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MONROE COUNTY PLANNING COMMISSION

April 26, 2024

Julia Heilakka, Township Manager
Smithfield Township Board of Supervisors
1155 Red Fox Run
East Stroudsburg, PA 18301

Re: Franklin Hill Manor
Minor Subdivision
Smithfield Township
MCPC Review #58-24

Dear Ms. Heilakka,

Our office has received a copy of the above noted minor subdivision with concerns to a 6.18-acre site located on the southeasterly side of Franklin Hill Road, 250 feet southeast from its intersection with Route 191. The plan is proposing to subdivide a single parcel (Tax ID: 16.7312.04.80.8766) of 6.18 acres into three lots: Lot 1 of 1.34 acres, Lot 2 of 1.19 acres, and Lot 3 of 3.65 acres. This site is to be served by on-site water and on-site sewage disposal systems. This site is located within the Residential (R-1) Zoning District.

I have reviewed the proposed minor subdivision based on generally accepted planning principles and environmental concerns. The following comments are offered:

1. Upon GIS Analysis, it appears that the parcel ID is 16.7F.1.11. This discrepancy should be addressed.
2. According to the notes of the plan, the applicant is requesting ten (10) waivers from Smithfield Township Subdivision and Land Development Ordinance (SALDO):
 - a. §22-601 – Submission of separate preliminary and final plans
 - b. §22-603-1.G.14 – Submission of a landscaping plan
 - c. §22-603-1.G.15 – Submission of a lighting plan
 - d. §22-1015-1 – Providing sidewalk
 - e. §22-1023-5 – Monumented easements
 - f. §22-1101 – Landscape plan requirements
 - g. §22-1101-1.F.(2)(e)(1) – Landscaping in regards to stormwater management
 - h. §22-1301-5.B – Existing points of natural drainage discharge into adjacent property
 - i. §26-233-2.B.19 – Stormwater open channel locations
 - j. §26-225.A.4 – NCRS curve number method requirements

Due to the scope of the plan, it appears that these waiver requests appear reasonable.

3. The 100' well limiting zones for Lots 1 and 2 may encroach into proposed sewage disposal areas. The Township should ensure that all sand mounds are located outside the limiting zones.
4. Because no further comments have been stated at this time, this minor subdivision has addressed all other pertinent County review factors.

It is recommended that approval of this plan be conditioned upon the above-listed comments being satisfactorily addressed, the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on May 14, 2024, at 5:00 p.m. at 701 Main Street, Suite 405 Stroudsburg. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

If these comments are not amended and are found to be acceptable by the Board at the next meeting, they should be considered to be approved.

If you have any questions or if we can be of further assistance please feel free to contact me.

Sincerely yours,

Ryan Poust
GIS Analyst