

October 2, 2023

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

RE: Shukitus-Olenick Sketch Plan – Conservation Subdivision – Job No. 10757.001

Dear Members,

Our client, Alice Olenick, is proposing a 5 lot Conservation Subdivision located at 6277 Franklin Hill Road (Tax ID# 16.7.2.23-1) on the property that has been owned by her family for over 50 years. The property contains approximately 17.6 acres, with two existing dwellings, a barn and several outbuildings. One dwelling, built in 1971, is accessed by an existing driveway from Hidden Valley Drive. The second dwelling, constructed in 1977 has an existing driveway with access from Franklin Hill Road. Both dwellings are served by existing on-site wells and sewage disposal systems.

We are requesting an informal sketch plan review with the Planning Commission at the October 12, 2023 meeting.

The property is in the RC zoning district where a Conservation Subdivision is a permitted use with open space requirements and a minimum lot size of 40,000 square feet. We feel this site is well suited to the Conservation Subdivision development option and our client would like to proceed with the application to accomplish the goals of a Conservation Subdivision. The conservation design proposes five lots total with two of the lots including the existing dwellings. Three new lots are proposed for the construction of single-family dwellings with access proposed from the common driveway to Franklin Hill Road. An open space area approximately 10.7 acres in size will be provided including the farm fields along Franklin Hill Road, extending into the property including a woodland and wetland area to be preserved. The homeowners will have shared ownership of the open space including the driveway right of way.

One important goal of the design is to maintain the common driveway improvements as a country lane setting, driving through the farm field and mature walnut trees in the open space area and then passing the existing barn which is proposed to remain with Lot 4. The existing driveway is approximately 12 feet wide. The driveway is proposed to be maintained as a 12-foot-wide gravel driveway with areas widened to allow cars to pass in the case you may cross paths with a neighbor. This design will limit impacts on stormwater while maintaining the feeling of a country setting, and providing adequate access to the homes. The individual driveways would form a “T” turnaround at the end of the common driveway. The turnaround area will provide an area for single unit truck size vehicles to turn around.

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Lots shall be served by on-site wells and sewage disposal systems. Preliminary soils testing for potential sewage disposal areas was performed by Joe Valentine, a soil scientist, with positive results.

We look forward to meeting with the Planning Commission to discuss this project. If you have any questions or need additional information prior to the meeting, please do not hesitate to contact me.

Respectfully Submitted,



Nate S. Oiler, PE  
Director of Land Development  
Engineering Services

NSO/ar

Cc: Alice Olenick