Discharge Detection and Elimination (IDDE) Plan. The purpose of the plan is to satisfy the requirements of Minimum Control Measure #3 under the MS4 program. The IDDE plan outlines the procedures to detect and remove illicit discharges to the MS4.

The Smithfield Township MS4 consists of the conveyance or system of conveyances including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels, and storm drains or storm sewer system.

Illicit Discharges include any discharge to the MS4 this is prohibited under local, state, or federal statutes, ordinances, codes, or regulations. This includes all non-stormwater discharges except discharges pursuant to an NPDES (National Pollutant Discharge Elimination System) permit and discharges that are exempt.

Exempt Discharges

Exempt, as defined in US EPA (EPA 833-F-00-007), discharges include the following:

- Water line flushing
- Diverted stream flows
- Uncontaminated ground water infiltration
- Discharges from potable water sources
- Air conditioning condensation
- Springs
- Footing drains
- Flows from riparian habitats and wetlands
- Street wash water.
- Landscape irrigation
- Rising ground waters
- Uncontaminated pumped ground water
- Foundation drains
- Irrigation water
- Water from crawl space pumps
- Lawn watering, individual residential car washing
- De-chlorinated swimming pool discharges

(The illicit discharge detection and elimination program does not need to address the above categories of non-stormwater discharges or flows unless the Township identifies them as significant contributors of pollutants to its MS4)

Identification of Priority Areas

Priority areas are generally selected based on the likelihood of illicit connections, which typically are found in areas with older sanitary sewer lines (historic industrial areas and older residential development).

Illicit discharge detection will be performed in the priority areas, as well as other areas of the Township, as part of the MS4 outfall inspections and during normal daily activities of the Township's public works staff.

Procedures for Identifying Illicit Discharges / Documentation

The Township's public works staff will identify illicit discharges primarily visually through direct observation of illegal discharges, connections or suspect discharges to the stormwater system. Illicit discharge identification during the MS4 outfall inspections will be through visual observations as well as a combination of field and laboratory water quality testing. Illicit discharges can be documented on the form included as Attachment II. Indications of an illicit discharge may include unnatural color, odor, turbidity, surface sheen, floating material and field or laboratory analysis.

Illicit discharge identification may include, but is not limited to, inlet inspections, investigation of contributing areas when suspect pollutants are identified in a stormwater outfall, interviews of residents or businesses near an identified illicit discharge, dye or smoke tests and video inspections.

All incidents and follow up investigations shall be fully documented and kept on file at the Township offices. An Illicit Discharge Tracking Sheet is enclosed as Attachment II.

Procedures for Eliminating Illicit Discharges

When an illicit discharge is identified the appropriate Township staff will work with the discharger to find a solution to the problem and notify them to remove / correct the illicit connection. Although not mandatory or required, this may include offering limited technical assistance for restoration activities.

If deemed appropriate, particularly when voluntary compliance is not timely, the discharger will be notified of an illicit discharge violation and legal action will be initiated through the appropriate local, state, and federal agencies.

Attachment I
Water Quality Contacts

Illicit Discharges Water Quality Hotlines – MS4 Program

Residents are often the first to notice pollution problems in their communities. These ‘illicit’ discharges can originate from various sources and contribute to degradation of local water ways. The following are situations which should be reported and who to contact:

Violation	Who to Contact
Dumping of petroleum products, chemicals, hazard materials to the ground surface or stormwater facilities	Pennsylvania Department of Environmental Protection: (484) 250 5900
Spills of petroleum products, chemicals or hazard materials	Pennsylvania Department of Environmental Protection: (484) 250 5900
Sediment leaving a construction site	Monroe County Conservation District: (570) 629 3060
Pollutants in Waterway	Pennsylvania Department of Environmental Protection: (484) 250 5900
Broken or leaking water mains	Smithfield Township: (570) 223 5082
Sewage effluent discharges	Smithfield Township: (570) 223 5082
Fish kills	Pennsylvania Fish Commission: (717) 626 0228 - or - Pennsylvania Department of Environmental Protection: (484) 250 5900

