



YOUR GOALS. OUR MISSION.

May 6, 2024

Julia Heilakka, Manager
Smithfield Township
1155 Red Fox Road
East Stroudsburg, PA 18301

**SUBJECT: SHAWNEE HOLDINGS, LLC – 133 WORTHINGTON AVENUE
CONDITIONAL USE REVIEW NO. 1
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. SMTW-R0007**

Dear Ms. Heilakka:

Pursuant to the Township's request, we have completed our first review of the Conditional Use Application for the above referenced project. The submitted information consists of the following items:

- Application for Public Hearing.
- Tentative Site Plan Development Narrative.
- Statement of Purpose.
- Requests for Variances or Waivers.
- Other Information/Data.
- Aerial Photograph.

BACKGROUND INFORMATION

The Applicant is proposing to include the existing property located at 133 Worthington Avenue as part of the Shawnee Inn and Golf Resort.

The existing property is located on the northeastern side of Worthington Avenue, approximately 500 feet south of the intersection with River Road. The property extends from Worthington Avenue to Minisink Avenue and is bordered to the north and south by private residential uses.

The existing property is located within the R1, Low-Density Residential Zoning District and has an area of 0.67 acres. The property consists of a single-family residential dwelling and a semi-detached two family dwelling. Access to the dwellings is taken from both Worthington Avenue and Minisink Avenue.

The Tentative Site Plan Development statement indicates the semi-detached two-family dwelling is currently a rental property.

Based upon our review of the above information, we offer the following comments and/or recommendations for the Township's consideration.



ZONING ORDINANCE COMMENTS

1. The Statement of Purpose notes that the existing property will be utilized as part of the Shawnee Inn and Golf Resort. Per the Schedule of District Regulations, a resort is permitted by Conditional Use in the R1 Zoning District.

In addition, the Zoning Map identifies areas of the existing resort as a Planned Residential Development. *The Tentative Site Plan Development narrative indicates that there will be no development to the site, however it is unclear as to whether the Applicant intends to include this property within the existing Planned Residential Development. This shall be addressed. It should be noted that a Planned Residential Development is also permitted by Conditional Use in the R1 Zoning District.*

2. In accordance with the Schedule of District Regulations, the minimum required lot area is between 20,000 square feet for a property being served by public water and sewer and 50,000 square feet for property being served by on-site water and sewage disposal.

In addition, and in accordance with Section 502.5, “two or more principal buildings located on a parcel in single ownership shall conform to all the requirements of this Chapter which would normally apply to each building if each were on a separate lot. Separation between buildings shall be a minimum of 40 feet.”

The existing property has an area of 29,148 square feet. The required minimum lot area for two (2) buildings is between 40,000 and 100,000 square feet. The property is an existing non-conformity. The Applicant shall identify how the existing property is served by water and sewer to determine the extent of the existing non-conformity.

3. The Schedule of District Regulations identifies the required minimum lot width, lot depth, front yard depth, side yard width, and rear yard depth. *A Site Development Plan required by Section 705 of the Zoning Ordinance will aid in determining conformance with the requirements of the Schedule of District Regulations and Section 502.2. The Applicant is requesting a waiver from submitting this plan. Also refer to Comment 7.*
4. In accordance with Section 401.1.C, the maximum impervious cover is 25% for property being served by on-site water and/or sewage disposal and 30% for property being served by public water and sewer. *A Site Development Plan required by Section 705 of the Zoning Ordinance will aid in determining conformance with the requirements of this Section. The Applicant is requesting a waiver from submitting this plan. Also refer to Comment 7.*
5. In accordance with Section 401.2, “except where conservation subdivisions, (if adopted and enacted by Smithfield Township) manufactured home parks, planned residential development or multi-family dwellings are proposed under regulations specific to those forms of development, the maximum number of dwelling units permitted on any given property shall be limited to the adjusted tract acreage of the site divided by the minimum lot area(s) found on Schedule I for the land in question. The adjusted tract acreage shall be determined by subtracting environmentally constrained land as provided below.

- A. Deduct the following from the gross tract area:



- (1) Ten percent of all moderately steep slopes (15% to 25%).
- (2) Seventy-five percent of all very steep slopes (25% or greater).
- (3) Seventy-five percent of all wetlands.
- (4) One hundred percent of all floodways.
- (5) Fifty percent of the non-floodway portion of all 100-year floodplain areas.
- (6) One hundred percent of all lands within the rights-of-way of existing public streets or highways, under existing private streets and within utility easements.

