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February 11, 2020

RECEIVED ON

FEB 13 2020

**SMITHFIELD TOWNSHIP
MONROE COUNTY, PA**

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

**SUBJECT: VIGON INTERNATIONAL, INC.
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN REVIEW NO. 3
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1932195R**

Dear Supervisors:

Pursuant to the Township's request, we have completed our third review of the Land Development Plan Application for Vigon International, Inc. The submitted information consists of the following items.

- Cover letter prepared by T&M Associates, dated January 29, 2020.
- Response letter prepared by T&M Associates, dated January 29, 2020.
- PADEP Chapter 102 Individual NPDES Permit dated October 29, 2019.
- Available service letter from the Smithfield Sewer Authority, dated January 21, 2020.
- Marshalls Creek Fire Company review letter dated October 15, 2019.
- Title Search.
- Property Owner notification certified receipts.
- Stormwater Management Calculations prepared by T&M Associates, dated May 24, 2019, revised July 12, 2019.
- Stormwater Management Calculations Addendum prepared by T&M Associates, dated May 24, 2019, revised January 27, 2020.
- Post Construction Stormwater Management Plan (1 sheet) prepared by T&M Associates, dated May 29, 2019, revised January 31, 2020.
- Erosion and Sediment Control Plan (1 sheet) prepared by T&M Associates, dated May 29, 2019, revised January 31, 2020.
- Preliminary/Final Land Development Plan (25 sheets) prepared by T&M Associates, dated May 29, 2019, revised January 31, 2020.
- Electronic submission on CD.

BACKGROUND INFORMATION

The Applicant, Vigon International, Inc., is proposing a land development located on the southern side of Airstrip Road, a private road, approximately 2,000 feet west of its intersection with Airport Road (PIN No. 16-7312-00-46 and Tax Parcel No. 16/7/1/9). The development area is located within the M-1, Industrial Zoning District and abuts the B-1, Planned Boulevard Zoning District to the south.

The proposed development will occur on two (2) existing properties; Existing Lot A and Existing Lot B. Existing Lot A has a gross area of 39.88 acres and consists of wetland and steep slope areas, woodland and meadow. Existing Lot B has a gross area of 0.46 acres and consists of an existing

dwelling taking access from Airstrip Road. Existing Lots A and B are proposed to be consolidated into one (1) lot having a gross area of 40.34 acres.

The proposed land development will include a 260,050 square foot building constructed in two (2) phases and that will consist of a warehouse and light manufacturing, and office space. A 100-space parking lot, taking access from Airstrip Road, and a stormwater management basin are also proposed. The project will be served with public sewer and water services.

The submission represents two (2) applications.

1. A lot consolidation of Existing Lots A and B. The lot consolidation plan was conditionally approved by the Board of Supervisors at its meeting held on November 6, 2019.
2. A land development. The proposed land development was conditionally approved by the Board of Supervisors at its meeting held on November 6, 2019.

A Conditional Use was also conditionally approved by the Board of Supervisors at its meeting held on November 6, 2019. The Conditional Use permits the proposed warehouse and light manufacturing uses.

In addition, the Zoning Hearing Board approved variances from the following Ordinance sections:

1. Part 3, Schedule of District Regulations permits a maximum building height of 35-feet in the M-1 Zoning District. The granted variance will allow a 50-foot building height.
2. Section 402, Schedule II requires a total of 294 parking spaces in support of the proposed development. The granted variance permits the proposed 100 parking spaces.

