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November 2, 2023

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

**SUBJECT: VERIZON WIRELESS – MAGICK CAULDRON
REVISED FINAL LAND DEVELOPMENT PLAN REVIEW NO. 1
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 2032210R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our first review of the Revised Land Development Plan for Verizon Wireless. The submitted information consists of the following items.

- Cover letter prepared by Hourigan, Kluger & Quinn, dated February 13, 2023.
- Conditional Preliminary/Final Plan Approval prepared by Karasek Law Offices; LLC dated October 17, 2020.
- Final Land Development Plan Review No. 3 prepared by Boucher & James, Inc., dated September 9, 2020.
- Tower Removal Agreement.
- Stormwater Management Report prepared by Colliers Engineering & Design, dated December 20, 2022.
- Final Land Development Plan (21 sheets) prepared by Colliers Engineering & Design, dated January 20, 2023, revised February 7, 2023.

BACKGROUND INFORMATION

The Applicant, Verizon Wireless, is proposing a land development on the western side of Airport Road approximately 450 feet north of its intersection with Milford Road (Business Route 209) (Parcel Nos. 16/7/1/35 and 16/7/1/36 & 37). The property is located within the M-1, Industrial Zoning District.

The existing property has a gross area of 5.209 acres (5.188 acres net) and consists of an existing building with associated parking lot and driveway taking access from Airport Road. The remainder of the existing property consists of woodland and meadow areas.

The proposed land development will consist of the construction of a monopole wireless tower with driveway access from the existing site driveway. The tower will be enclosed by a chain link fence with barbed wire, and proposed landscaping. A 20-foot-wide access easement and a 75-foot square lease area are proposed.

A land development application was previously submitted with the NEP Magick Cauldron Final Land Development Plan prepared by Rettew, dated March 16, 2020, revised September 3, 2020. This plan received Conditional Use approval at the Board of Supervisors meeting held on November 10, 2020 and conditional Final Land Development approval at the Board of Supervisors meeting held on October 17, 2020.

The Revised Plan proposes the following changes:

- The gated area around the monopole tower has been reduced in size from 50-feet by 50-feet to 45-feet by 50-feet. The 75-foot by 75-foot lease area remains unchanged.
- The proposed 12-foot wide access driveway is extended southwest 500-feet ± on the new plan. Utility poles are now proposed along this extended access driveway.
- Two (2) infiltration trenches were previously proposed and approved for stormwater management. The new plan proposes three (3) additional trenches for a total of five (5).
- A propane tank and generator are proposed on the new plan. The previously approved plan utilized a diesel generator.
- The limit of disturbance has increased by approximately 13,000 square feet.

It should also be noted that the monopole tower location appears to be unchanged.

Based upon our review of the Revised Final Land Development Plan and comments provided in Bouchers & James, Inc. Land Development Plan Review Nos. 1, 2, and 3, we offer the following comments and/or recommendations for your consideration.

ZONING ORDINANCE COMMENTS

1. Comment 1 from approved Land Development Plan Review No. 2 satisfied.
2. Comment 2 from approved Land Development Plan Review No. 1 satisfied.
3. Comment 3 from approved Land Development Plan Review No. 1 satisfied.
4. In accordance with Section 401.3.E.(2), “all applications for land development approval in areas where very steep slopes are proposed to be disturbed or where forty (40%) percent or more of the lot area exceeds fifteen (15%) percent slope shall be considered and processed as conditional uses.” *Very steep slopes are proposed to be disturbed; therefore, a conditional use is required. (Previous Comment) An application for conditional use has been submitted and a review will be provided under separate cover. (Previous Comment 4 from approved Land Development Plan Review No. 3) A Conditional Use was granted with conditions by the Board of Supervisors on December 2, 2020. Conditional Use Note 2 shall be revised to also include the date of the decision and to list the condition of approval.*

The condition of the Conditional Use approval is to limit earth disturbance of very steep slopes (25% or greater) to five percent (5%). The Steep Slope Analysis on Sheet Z-2 proposes 7.15% disturbance of very steep slopes (25% or greater). The plan shall be revised to reduce the disturbance of very steep slopes to 5% or less. In addition, the steep slopes shall be delineated on the Grading and Stormwater Plan (Sheet Z-4) and the E&S Control and Stormwater Management Plan (Sheet ES-1) to confirm the amount of disturbance.

