



1155 Red Fox Road | East Stroudsburg | Pennsylvania 18301
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www.smithfieldtownship.com

Application for Review of a Subdivision or Land Development Plan

Application is hereby made for a review of the attached Subdivision or Land Development Plan and related data in full accordance with the Smithfield Township Subdivision and Land Development Ordinance.

Date of Application: 2-29-24

Name of Subdivision/Development: _____

Name of Applicant: Ministerio Christiano Impacto DeVida Phone: 347-288-9683

Fax: _____ Email: jurena22@hotmail.com

Address: 4018 Monticella Ave., Bronx, NY 10466

Applicant's Interest in Subdivision/Land Development: Owner

Name of Property Owner: Ministerio Christiano Impacto DeVida Phone: 347-288-9683

Address: 4018 Monticella Ave., Bronx, NY 10466

Name of Engineer/Surveyor: Kiley Associates, LLC Phone: 570-226-5810

Fax: _____ Email: lcozza@kileyassoc.com

Tax I.D. #: 16.7.2.28,28-1,28-2 & 16.7.2.30 Deed of Record (VOL/PAGE): 2627/7626 & 7632

Type of Subdivision/Development Proposed: Minor Subdivision Major Subdivision
 Planned Residential Development Commercial Subdivision Industrial Subdivision
 Commercial Land Development Industrial Land Development Other: _____

Total # of Units/Lots Proposed: 1 Total Acreage: 101.78 Total L.F. New Roads Proposed: _____

Type of Sewage Disposal: Municipal/Central Sewage Community System On-Lot

Type of Water Supply: Municipal/Central Water Community System On-Lot

Additional Comments: Sketch Plan Submittal for Informational Review

Certificate of Ownership and Acknowledgement of Application

As owner(s) of the property described in this application we do hereby acknowledge the said application and agree with the submittal of same and all accompanying plans and data.

Date: 2-29-24

Roberto J. Palma
Property Owner's Signature

Property Owner's Signature

For Township Use: Official Plan Submission Receipt Date: _____

Fees Received: _____

Date Fees Received: _____

Township Secretary or Planning Commission Secretary Signature: _____

(Refer to Notes #1 and #2 on the Subdivision/Land Development Submission Report regarding connection to Municipal Water and Sewer.)



**DURNEY
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& MADDEN LLC**

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JEFFREY A. DURNEY
GEOFFREY S. WORTHINGTON
HILLARY A. MADDEN

March 2, 2023

VIA ELECTRONIC MAIL AND U.S. MAIL

Mr. Ken Wolfe, Zoning Officer
Smithfield Township
1155 Red Fox Road
East Stroudsburg, PA 18301

Re: Ministerio Cristiano Impacto De Vida
Zoning Determination

Dear Ken:

By way of follow-up to our recent meeting, we represent Ministerio Cristiano Impacto De Vida (the "Church") in connection with its proposed development of a retreat center for its members. The Church is a Christian faith-based church located in New York. In connection with its planned retreat, the Church has recently entered into Agreements of Sale to purchase the following properties located in the Township totaling approximately 101 acres (the "Properties"):

1. Tax Code No. 16.7.2.28-1 (owned by Frances Halperin)
2. Tax Code No. 16.7.2.28-2 (owned by Frances Halperin)
3. Tax Code No. 16.7.2.30 (owned by Frances Halperin)
4. Tax Code No. 16.7.2.28 (owned by Michael Halperin)

The Church's plan is to build a retreat on the Properties that will be used by its members as a place for spiritual enrichment, relaxation and fellowship. The Church envisions that it will construct (i) two dormitories, including restroom/shower facilities, each with a capacity of not more than 50 people, and (ii) a kitchen/dining hall/meeting room building with availability to accommodate up to 100 people. The retreat would not be a church with a traditional sanctuary and regularly scheduled worship services. Rather, it would be a place where Church members can further their faith in a retreat or camp-like setting.

The Properties are located in the R-C Residential Conservation District. Among the permitted uses in the R-C District are "Membership clubs, camps and associations". The Zoning Ordinance defines a "Membership Club and Camp" as:

Mr. Ken Wolfe
March 2, 2023
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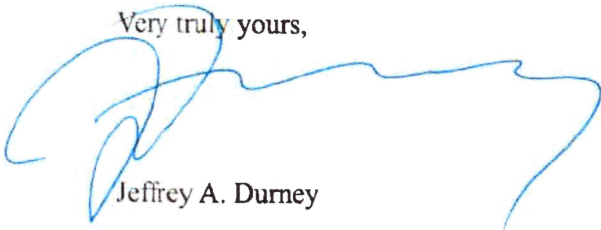
An association of persons which is the owner, lessee or occupant of an establishment operated solely for a recreational, social, fraternal, religious, political or athletic purpose whose activities are confined to the members and guests, are not extended to the general public, and include the establishment so operated; but does not include such clubs and camps the chief activity of which is a service customarily carried on primarily for business or gain.

Consistent with the foregoing definition, the Church will operate the retreat for recreational, social, fraternal and religious purposes. The Church envisions utilizing the retreat center for its members and their spiritual growth, with various Christian enrichment programs and time for family and fellowship. Use of the retreat will be restricted to church members and their guests; use of the retreat will not be extended to the general public. The retreat will be funded and operated by the Church for its members; the facility will not be operated for business or gain.

For the foregoing reasons, we request a determination that the proposed retreat is a Membership Club and Camp as defined in the Zoning Ordinance and is therefore a permitted use in the R-C District.


If you agree with this interpretation, kindly countersign this letter and return a copy to me. The Church understands that even with the zoning determination, it will need to proceed with a land development plan and meet all the requirements thereof. If you have any questions, please do not hesitate to contact me. Thank you.

Very truly yours,



Jeffrey A. Durney

In my capacity as Zoning Officer of Smithfield Township, I hereby concur with and make the determination set forth above.



Ken Wolfe, Zoning Officer
Smithfield Township