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 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 performance bond and plan of maintenance of the buffer landscaping must be provided. A note referencing the 6-month replacement period shall also be provided on the plan. (Previous Comment) The required note has been added to the plan. A performance bond and plan of maintenance of the buffer landscaping must be provided. (Previous Comment 9) The response indicates that development agreements, fees, maintenance plans, etc. will be completed prior to plan recording.*
2. In accordance with Section 502.7.E, “where applicable, the Township may require that a covenant running with the land shall be recorded delineating the responsibility of the owner of record for maintenance and replacement to the planting.” *(Previous Comment) The Township shall determine if a covenant running with the land and related to the landscaping will be required. (Previous Comment 10) The response indicates that development agreements, fees,*

maintenance plans, etc. will be completed prior to plan recording.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

3. In accordance with Section 603.A.(12), “proof of submission to all the agencies, authorities, commissions, persons, etc., required to be distributed by the applicant/developer under the submission guidelines of this Part” must be provided. *Proof of submission to and all permits/approvals from the following agencies must be submitted to the Township. (Previous Comment 16) The following are statuses of outside agency reviews and approvals. Proof of submission to and all permits/approvals from the following agencies must be submitted.*
 - a. *Water authority – Water Capacity to Serve A will serve letter will be provided upon receipt.*
 - b. *Sewer authority/PADEP – Sewer Service and Sewage Facilities Planning Module The response indicates a Sewage Facilities Planning Exemption was provided to the Township for signature.*
4. In accordance with Sections 603.G.(24), 1401.3, and 1405.1, 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. *The Applicant shall submit the required request for reservation for sanitary sewer and water service. In addition, an approved Sewage Facilities Planning Module will be required. (Previous Comment) The response indicates a will serve letter will be provided upon receipt and a Sewage Facilities Planning Module Exemption will be submitted. (Previous Comment 25) The response indicates the Sewage Facilities Planning Module Exemption was provided to the Township for signature.*
5. 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:
 - a. Payment of recreation fees.
 - b. Construction of recreation facilities.
 - c. Dedication of recreation land or preserved open space to the Township or its designee.
 - d. A combination of these alternatives.

Open space, recreation facilities, and/or fees in-lieu-of must be provided. (Previous Comment 41) The response indicates the Applicant will pay a fee in-lieu-of providing recreation land.

6. In accordance with Section 1401.3, “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 Commissioners that the subdivision is to be supplied by a certified public utility, a bona fide cooperative associates of lot owners or by a municipal corporation, authority or utility.” *The Applicant must provide a will-serve letter from the Brodhead Creek Regional Authority. (Previous Comment) The response indicates a will serve letter will be provided upon receipt and a waterline extension is being coordinated with the Brodhead Creek Regional Authority. (Previous Comment 57) The response indicates a waterline extension is currently being designed. A will serve letter shall be provided upon receipt.*

7. In accordance with Section 1405.1, “the applicant/developer shall submit the information required by this Section for review to ensure that the proposed method of sewage collection, treatment and disposal is feasible and is consistent with the Smithfield Township Sewage Facilities Plan prepared under the terms of Act 537 of the Commonwealth of Pennsylvania. The preliminary plan must indicate that each proposed lot, dwelling or building will be serviced by an appropriate sewage system, thereby avoiding the necessity of major revisions of the plan at the final plan stage.” *Approval of a Sewage Facilities Planning Module must be obtained from the Pennsylvania Department of Environmental Protection and provided to the Township upon receipt. (Previous Comment) The response indicates capacity has been confirmed with the sewer engineer and that a Sewage Facilities Planning Module Exemption will be submitted. (Previous Comment 58) The response indicates the Sewage Facilities Planning Module Exemption was provided to the Township for signature.*

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 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/mep/cg

cc: Ronold J. Karasek, Esquire, Smithfield Township Solicitor
Ken Wolf, Smithfield Township Zoning Officer
Mark J. Buchvalt, P.E., T&M Associates – Applicant’s Engineer
Joseph F. Correia, J. G. Petrucci
Stroudsburg Pocono Airpark, LLC – Property Owner
Airstrip Road DC, LLC – Equitable Owner
Vigon International, LLC – Applicant
George E. Hamlen – Property Owner
Melissa E. Prugar, P.E. – Boucher & James, Inc.