5. A communication tower is not listed under Section 402, Schedule II, Regulations for Off-Street Parking Spaces. In accordance with footnote 3, “for any use not specifically listed, the Zoning Officer shall apply the requirements of that listed use which he determines to be most similar.” *One parking space is proposed. (Previous Comment) The Township shall determine if one (1) parking space is adequate for the proposed use. (Previous Comment 5 from approved Land*

Development Plan Review No. 2) The parking space was proposed separate from the loading space on the approved plan. The revised plan shows one (1) 10' x 20' parking space/turnaround area (loading space). In accordance with Section 402.5 "no parking area shall be used for any use that interferes with its availability for the parking need it is required to serve", and per 403.1.B.(2) all areas for loading and unloading shall be so arranged that they may be used without blocking or otherwise interfering with the use of automobile accessways, parking facilities or pedestrian ways or backing out onto a street.

The parking and loading spaces shall be separated as required and as shown on the approved plan.

6. In accordance with Section 403.B.(3), Off-Street Loading and Unloading Requirements, "all areas shall be paved and adequately drained, and shall be constructed in accordance with standards established by the Township." ***The proposed loading space is gravel, and the plan must be revised to provide a paved loading space. (From Previous Comment 6 from approved Land Development Plan Review No. 1) The approved plan provided a 10' x 30' paved loading space as required. A 10' x 20' gravel parking space/turnaround area (loading space) is shown on the revised plan. The parking and loading space shall be separated. Refer to Comment 5. The plan view shall be revised, and a pavement section shall be added to the plan.***
7. Comment 7 from approved Land Development Plan Review No. 2 satisfied.
8. Comment 8 from approved Land Development Plan Review No. 2 satisfied.
9. Comment 9 from approved Land Development Plan Review No. 3 satisfied.

SUBDIVISION AND LAND DEVELOPMENT COMMENTS

10. In accordance with Section 401.1, a preliminary and final plan submission is required for the proposed land development. ***(From Previous Comment 10 from approved Land Development Plan Review No. 3) A Waiver from Section 401.1 was requested to permit the submission of the Final Plan without approval of a preliminary plan. The request was granted by the Board of Supervisors on October 14, 2020.***
11. In accordance with Section 703.C, "all final plans shall address the conditions of preliminary plan approval" provided in Sections 601 through 604. ***(From Previous Comment 11 from approved Land Development Plan Review No. 3) Refer to Comments 12 through 28.***
12. In accordance with Sections 602.C and 702.C, the applicant/developer shall submit two (2) electronic copies (one (1) in Auto CAD format and one (1) in PDF format) of the final plan on durable media such as CDs or DVDs. ***(Previous Comment 12 from approved Land Development Plan Review No. 3) In addition to subsequent paper submissions, electronic copies shall also be provided.***
13. Comment 13 from approved Land Development Plan Review No. 1 satisfied.
14. Comment 14 from approved Land Development Plan Review No. 1 satisfied.
15. Comment 15 from approved Land Development Plan Review No. 1 satisfied.

