

24 February 2023

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

**Re:     Waivers Requests  
          Smithfield Gateway – Phase 1A-2  
          Final Land Development Plans  
          Route 209 & Route 447  
          Smithfield Township, Monroe County, PA  
          Langan Project No.: 100501409**

Dear Planning Commission and Board of Supervisors:

On behalf of DEPG Mosier Associates, L.P., please find below the written request for waivers from the following sections of the Smithfield Township, Chapter 22, Subdivision and Land Development ordinance (SALDO), for the Smithfield Gateway – Phase 1A-2, Final Land Development Plans, dated February 17, 2023. The waivers listed in italics were previously granted for the project’s Preliminary Land Development and Major Subdivision Plans. The waivers listed in bold are new waiver requests for Smithfield Gateway Phase 1A-2 Final Land Development. The waivers requests are listed as follows:

### **Final Land Development Plans**

Waivers are requested for the provisions of the following sections of the Subdivision and Land Development Ordinance (SALDO) for the Final Land Development Plans:

- 1. Section 223.A - In accordance with Chapter 22, Section 223.A, “for water quality and streambank erosion, the applicant shall design a water quality BMP to detain the proposed conditions two (2) year, twenty-four (24) hour design storm to the existing conditions one (1) year flow using the SCS Type II distribution. Since the project is within the watershed management district “C” of the Brodhead Creek ACT 167 Watershed, which is a provisional direct discharge district (no detention), the proposed stormwater design includes redirecting stormwater runoff from the Smithfield Gateway site through the Chelsea site to discharge to the Brodhead Creek (Point of Analysis “E”, POA-E). The proposed conditions 2-year storm runoff rate is greater than the existing conditions 1-year storm runoff rate for POA-E. The predevelopment and post development peak flows are consistent with the previously approved waiver and overall land development plan.*
- 2. 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 feet (200’) 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.” There are several locations where the proposed driveways are less than 200 feet from proposed road intersections. The driveway locations for along Mosier Farm Drive and Smithfield Lane are consistent with the previously approved waiver and Preliminary Phase 1 land development plans. A new driveway is proposed along Music Center Drive.

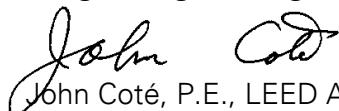
3. Section 1015.1 - Sidewalks – A minimum 4 ft wide sidewalk with 10 ft wide planting strip is required along both sides of a collector road. Mosier Farm Drive is identified as a collector road and provides 5 ft wide sidewalks with 4.5 ft wide planting strip and a 6-inch wide curb for an overall 10 ft width. There are proposed improvements to the sidewalks along Mosier Farm Drive for Phase 1A-2. This is consistent with the previously approved waiver and Phase 1A-1 land development plans.
4. Section 1015.5 - sidewalks and walkways adjacent to parking areas shall be set back a minimum of five feet (5') to prevent car overhang from restricting pedestrian movement along the sidewalk. Sidewalk is adjacent to the parking areas for the proposed Wawa and Restaurant buildings. There is adequate space for pedestrian movement. This is consistent with the previously approved waiver and Preliminary Phase 1 land development plans.
5. Section 1024.10 - Minimum Curb Radii in Parking Areas. The minimum required curb radius within parking areas is 5 ft. The minimum proposed curb radius within the parking areas are a 2-foot radius. This is consistent with the previously approved waiver and Preliminary Phase 1 land development plans.
6. Section 1101.1.A.(8) – The required minimum street tree size is 3” caliper. The proposed street tree size is 2 ½” to 3” caliper which is based upon nursery standard sizes. This is consistent with the previously approved waiver and Preliminary Phase 1 land development plans.
7. Section 1101.2.A – The required minimum street tree size is 3” caliper. The proposed street tree size is 2 ½” to 3” caliper which is based upon nursery standard sizes. This is consistent with the previously approved waiver and Preliminary Phase 1 land development plans.
8. Section 1101.1.F.(2)(e)(1) - There shall be a minimum of one (1) shade tree and three (3) shrubs proposed for every thirty (30) linear feet of stormwater management facility perimeter. Based upon the limited space available around the west side of Infiltration Basin 4-1, the required number of shade trees will be reduced around the perimeter of the infiltration basin. This is consistent with previously approved waiver and land development plans.
9. Section 1301.7.S.(2) - When there is a change in pipe size in an inlet, the elevation for the top of the pipes shall be the same or the small pipe shall be higher. The stormwater system has been designed with large diameter pipes to convey runoff to the Brodhead Creek. In order to minimize deep excavations, the storm system has not been designed to match crowns. This is consistent with previously approved waiver and land development plans.

10. Section 1301.7.S.(3) - A minimum drop of two inches (2") shall be provided in the inlet between the lowest inlet pipe invert elevation and the outlet pipe elevation. The stormwater system has been designed with large diameter pipes to convey runoff to the Brodhead Creek. In order to minimize deep excavations, the storm system has been designed with 0.10 ft drops at inlet structures. This is consistent with previously approved waiver and land development plans.
11. Section 1301.7.Q.(2) - the minimum diameter of all storm drainage pipe shall be eighteen inches (18") or an equivalent thereto. A waiver has been requested from Section 1301.7.Q.(2) for the minimum diameter pipe size to be 12" diameter pipe. The conveyance calculations show that adequate capacity is provided within the 15" diameter storm pipes for the 50 year storm. The PSCM plan, Drawing CG103-1121, notes that the DEPG Mosier Associates, L.P. is responsible for maintaining the stormwater conveyance system (Catch Basins, Manholes and Pipes). This is consistent with previously approved waiver and land development plans.

Please feel free to contact me at (201) 618-0010 (mobile), (973) 560-4987 (office) or by email at [icote@langan.com](mailto:icote@langan.com) if you have any questions, comments or need additional information.

Sincerely,

**Langan Engineering and Environmental Services, Inc.**



John Coté, P.E., LEED AP  
Associate Principal



Theodore Herbert, P.E., LEED AP  
Senior Project Manager

TH/th

cc: Jon Tresslar (LVL Engineers)  
James DePetris / Doug Olmstead (DEPG Mosier Associates, L.P.)  
Marc Wolfe, esq. (Newman, Williams, Mishkin, Corveleyn, Wolfe, and Fareri, P.C.)  
Ron Karasek, esq. (The Karasek Law Offices)

NJ Certificate of Authorization No. 24GA27996400

\\langan.com\data\PAR\data4\100501401\Office Data\Correspondence\Smithfield Township\2023-02-24 Smithfield Township - Phase 1A2  
Waivers Request Letter.docx