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March 4, 2021

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

**SUBJECT: FRANKLIN HILL MANOR PRELIMINARY SUBDIVISION PLAN
ACCEPTANCE REVIEW
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 2132229R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed an acceptance review of the Preliminary Subdivision Plan for the above referenced project. The submitted information consists of the following items.

- Smithfield Township Application for Review of a Subdivision or Land Development.
- Franklin Hill Manor Preliminary Subdivision of the Lands of DE&S Properties, LLC (2 sheets) prepared by JLS Surveying, LLC, dated December 28, 2020.

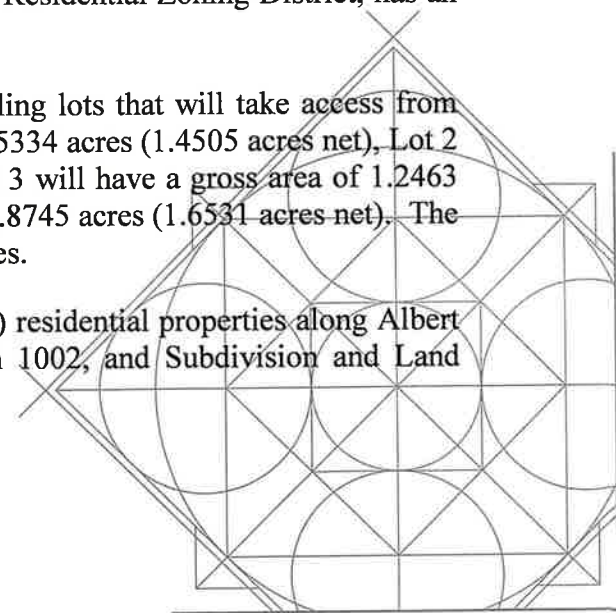
BACKGROUND INFORMATION

The Applicant is proposing a minor subdivision 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 woodlands.

The proposed subdivision includes four (4) residential dwelling lots that will take access from Albert Lane (private road). Lot 1 will have a gross area of 1.5334 acres (1.4505 acres net), Lot 2 will have a gross area of 1.535 acres (1.4432 acres net), Lot 3 will have a gross area of 1.2463 acres (1.1565 acres net), and Lot 4 will have a gross area of 1.8745 acres (1.6531 acres net). The proposed lots will be served by on-lot water and sewer services.

The intent of the submitted plan is clearly to develop four (4) residential properties along Albert Lane. In accordance with both Zoning Ordinance Section 1002, and Subdivision and Land Development Section 302; Land Development is defined as:



1. The improvement of one (1) lot or two (2) or more contiguous lots, tracts, or parcels of land for any purpose involving:
 - a. A group of two (2) or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure.
 - b. The division or allocation of land or space, whether initially or cumulatively, between or among two (2) or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
2. A subdivision of land.

Therefore, we believe additional information in support of a land development is required and shall include, but not be limited to, grading, stormwater management, erosion and sedimentation controls, and sewage facilities as described in more detail in Sections 603 and 703 of the Subdivision and Land Development Ordinance.

If the Township agrees that this plan is considered a land development plan, we recommend that the Township deny this application for subdivision.

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/mep/cg

cc: Ronold J. Karasek, Esquire – Smithfield Township Solicitor
Ken Wolf, Zoning Officer – Smithfield Township
Julia Heilakka, Officer Manager – Smithfield Township
Jonathan L. Shupp, JLS Surveying, LLC – Applicant's Surveyor
David Wengerd, D,E&S Properties, Inc./Classic Quality Homes – Applicant/Property Owner
Melissa E. Prugar, P.E. – Boucher & James, Inc.