16. In accordance with Sections 603.A.(12) and 703.D, 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. *The following outside agencies shall review the proposed Revised Final Land Development Plan. A copy of their reviews and/or approvals must be provided to the Township. (From Previous Comment 16 from approved Land Development Plan Review No. 3)*
 - a. Marshalls Creek Fire Company *A letter from the Marshalls Creek Fire Company indicates a knox box be installed for emergency purposes. A note requiring a knox box has been placed on the plan. (From Previous Comment) The approved plan referenced Marshalls Creek Fire Company, however the revised plan references the Stroudsburg Borough Fire House. The fire company shall be confirmed. If it is now the Stroudsburg Borough Fire House, the revised plan shall be submitted for its review and comment.*
 - b. Monroe County Planning Commission – *A letter dated April 7, 2020, related to the review of the approved land development plan was previously provided. (Previous Comment) The Revised Final Land Development Plan shall be provided to the Monroe County Planning Commission for review.*
 - c. Monroe County Conservation District – Erosion and Sedimentation Control *(From Previous Comment) The previous erosion and sediment control plan was stamped as approved by the Monroe County Conservation District on August 11, 2020. This approval was received more than two (2) years ago and a new adequacy letter should be obtained from the District.*
 - d. Any licensure required from the Federal Communications Commission, the PA Public Utility Commission, FAA, PA Bureau of Aviation, and/or any other agency (state and/or federal) and related to the proposed communication tower. *An FAA Determination and PA Bureau of Aviation Screening are provided with this submission. The determination and screening confirm filing of a “Notice of Proposed Construction” and attached results indicate the proposed tower is not a hazard to air navigation. The determination further notes that the structure is marked/lighted per the FAA. (Previous Comment) An FCC License for Northeast Pennsylvania SMSA Limited Partnership d/b/a Verizon Wireless was provided with the approved plan. The proposed location was not listed on the FCC License. This should be addressed.*
17. 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 aggregate; all non-residential developments (with the exception of agricultural development) with buildings containing in excess of thirty thousand (30,000) square feet of impervious surface; development of any kind impacting thirty (30) acres of land or more in the aggregate; or any development where, at the discretion of the Board of Supervisors, a community impact analysis would be required.” *(From Previous Comment 17 from approved Land Development Plan Review No. 3) A Waiver from Section 603.A.(15) was requested to not require a community impact analysis. The request was granted by the Board of Supervisors on October 14, 2020.*
18. In accordance with Sections 603.B.(2) and 603.D.(1), 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. *Metes and bounds must be provided along property lines shared with Parcel Nos. 16/7/1/36 & 37*

and 16/117447, and along Airport Road. In addition, on Sheet 6, the bearings, and distances for lines L1, L2, L3, and L4 around the 75-foot square lease area are not provided on the plan. Also, for clarity, the line and curve tables shall be labeled as descriptions for the existing property line and easement lines accordingly. Additional review will be provided upon receipt of revised plans. (Previous Comment) It does not appear the existing property line closes per Section 603.D.(1). The property line boundary shall be confirmed and revised, as necessary. (Previous Comment 18 from approved Land Development Plan Review No. 2) Lines L1 and L2 shall be labeled in plan view on Sheet Z-7.

The proposed driveway is now shown extending past the compound and toward the southern property line. An access easement with metes and bounds will be required and the plan shall be revised.