Attachment II

Illicit Discharge Tracking Sheet

Illicit Discharge Tracking Sheet

Incident ID:			
Responder Information			
Information taken by:		Incident date:	
Time:		Precipitation (inches) in past 24-48 hrs:	
Reporter Information			
Incident time:		Incident date:	
Contact information (<i>optional</i>):			
Incident Location (<i>complete one or more below</i>)			
Latitude and longitude:			
Stream address or outfall #:			
Closest street address:			
Nearby landmark:			
Primary Location Description		Secondary Location Description:	
<input type="checkbox"/> Stream corridor <i>(In or adjacent to stream)</i>		<input type="checkbox"/> Outfall	<input type="checkbox"/> In-stream flow
<input type="checkbox"/> Upland area <i>(Land not adjacent to stream)</i>		<input type="checkbox"/> Near storm drain	<input type="checkbox"/> Along banks
		<input type="checkbox"/> Near other water source (storm water pond, wetland, etc.):	
Narrative description of location:			
Upland Problem Indicator Description			
<input type="checkbox"/> Dumping		<input type="checkbox"/> Oil/solvents/chemicals	<input type="checkbox"/> Sewage
<input type="checkbox"/> Wash water, suds, etc.		<input type="checkbox"/> Other: _____	
Stream Corridor Problem Indicator Description			
Odor	<input type="checkbox"/> None	<input type="checkbox"/> Sewage	<input type="checkbox"/> Rancid/Sour
	<input type="checkbox"/> Sulfide (rotten eggs); natural gas	<input type="checkbox"/> Other: Describe in "Narrative" section	

Appearance	<input type="checkbox"/> "Normal"	<input type="checkbox"/> Oil sheen	<input type="checkbox"/> Cloudy	<input type="checkbox"/> Suds
	<input type="checkbox"/> Other: Describe in "Narrative" section			
Floatables	<input type="checkbox"/> None:	<input type="checkbox"/> Sewage (toilet paper, etc)	<input type="checkbox"/> Algae	<input type="checkbox"/> Dead fish
	<input type="checkbox"/> Other: Describe in "Narrative" section			
Narrative description of problem indicators:				
Suspected Violator (name, personal or vehicle description, license plate #, etc.):				
Investigation Notes				
Initial investigation date:		Investigators:		
<input type="checkbox"/> No investigation made		Reason:		
<input type="checkbox"/> Referred to different department/agency:		Department/Agency:		
<input type="checkbox"/> Investigated: No action necessary				
<input type="checkbox"/> Investigated: Requires action		Description of actions:		
Hours between call and investigation:		Hours to close incident:		
Date case closed:				
Notes:				

Illicit Discharge Tracking Sheet

Incident ID:			
Responder Information			
Information taken by:		Incident date:	
Time:		Precipitation (inches) in past 24-48 hrs:	
Reporter Information			
Incident time:		Incident date:	
Contact information (<i>optional</i>):			
Incident Location (<i>complete one or more below</i>)			
Latitude and longitude:			
Stream address or outfall #:			
Closest street address:			
Nearby landmark:			
Primary Location Description		Secondary Location Description:	
<input type="checkbox"/> Stream corridor <i>(In or adjacent to stream)</i>		<input type="checkbox"/> Outfall	<input type="checkbox"/> In-stream flow
<input type="checkbox"/> Upland area <i>(Land not adjacent to stream)</i>		<input type="checkbox"/> Near storm drain	<input type="checkbox"/> Along banks
		<input type="checkbox"/> Near other water source (storm water pond, wetland, etc.):	
Narrative description of location:			
Upland Problem Indicator Description			
<input type="checkbox"/> Dumping		<input type="checkbox"/> Oil/solvents/chemicals	<input type="checkbox"/> Sewage
<input type="checkbox"/> Wash water, suds, etc.		<input type="checkbox"/> Other: _____	
Stream Corridor Problem Indicator Description			
Odor	<input type="checkbox"/> None	<input type="checkbox"/> Sewage	<input type="checkbox"/> Rancid/Sour
	<input type="checkbox"/> Sulfide (rotten eggs); natural gas	<input type="checkbox"/> Other: Describe in "Narrative" section	