19. In accordance with Section 603.B.(3), “the sheet or sheets shall be a minimum of twenty-four (24) inches by thirty-six (36) inches or larger sizes allowed for recordation purposes. If more than one sheet is necessary, each sheet shall be the same size and consecutively numbered to show its relation to the total number of sheets comprising the plan, i.e., Sheet No. 1 of 5, etc.” ***(From Previous Comment 19 from approved Land Development Plan Review No. 3) A Waiver from Section 603.B.(3) was requested to allow a plan sheet size of 34-inches by 22-inches. The request was granted by the Board of Supervisors on October 14, 2020.***
20. Comment 20 from approved Land Development Plan Review No. 2 satisfied.
21. Comment 21 from approved Land Development Plan Review No. 2 satisfied.
22. Comment 22 from approved Land Development Plan Review No. 3 satisfied.
23. Comment 23 from approved Land Development Plan Review No. 1 satisfied.
24. In accordance with Section 603.G.(11), the plan shall include “the location of proposed monuments.” ***Proposed monuments and/or markers must be shown on the plan and shall be placed in accordance with Section 1025. (Previous Comment) Monuments and/or markers shall still be placed around the existing property boundary per Section 1025. (Previous Comment 24 from approved Land Development Plan Review No. 2) An iron pin at each corner of the proposed 45’ x 50’ fenced compound is shown on the revised plan. Iron pins were also proposed at all changes in direction along the proposed access easements on the approved plan. The current plan shall be revised for consistency with the approved plan. In addition, Site Note 10 on Sheet Z-3 shall be revised.***
25. Comment 25 from approved Land Development Plan Review No. 2 satisfied.
26. In accordance with Sections 603.G.(15), 1020 and 1024.18, a lighting plan in accordance with the requirements of this Chapter and the Smithfield Township Zoning Ordinance [Chapter 27] shall be submitted. All parking lots and nonresidential developments shall be adequality lit during after-dark operating hours and shall be in accordance with Section 1018. ***(From Previous Comment 26 from Review No. 3) A Waiver from Section 1020 was requested to not require lighting beyond that provided at the equipment cabinets for use by maintenance technicians accessing the site. The request was granted by the Board of Supervisors on October 14, 2020.***
27. Comment 27 from approved Land Development Plan Review No. 2 satisfied.
28. Comment 28 from approved Land Development Plan Review No. 1 satisfied.

29. In accordance with Section 1002.7.F, “natural areas containing rare or endangered plants and animals, as well as other features of natural significance exist throughout the Township. Some of these have been carefully documented (e.g., by the Statewide Natural Diversity Inventory), whereas for others, only the general locations are known. Subdivision applicant/developers shall take all reasonable measures to protect significant natural areas and features either identified by the Township Map of Potential Conservation Lands or by the applicant/developer’s Existing Resources and Site Analysis Plan by incorporating them into proposed conservation open space areas or avoiding their disturbance in areas proposed for development.” *A PA Department of Conservation and Natural Resources PNDI search shall be completed. The search and any required clearance letters shall be provided to the Township. (Previous Comment 29 from approved Land Development Plan Review No. 1) The PNDI clearance is more than 2 years old and has expired. A new PNDI search shall be performed, and all clearances provided to the Township.*

30. In accordance with Section 1019.2, “all utilities shall be placed underground where practical due to rock”. *A note to this effect must be placed on the plan. (Previous Comment 30 from approved Land Development Plan Review No. 1) A note to this effect shall be placed on the revised plan for consistency with the approved plan.*

31. In accordance with Section 1024.11, all automobile parking areas shall be paved and constructed in accordance with Township specifications. *(From Previous Comment 31 from approved Land Development Plan Review No. 3) A waiver was requested from Section 1024.11 to allow a gravel parking area. The request was granted by the Board of Supervisors on October 14, 2020.*

The proposed parking space is a shared space with the required loading space. As discussed in Comments 5 and 6, the parking and loading spaces shall be separated.

32. In accordance with Section 1101.A.(4), “all plant material shall meet the standards of the American Standard for Nursery Stock by the American Nursery and Landscape Association (2004) or most recent edition, and any heights, spreads and/or caliper sizes of trees and shrubs indicated in this Section.” *A note of this effect must be placed on the plan. (Previous Comment) The added note shall be revised to reference Section 1101. (Previous Comment 32 from approved Land Development Plan Review No. 2) A note to this effect shall be placed on the revised plan for consistency with the approved plan. The note shall reference Section 1101.*

33. In accordance with Section 1101.A.(6), “all plant material shall be guaranteed for eighteen (18) months from the day of final approval of the landscape installation by the Township landscape architect or Township Engineer. Any plant material twenty-five percent (25%) or more of which is dead shall be considered dead. A tree shall be considered dead when the main leader has died or twenty-five percent (25%) of the crown is dead. Any dead plant material shall be replaced and installed according to the approved planting practices.” *Note 4 in the Evergreen Shrub Planting Detail on Sheet 4 must be revised accordingly. (Previous Comment 33 from approved Land Development Plan Review No. 1) Landscape Maintenance Note 5 on Sheet A-8 shall be revised for consistency with the approved plan and shall be revised to include the language in Section 1101.A.(6).*

34. In accordance with Section 1101.A.(7), “the applicant/developer shall contact the Township in writing to request a final inspection for acceptance at the end of the guaranty period. These inspections will be performed when plant materials are in full leaf only (May 1 through November 15). All guaranty escrow funds will be released upon acceptance at the end of the guaranty period. The guaranty will be extended until thirty (30) days after receipt of the request letter following May 1. Should the end of the guaranty period occur after November 15, the guaranty period shall be extended to May 15.” *A note to this effect must be placed on the plan. (Previous Comment 34*

from approved Land Development Plan Review No. 1) A note to this effect shall be placed on the revised plan for consistency with the approved plan.

35. In accordance with Sections 1101.1.C.(1)(c) and 1101.1.C.(2)(c), street trees are required along existing streets and 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. In addition, and in accordance with Section 1101.1.C.(2)(e), “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.” ***(From Previous Comment 35 from approved Land Development Plan Review No. 3) A Waiver from Section 1101.1.C was requested to not require additional street trees. The request was granted by the Board of Supervisors on October 14, 2020.***
36. In accordance with Sections 1501.3 and 1501.5, “applicants/developers shall be required to construct or pay for the construction of, at the option of the Township those on- and off-site public improvements, or portions thereof, which the Township determines bear a rational nexus to the needs created by and the benefits conferred upon, the subdivision or development”. “Where the Board of Supervisors determines that it is not feasible to construct the required improvements at the time of development, funds can be put in an escrow account sufficient to cover the cost of required improvements, to be constructed at a later date”. ***A construction cost estimate shall be submitted for review. (Previous Comment) A construction cost opinion was submitted previously and will be reviewed under separate cover prior to plan recordation. (Previous Comment 36 from approved Land Development Plan Review No. 3) The previously submitted Probable Construction Cost Opinion is dated July 20, 2020. An updated opinion shall be submitted for review.***

STORMWATER MANAGEMENT ORDINANCE COMMENTS

The existing property is located within the B-1 Stormwater Management District of the Brodhead Creek Watershed. The unnamed tributary of the Sambo Creek is the receiving water and has a Chapter 93 classification of Cold-Water Fishery with Migratory Fishes (CWF/MF).

37. In accordance with Section 224.1.A.(2)(a), “a minimum depth of 24 inches between the bottom of the BMP and the limiting zone” shall be provided. ***(New Comment) Proposed Trenches 1 and 2 have bottoms that are not 24-inches or more above the limiting zone and shall be revised accordingly. In addition, soil profiles at Trench 3, Trench 4, and Trench 5 shall be completed and provided for review.***
38. In accordance with Sections 224.1.A.(2)(b) and 224.B.(2), “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” shall be utilized. In addition, “provide site-specific infiltration test results (at the level of the proposed infiltration surface) in accord with ASTM Guide No. D5126 to determine the appropriate hydraulic conductivity rate. ***(New Comment) Infiltration testing shall be performed for Trench 3, Trench 4, and Trench 5.***
39. In accordance with Section 226.4, times of concentrations for overland flow shall be calculated using the methodology presented in Chapter 3 of Urban Hydrology for Small Watersheds, NCRS, TR-55 (as amended or replaced from time to time by NRCS). ***Per the TR-55 manual, the minimum time of concentration shall be 6 minutes. The time of concentration utilized in the Post A1***

hydrograph must be revised. (Previous Comment 37 from approved Land Development Plan Review No. 1)