Appearance	<input type="checkbox"/> "Normal"	<input type="checkbox"/> Oil sheen	<input type="checkbox"/> Cloudy	<input type="checkbox"/> Suds
	<input type="checkbox"/> Other: Describe in "Narrative" section			
Floatables	<input type="checkbox"/> None:	<input type="checkbox"/> Sewage (toilet paper, etc)	<input type="checkbox"/> Algae	<input type="checkbox"/> Dead fish
	<input type="checkbox"/> Other: Describe in "Narrative" section			
Narrative description of problem indicators:				
Suspected Violator (name, personal or vehicle description, license plate #, etc.):				
Investigation Notes				
Initial investigation date:		Investigators:		
<input type="checkbox"/> No investigation made		Reason:		
<input type="checkbox"/> Referred to different department/agency:		Department/Agency:		
<input type="checkbox"/> Investigated: No action necessary				
<input type="checkbox"/> Investigated: Requires action		Description of actions:		
Hours between call and investigation:		Hours to close incident:		
Date case closed:				
Notes:				

LEGEND

- MUNICIPAL BOUNDARY
- TOWNSHIP LAND

PARCEL IDENTIFICATION KEY

- ① 16732300038468 & 16732300034321 (PARK)
- ② 16732200267185 (OPEN SPACE, MUNICIPAL BUILDING & PUBLIC WORKS FACILITY)
- ③ 16732200667676 (PARK)
- ④ 16732200872444 (PARK)
- ⑤ 16732200785073 (PARK)
- ⑥ 16731201054333 (OPEN SPACE)
- ⑦ 16731201160044 (PARK)
- ⑧ 16731201058008 (OPEN SPACE)
- ⑨ 16731201066453 (OPEN SPACE)
- ⑩ 16731203247262 (OPEN SPACE)
- ⑪ 16731105186756 (OPEN SPACE)
- ⑫ 16731100860821 (OPEN SPACE)
- ⑬ 16731100647971 (OPEN SPACE)
- ⑭ 16731100946145 (OPEN SPACE)
- ⑮ 16732100023283 (PARK)
- ⑯ 16731100919889 (PARK)
- ⑰ 16732100017244 (PARK)
- ⑱ 04732100007138 (PARK)
- ⑲ 04732100102470 (PARK)
- ⑳ 16732100115348 (PARK)
- ㉑ 16732100127231 (PARK)



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Written dimensions shall have priority over scaled dimensions. All dimensions, elevations, spot heights, and conditions, shall be verified by the Contractor prior to construction, and the Owner and Boucher & James, Inc. shall be notified of any discrepancies with the information shown on drawings.
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REVISIONS :			
DATE	DESCRIPTION	DATE	DESCRIPTION
06/30/23	UPDATED TOWNSHIP OWNED FACILITIES		

PROJECT :
SMITHFIELD TOWNSHIP MS-4
 SMITHFIELD TOWNSHIP
 MONROE COUNTY, PENNSYLVANIA

APPLICANT :
 SMITHFIELD TOWNSHIP
 1155 RED FOX ROAD
 EAST STROUDSBURG, PA 18301

JOB NO.:
 1632168

TITLE :
FACILITIES MAP

DRAWN BY:
 SMR

CHECKED BY:
 MEH

SCALE:
 1" = 1500'

PLAN STATUS:
 FINAL

BETHLEHEM
 (610) 419-9407

DOYLESTOWN
 (215) 345-9400
 www.lvlengineers.com

STROUDSBURG REGIONAL OFFICE
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 STROUDSBURG, PA 18360
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 BARTONSVILLE, PA 18321

LVL ENGINEERING GROUP




SHEET
 1 OF 1

DATE:
 APRIL 29, 2020

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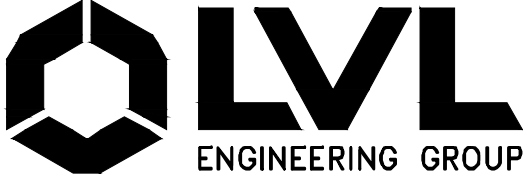


LEGEND

-  EXISTING BOUNDARY/PROPERTY
-  EXISTING STREAM
-  EXISTING ADJOINER BOUNDARY

GENERAL NOTES:

1. EXISTING FEATURES TAKEN FROM AERIAL PHOTOGRAPHY AND ARE APPROXIMATE.
2. BOUNDARY INFORMATION TAKEN FROM MONROE COUNTY GIS AND IS APPROXIMATE.