- a. *The total length of the DAI time of concentration utilized in the calculations is inconsistent with that shown on the plan. The calculation shall be revised.*
 - b. *The slope utilized in Segment #1 of the predevelopment time of concentration calculation is incorrect and shall be revised.*
 - c. *The time of concentration at DA 2 is less than 6 minutes. A 6-minute time of concentration shall be utilized in the peak flow calculations per the TR-55 manual.*
40. In accordance with Sections 226.5 and 226.6, “runoff curve numbers (CN) for both existing and proposed conditions to be used in the soil cover complex method shall be obtained from Table B-2 in Appendix B” and “runoff coefficients (c) for both existing and proposed conditions for use in the rational method shall be obtained from Table B-3 in Appendix B”. *(New Comment) The Stormwater Management Report shall include the curve numbers or rational coefficients utilized for each existing and proposed land use. A weighted number calculation shall also be provided for each drainage area and the input values shall be confirmed in the PondPak calculations.*
41. In accordance with Sections 228.1, 233.A.(4), 233.A.(20), and 233.C.(2), any earth disturbance must be conducted in conformance with Chapter 102. *(From Previous Comment 38 from approved Land Development Plan Review No. 2) The previous erosion and sediment control plan was stamped as approved by the Monroe County Conservation District on August 11, 2020. This approval was received more than two (2) years ago and a new adequacy letter should be obtained from the District.*
42. Comment 39 from approved Land Development Plan Review No. 1 satisfied.
43. In accordance with Section 233.B.(4), the plan shall include “other physical features including flood hazard boundaries, buffers, existing drainage courses, areas of natural vegetation to be preserved, and the total extent of the upstream area draining through the site”. *(New Comment) The proposed treeline is partially shown on the Proposed Drainage Area Map. The map shall be revised to show the proposed treeline along the entire length of the proposed access driveway.*
44. In accordance with Section 223.B.(19), the plan shall include “a twenty-foot-wide access easement to and around all stormwater management facilities that would provide ingress to and egress from a public right-of-way”. *(New Comment) An access easement is provided. A note shall be placed on the plan giving the Township the right to enter the property to observe the best management practices, and to maintain, repair, and/or replace should the property owner fail to do so and at no expense to the Township.*

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

45. Comment 40 from approved Land Development Plan Review No. 1 satisfied.
46. Comment 41 from approved Land Development Plan Review No. 1 satisfied.
47. Comment 42 from approved Land Development Plan Review No. 1 satisfied.
48. Comment 43 from approved Land Development Plan Review No. 1 satisfied.

49. Comment 44 from approved Land Development Plan Review No. 1 satisfied.
50. Comment 45 from approved Land Development Plan Review No. 1 satisfied.
51. The 5-year peak flow in the Predevelopment Node Summary is 0.00 cfs. The Existing Conditions Peak Flow Summary chart lists a 5-year peak flow of 4.60 cfs. The Predevelopment Node Summary shall be revised. *(New Comment)*
52. The Proposed Conditions Peak Flow Summary chart references the total peak flow from Trench 5. The Summary chart is the total peak flow from all trenches and the reference to Trench 5 shall be removed. *(New Comment)*
53. The Post Development Node Summary chart lists peak flows of 3.28 cfs, 5.54 cfs, and 11.97 cfs for the 10-, 25-, and 100-year storm events, respectively. The Proposed Conditions Peak Flow Summary chart lists 1.86 cfs, 4.21 cfs, and 8.72 cfs for the same respective storms. The Peak Flow Summary chart shall be revised for consistency with the Node Summary. *(New Comment)*
54. The Elevation-Area Volume Curve for Trench 1 specifies depths of 3-feet, 3-feet, 4-feet, 4-feet, 4-feet, 3-feet, and 3-feet for the 1-, 2-, 5-, 10-, 25-, 50-, and 100-year storm events, respectively. The plan view on Sheet Z-4 and the Stone Trench Detail specify a minimum depth of 3-feet for Trench 1, however the depth shall remain consistent for all storm event calculations. The Elevation-Area Volume Curve for Trench 1 shall be revised for consistency. *(New Comment)*
55. The Elevation-Area Volume Curve for Trench 2 specifies depths of 3.33-feet, 3.33-feet, 4-feet, 4-feet, 4-feet, 3.33-feet, and 3.33-feet for the 1-, 2-, 5-, 10-, 25-, 50-, and 100-year storm events, respectively. The plan view on Sheet Z-4 specifies a depth of 3.3-feet for Trench 2. The depth shall remain consistent for all storm event calculations. The Elevation-Area Volume Curve for Trench 2 and/or the plan shall be revised for consistency. *(New Comment)*
56. On Sheet ES-3, the Typical Stone Driveway Section proposes the trench below the driveway stone and to the ground surface on the lower side of the driveway. The plans shall dimension the depth of each trench to confirm the minimum 3-feet is provided under the driveway stone. *(New Comment)*
57. Details of the proposed outlet structures shall be provided on the plan. *(New Comment)*

MISCELLANEOUS COMMENTS

58. Due to the close proximity of the proposed communication tower to the existing airport and existing industrial building, a report of the safety of the tower shall be provided by the Applicant. The report shall address the following items. All data shall be provided with reference to sources and/or independent and reputable testing organization(s), such as The American Society of Testing and Materials (ASTM), or similar. *(From Previous Comment 46 from approved Land Development Plan Review No. 3)*
 - a. Breakaway aspects and failure of the communication tower shall be addressed. The proposed communication tower is 95-feet high (100-feet with the lightning rod). The closest building is approximately 78-feet to the northwest. Should the communication tower fail the existing building and occupants may be impacted. *(From Previous Comment) A letter from Sabre Industries dated July 16, 2020, was provided with the approved plan. The letter indicated that if the monopole fails it will fail above the base plate and lean over remaining in a permanently deformed condition. The letter further*

indicated this would result in a “zero” fall radius at the ground level.

- b. Structural calculations shall be submitted to the Township. The calculations shall include wind, ice/snow, and seismic loads. *(Previous Comment) A Structural Design Report prepared by Sabre Industries was provided with the approved plan and addresses applicable wind and ice loads.*
 - c. There is concern with potential collisions related to air navigation, the active parachute school, and Medivac helicopter. “No hazard” or “no obstruction” letter(s) from the FAA and PA Bureau of Aviation referencing the proposed 100-foot-high communication tower shall be provided to the Township. The “no hazard” or “no obstruction” letters shall reference all uses of the airport and within the vicinity of the airport, including air navigation, skydiving operations, Medivac helicopter access to the existing helipad, etc. *(Previous Comment) An FAA Determination and PA Bureau of Aviation Screening were provided with the approved plan. The determination and screening confirm filing of a “Notice of Proposed Construction” and attached results indicate the proposed tower is not a hazard to air navigation.*
 - d. FAA required lighting shall be shown and/or noted on the plan. *(Previous Comment) An FAA Determination was provided with the approved plan. The determination notes that the structure is marked/lighted per the FAA. In addition, a “Proposed FAA Lighting Beacon” is specified on the Elevation Plan View provided on Sheet Z-5.*
 - e. Documentation that the communication tower is best suited in the proposed location as it relates to reception of users shall be provided to the Township. *(From Previous Comment) An Interference Analysis prepared by dBm Engineering P.C. and dated April 20, 2017, was provided with the approved plan. The analysis indicates that “no potential exists for the manifestation of harmful interference”.*
 - f. The Applicant shall provide evidence that the proposed communication tower will not interfere with existing radio, television, telephone, or reception of similar signals of nearby properties, including, but not limited to the existing airport. *(From Previous Comment) An Interference Analysis prepared by dBm Engineering P.C. and dated April 20, 2017, was provided with the approved plan. The analysis indicated that “no potential exists for the manifestation of harmful interference”.*
59. Future antennae are shown in the Tower Elevation on Sheet 4. Will these antennae be utilized for private services, or will they be offered for use by emergency services? *(Previous Comment) The response letter indicates space for emergency providers can be provided below 50-feet given the tower can structurally support the antenna. (Previous Comment 47 from approved Land Development Plan Review No. 3) A note is provided on the Tower Elevation Plan View on Sheet Z-5 indicating that space is available for emergency service providers below an elevation of 50-feet above ground level.*
60. Comment 48 from approved Land Development Plan Review No. 2 satisfied.
61. Smithfield Township should consider a time frame as to when the communication tower should be removed upon failure or abandonment of said tower. A financial guarantee should be provided for the tower’s removal should failure or abandonment occur. *(Previous Comment) An opinion of cost for tower removal is provided in the amount of \$40,092.00. As discussed above, the Township should consider a time frame as to when the communication tower should be removed upon failure or abandonment of said tower. (Previous Comment 49 from approved Land Development Plan*