<p>PROJECT :</p> <p style="text-align: center;">SMITHFIELD TOWNSHIP MS-4 SMITHFIELD TOWNSHIP MONROE COUNTY, PA</p>	<p>JOB NO.:</p> <p style="text-align: center;">1632168</p>	<p>TITLE :</p> <p style="text-align: center;">EXISTING PUBLIC WORKS YARD PLAN</p>	
<p>APPLICANT :</p> <p style="text-align: center;">SMITHFIELD TOWNSHIP 1155 RED FOX ROAD EAST STROUDSBURG , PA 18301</p>	<p>DRAWN BY:</p> <p style="text-align: center;">SMR</p> <p>CHECKED BY:</p> <p style="text-align: center;">MEH</p> <p>SCALE:</p> <p style="text-align: center;">1" = 200'</p> <p>PLAN STATUS:</p> <p style="text-align: center;">FINAL</p>	<p>BETHLEHEM (610) 419-9407</p> <p>DOYLESTOWN (215) 345-9400 www.lvlengineers.com</p>	<div style="text-align: center;">  <p>LVL ENGINEERING GROUP</p> </div> <p>STROUDSBURG REGIONAL OFFICE 2756 RIMROCK DRIVE STROUDSBURG, PA 18360 (570) 629-0306 MAILING: P.O. BOX 699 BARTONSVILLE, PA 18321</p>
		<p>SHEET</p> <p style="text-align: center;">1 OF 1</p>	<p>DATE:</p> <p style="text-align: center;">JUNE 30, 2021</p>
		<p>PROJECT NAME :</p> <p style="text-align: center;">SMITHFIELD TOWNSHIP MS-4</p>	

Permit Appendix B
Pollutant Control Measures for Water
Impaired by Pathogens

Pollutant Control Measures - Pathogens

Smithfield Township

Source Identification

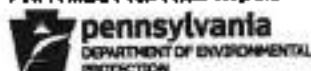
1632168

June 30, 2023

Pathogen Cause	Pathogen Source	Description	Pathogen Source Identification / Pollution Control Measures	Investigation
Sewage	Combined Sewers	Combined sewers collect both stormwater and sanitary sewage in one system. During storm events the capacity of the system to treat the combined flow may be exceeded leading to the discharge.	The municipality does not have any combined sewer systems within the watershed. Routine outfall screenings, which are part of the overall MS-4 program, do not indicate that combined sewers are present.	None required.
	Leaking Sewers	Old or damaged public sewer infrastructure which allows for the discharge of untreated sewage. Discharges may occur due to leaks into nearby storm drains and/or to the ground surface.	Public sewer lines are located within the watershed. Routine outfall screenings which are part of the overall MS-4 program, do not indicate impacts to the storm sewer system from leaking sewers.	Completed twice per 5 year permit period. Last screening was conducted in 2022.
	Malfunctioning Septic Systems	Malfunctioning septic systems may discharged untreated sewage to the ground surface. Category also includes illegal or "wildcat" systems which discharge untreated sewage directly to the ground.	There is no knowledge of malfunctioning on-lot septic disposal systems within the watershed.	None required.
	Wastewater Treatment Plants	Municipal wastewater treatment plants that treat sewage and discharge to a neighboring stream.	The Delaware Water Gap Wastewater Treatment Plant sits adjacent to the Brodhead Creek. The treatment plant has current permitting from the Pennsylvania Department of Environmental Protection.	No suspected overflow, therefore no investigation required.
	Recreational Facilities	Intentional or accidental sewage or gray water discharges from marina facilities or boats. Pathogens can also occur due to swimming and the presence of pets at recreational facilities.	There are no permanent recreational facilities, such as marinas with comfort facilities, located on or immediately adjacent to the impacted waters. The small size of the waterbody is not conducive to larger watercraft.	None required.
	Manure Applications	The improper application of manure to agricultural fields can result in contamination of local waterways. Causes can include excessive application and the lack of buffer strips.	There are no agricultural activities within the watershed where the land application of manure is conducted. The Zoning Ordinance regulates agricultural operations.	None required.
	Grazing Livestock	Proper grazing management includes isolation of livestock from riparian zones, providing culverts or bridges for channel crossings and reducing overgrazing and erosion issues	There are no agricultural activities near the impacted waters which include grazing of livestock. The Zoning Ordinance regulates agricultural operations.	None required.

Animal Waste	Large Concentrated Animal Operations	These include feeding operations, barnyards, etc. Impairment to surface waters can occur due to improper diversion of surface runoff and seepage/discharge from liquid manure storage areas.	There are no agricultural activities near the impacted waters which include grazing of livestock. The Zoning Ordinance regulates agricultural operations.	None required.
	Backyard Animal Operations	These include small backyard animal operations, typically the raising of chickens on residential properties. Improper setbacks and disposal of wastes can lead to impacts to surface waters.	The Zoning Ordinance regulates the keeping of barnyard animals on residential property.	No suspected illicit discharges, therefore no investigation conducted.
	Pet Boarding	Pet boarding and other similar facilities can impact surface water quality due to the improper management of pet waste.	Pet boarding facilities operate within the watershed of the impacted waters. The Zoning Ordinance regulates boarding facilities.	No suspected illicit discharges, therefore no investigation conducted.
	Pet Waste/Dog Parks	Failure of dog owners to clean up after their pets can lead to significant impacts to local bodies during storm events.	Information concerning cleaning up after your pet is distributed through the MS-4 program. There are no public dog parks in the watershed.	None required.
	Wildlife	Fecal matter from wildlife, typically waterfowl, can be a significant source of pathogens in some watersheds. This impact can be exasperated due to feeding of waterfowl and the presence of	There are areas along streams and at existing ponds where waterfowl congregate. Educational materials concerning the negative impacts from feeding wildlife is distributed through the MS-4 program.	None required.

Permit Appendix E
Pollutant Reduction Plan Status



POLLUTANT REDUCTION PLAN (PRP) / TMDL PLAN FINAL REPORT

Before completing this report please review the instructions, which are located within the Annual MS4 Status Report Instructions (3800-FM-BCW0491)

PRP / TMDL PLAN SUMMARY

Permittee Name: Smithfield Township Permit No.: PAJ132266

PRP TMDL Plan Combined PRP / TMDL Plan

Plan Approval Date: 8/1/2018 Required Completion Date: 8/1/2023

Joint Plan? Yes No *if Yes, identify all participating permittees as an attachment to this report*

Surface Waters Addressed by Plan: Brodhead Creek and Sambo Creek

Permittee's Planning Area (acres): 2865 Total Planning Area (Joint Plans): _____ acres

Pollutant Load Reduction Calculation Methodology:

Simplified Method Mapshed Model/Watershed Other:

	TSS	TN	TP
Baseline Pollutant Load – Planning Area	769288 lbs/yr	lbs/yr	lbs/yr
Pollutant Load Reduction Requirement (%)	10 %	%	%
Pollutant Load Reduction Requirement (lbs/yr)	75428 lbs/yr	lbs/yr	lbs/yr
WLA Reduction Requirement (TMDL Plan only)	lbs/yr	lbs/yr	lbs/yr

BMP IMPLEMENTATION

BMP Type	No. of BMPs	Pollutant Load Reductions Achieved (Credit)		
		TSS	TN	TP
Structural BMPs		lbs/yr	lbs/yr	lbs/yr
Non-Structural BMPs		lbs/yr	lbs/yr	lbs/yr
Total		lbs/yr	lbs/yr	lbs/yr

Pollutant Load Reductions are documented on the following attachments:

- Attachment A – Infiltration BMPs No.: _____
- Attachment B – BMP Retrofits No.: _____
- Attachment C – Stream and/or Floodplain Restoration No.: _____
- Attachment D – Street Sweeping or Storm Drain Solids Removal No.: _____
- Attachment E – Tree Planting No.: _____
- Attachment F – Non-structural (Annual Practice) BMPs No.: _____
- BMP(s) have been implemented for which there are no attachments (attach calculations)

COMPLIANCE DETERMINATION

Were the pollutant load reduction requirements of the permit met? Yes No

If the pollutant load reduction requirements of the permit were not met, report the required load reductions remaining in lbs/yr and as a percentage of the total required load reduction.

	TSS	TN	TP
Load Reduction Remaining	75428 lbs/yr	lbs/yr	lbs/yr
Percent of Required Load Reduction Remaining	100 %	%	%

If the pollutant load reduction requirements of the permit were not met, attach an explanation and provide a schedule for completing implementation of the PRP or TMDL Plan, including interim milestones.

CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowledge of violations. See 18 Pa. C.S. § 4904 (relating to unsworn falsification).

Jacob A. Pride
 Responsible Official Name

Chairman
 Official Title

Jacob A. Pride
 Signature

9/13/2023
 Date Signed

Pollutant Reduction Plan (PRP) / TMDL Final Report

Compliance Determination Narrative

July 31, 2023

The approved Pollutant Reduction Plan dated September 8, 2017 (Final Document) identified two (2) potential areas of stream restoration and/or forest buffer and/or infiltration for sediment load reduction. Much of the urbanized area in Smithfield Township is privately owned and these two (2) areas were rumored for development and therefore, selected to address the required reduction.

Since the permit was issued in 2018, only one (1) development was approved by the Township Board of Supervisors. Conditional approval occurred in May 2022, but has not been recorded yet. Once recorded, the Township will have access to construct the improvements required for sediment reduction. It is anticipated recordation will occur near the end of 2023 or the beginning of 2024.

The anticipated timeline for work is as follows:

- | | |
|--|-------------------------------|
| 1. Investigative Site Visit | October 2023 to November 2023 |
| 2. Prepare Design Plans | December 2023 to June 2024 |
| 3. Permitting (County Conservation District) | July 2024 to October 2024 |
| 4. Public Bidding | November 2024 to March 2025 |
| 5. Commence Construction | April 2025 |

Sediment Loading Reduction By Proposed BMPs Summary		
Project Name	Construction Status	Total Reduction
Eagle Valley Self Storage	Pending Construction	4,591 lbs/year
Vigon International	Under Construction	8,573 lbs/year
Smithfield Gateway, Phase 1A-1	Constructed	7,290 lbs/year
Smithfield Gateway, Phase 1A-2	Pending Construction	3,757 lbs/year
Verizon Wireless Magick Cauldron	Pending Construction	220 lbs/year
Total Proposed Sediment Load Reduction		24,430 lbs/year
Required Sediment Load Reduction		75,428 lbs/year

Sediment Loading Reduction By Proposed BMPs Eagle Valley Land Development Project No. 2032208R					
Project Status	BMP Type	Drainage Area Loading to BMP		BMP Efficiency	Total Reduction
Pending Construction	Detention Basin (Basin 1)	Developed Impervious Area Loading (lbs/year)	1,839 lbs/ac/year * 0.27 ac = 496.53 lbs/year	10% Removal	50 lbs/year
		Developed Pervious Area Loading (lbs/year)	264.96 lbs/ac/year * 0.46 ac = 121.88 lbs/year	10% Removal	12 lbs/year
	Infiltration Basin (Basin 2)	Developed Impervious Area Loading (lbs/year)	1,839 lbs/ac/year * 2.45 ac = 4,505.55 lbs/year	95% Removal	4,280 lbs/year
		Developed Pervious Area Loading (lbs/year)	264.96 lbs/ac/year * 0.64 ac = 169.57 lbs/year	95% Removal	161 lbs/year
	Landscaping	167 proposed trees	264.96 lbs/ac/year * 167 *.01 = 442.48 lbs/year	20% Removal	88 lbs/year
	Sediment Removal at Storm Sewer Inlets	Potential Sedment Reduction based upon removal during storm sewer maintenance			
Total Sediment Reduction					4,591 lbs/year