Review No. 3) A Tower Removal Agreement has been provided with this submission.

62. The material and color of the proposed communication tower shall be addressed. In addition, the top of the tower extends above the existing tree line. Will the tower be camouflaged to resemble the existing trees? *(Previous Comment) The Tower Elevation on Sheet 4 specifies a non-reflecting galvanized finish. The response letter indicates the tower will not significantly extend beyond the existing trees. (Previous Comment 50 from approved Land Development Plan Review No. 3) An exhibit dated April 14, 2017, was provided with the approved plan. The exhibit illustrated the existing treeline being approximately 29-feet below the top of the proposed tower.*
63. The Applicant shall address security of the proposed communication tower compound. Will the gate be equipped with locks and/or will the communication tower ladder and supporting structures be locked? *(Previous Comment 51 from approved Land Development Plan Review No. 3) A previous response letter indicated the proposed gate will be locked at all times.*
64. Comment 52 from approved Land Development Plan Review No. 1 satisfied.
65. Comment 53 from approved Land Development Plan Review No. 1 satisfied.
66. Comment 54 from approved Land Development Plan Review No. 2 satisfied.

PLAN REVISION COMMENTS

67. Comment 55 from approved Land Development Plan Review No. 2 satisfied.
68. Comment 56 from approved Land Development Plan Review No. 2 satisfied.
69. Comment 57 from approved Land Development Plan Review No. 2 satisfied.
70. On Sheet Z-4, the proposed 521 and 522 contours located over Trench 4 shall be revised to tie into the existing respective contours. *(New Comment)*
71. A 15% cross slope is proposed along the proposed driveway at its intersection with the existing driveway. This slope shall be revised. *(New Comment)*
72. The scale of the Profile of Access Road on Sheet ES-3 is not correct and shall be revised. *(New Comment)*
73. On Sheet ES-4, Steps 8 and 11 of the Sequence of Construction, and the Specific Operation and Maintenance Notes reference previously proposed Infiltration Trench A1, Infiltration Trench A2, and the stone collection trench. The Sequence of Construction and Specific Operation and Maintenance Notes shall be revised to relate specifically to the proposed trenches on this current plan. *(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 number and nature of the comments in this review, the receipt of new information may generate new comments.

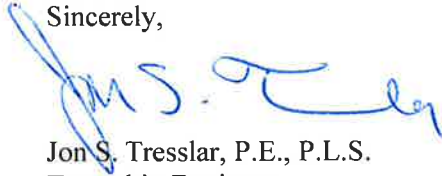
We recommend the above comments be addressed to the satisfaction of Smithfield Township prior to approval of the Revised Final Land Development Plan.

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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 call 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
Richard M. Williams, Esquire, Hourigan, Kluger, & Quinn – Applicant’s Attorney
Matthew Graubart, P.E., Colliers Engineering & Design – Applicant’s Engineer
Sue Manchel – Wireless Access Technologies, Inc.
Northeast Pennsylvania SMSA Limited Partnership d/b/a Verizon Wireless – Applicant
Steve Somers, RR2 Airport Road, LLC – Property Owner
Melissa E. Hutchison, P.E. – LVL Engineering Group

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