Sediment Loading Reduction By Proposed BMPs
Vigon, International, Inc. Land Development
Project No. 1932195R

Project Status	BMP Type	Drainage Area Loading to BMP		BMP Efficiency	Total Reduction
Under Construction	Infiltration Basin	Developed Impervious Area Loading (lbs/year)	1,839 lbs/ac/year * 7.98 ac = 14,675.22 lbs/year	55% Removal	8,071 lbs/year
		Developed Pervious Area Loading (lbs/year)	264.96 lbs/ac/year * 3.16 ac= 771.28 lbs/year	55% Removal	424 lbs/year
	Landscaping	145 proposed trees	264.96 lbs/ac/year * 145 *.01= 384.19 lbs/year	20% Removal	77 lbs/year
	Sediment Removal at Storm Sewer Inlets	Potential Sediment Reduction based upon removal during storm sewer maintenance			
Total Sediment Reduction					8,573 lbs/year

Sediment Loading Reduction By Proposed BMPs Smithfield Gateway Phase 1A-1 Project No. 1432150R					
Project Status	BMP Type	Drainage Area Loading to BMP		BMP Efficiency	Total Reduction
Constructed	Rain Garden	Developed Impervious Area Loading (lbs/year)	1,839 lbs/ac/year * 0.73 ac = 1,346.02 lbs/year	55% Removal	740 lbs/year
		Developed Pervious Area Loading (lbs/year)	264.96 lbs/ac/year * 0.47 ac = 126.15 lbs/year	55% Removal	69 lbs/year
	Infiltration Basin	Developed Impervious Area Loading (lbs/year)	1,839 lbs/ac/year * 3.18 ac = 5,860.74 lbs/year	95% Removal	5,568 lbs/year
		Developed Pervious Area Loading (lbs/year)	264.96 lbs/ac/year * 3.07 ac = 813.30 lbs/year	95% Removal	773 lbs/year
	Landscaping	264 proposed trees	264.96 lbs/ac/year * 264 *.01 = 699.49 lbs/year	20% Removal	140 lbs/year
	Sediment Removal at Storm Sewer Inlets	Potential Sediment Reduction based upon removal during storm sewer maintenance			
Total Sediment Reduction					7,290 lbs/year

**Sediment Loading Reduction By Proposed BMPs
Smithfield Gateway Phase 1A-2
Project No. 1432150R2**

Project Status	BMP Type	Drainage Area Loading to BMP		BMP Efficiency	Total Reduction
	Infiltration Basin	Developed Impervious Area Loading (lbs/year)	1,839 lbs/ac/year * 2.03 ac = 3733.17 lbs/year	95% Removal	3,547 lbs/year
		Developed Pervious Area Loading (lbs/year)	264.96 lbs/ac/year * 0.52 ac = 137.77 lbs/year	95% Removal	131 lbs/year
	Landscaping	150 proposed trees	264.96 lbs/ac/year * 150 *.01 = 397.44 lbs/year	20% Removal	79 lbs/year
	Sediment Removal at Storm Sewer Inlets	Potential Sediment Reduction based upon removal during storm sewer maintenance			
Total Sediment Reduction					3,757 lbs/year

Sediment Loading Reduction By Proposed BMPs					
Verizon Wireless Magick Cauldron					
Project No. 2032210R					
Project Status	BMP Type	Drainage Area Loading to BMP		BMP Efficiency	Total Reduction
Pending Construction	Stone Trench	Developed Impervious Area Loading (lbs/year)	1,839 lbs/ac/year * 0.11 ac = 202.29 lbs/year	95% Removal	192 lbs/year
		Developed Pervious Area Loading (lbs/year)	264.96 lbs/ac/year * 0.11 ac = 29.15 lbs/year	95% Removal	28 lbs/year
Total Sediment Reduction					220 lbs/year