A Site Development Plan required by Section 705 of the Zoning Ordinance and a calculation showing the maximum number of dwelling units permitted on the existing property will aid in determining conformance with the requirements of this Section. The Applicant is requesting a waiver from submitting this plan. Also refer to Comment 7.

6. In accordance with Section 402.3, “whenever there is an alteration of a use which increases the parking requirements, the total additional parking required for the alteration, change or extension shall be provided in accordance with this Chapter”. In addition, and in accordance with Section 402.6, “off-street parking, loading and unloading facilities shall be provided for each use as set forth in Schedule II. If the computation of required parking spaces results in a fraction, a full space shall be required for each fractional amount.”

Per Schedule II, Regulations for Off-Street Parking Spaces, a resort development requires parking equal to the “cumulative totals of more specific lodging, recreation, eating and drinking facilities and other uses”.

The Statement of Purpose indicates the existing dwellings could be utilized as the following:

- a. Lodging for guests of the resort.

A motel requires four (4) parking spaces for every three (3) sleeping rooms. The existing property includes a total of 7 bedrooms and will require a total of 10 parking spaces.

A Motel is defined as “a building, or group of buildings, whether detached or in connected units, used as individual sleeping or dwelling units with direct outside access, designed and used primarily for temporary occupancy by transients for compensation. The term “motel” includes buildings designed as tourist courts, motor lodges, auto courts, and other similar appellations, but shall not be construed to include mobile homes or travel trailers.”

- b. Employee housing.

Rooming houses and dormitories require one (1) parking space for every bed. Assuming one (1) bed in each of the seven (7) bedrooms, seven (7) parking spaces will be required.

The Applicant shall address the proposed use of the existing dwellings and the number of required parking spaces.



7. In accordance with Section 705.1.A, “Site Plan Requirements. The following information shall be included on any site plan connected with a conditional use application, provided that the Township Board of Supervisors may waive a particular requirement where the size or scope of a project would render the data inapplicable or unnecessary. The purpose of the site plan is to evaluate the ability of the project to meet the conditional use criteria contained herein and not necessarily to give final approval if further submissions under the Township’s Subdivision and Land Development Ordinance [Chapter 22] or other Township ordinances are required.” The information contained in Subsections (1) through (16) shall be included on the site plan. *A Site Development Plan is required.*

The Applicant is requesting a waiver from providing the Site Development Plan because “no development is planned on the property”.

8. In accordance with Section 705.1.C, “the Board of Supervisors, in acting upon the site development plan and conditional use permit application, shall take into consideration not only the criteria contained above, but also the following:
- (1) Whether the proposed use will have a detrimental or positive impact on adjacent properties. A new use should not produce a significant negative impact on the property values of adjacent properties nor should it create potential nuisance impacts related to noise, odors, vibrations or glare.
 - (2) If the proposed use is one judged to present detrimental impacts, whether an approval could be conditioned in such a manner as to eliminate or substantially reduce those impacts.
 - (3) Whether the use will have a positive or negative effect on the environment, job creation, the economy, housing availability, open space preservation or any other factors which reasonably relate to the health, safety and general welfare of present or future residents of the Smithfield Township.
 - (4) Whether the granting of an approval will cause an economic burden on community facilities or services including, but not limited to, highways, sewage treatment facilities, water supplies and firefighting capabilities. The applicant shall be responsible for providing such improvements or additional services as may be required to adequately serve the proposed use and any approval shall be so conditioned. The Township shall be authorized, subject to the limitations of the Pennsylvania Municipalities Planning Code, to request fees in support of such services where they cannot be directly provided by the applicant.
 - (5) Whether the site plan indicates the property will be developed and improved in a way which is consistent with that character this Chapter and the Township’s Comprehensive Plan are intended to produce or protect, including appropriate landscaping and attention to aesthetics and natural feature preservation.”

A narrative addressing items (1) through (5) shall be submitted.

MISCELLANEOUS COMMENTS

9. The Statement of Purpose indicates that property across Worthington Street is owned by the



Shawnee Inn and Golf Resort. The GIS mapping identifies this property as being owned by Fairway House Property Owners. The Applicant shall address the ownership.

10. The Applicant shall address the collection of refuse.
11. The Tentative Site Plan Development narrative references three (3) buildings, however it appears only two (2) building exist based upon the aerial photography.

The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the nature of the comments in this review, the receipt of new information may generate new comments.

We recommend the above comments be addressed to the satisfaction of Smithfield Township prior to approval of the Conditional Use.

In order to facilitate an efficient re-review of the submission, a letter, addressing item by item, an action in response to each of our comments shall be provided. Paper and electronic copies of all documents shall be provided with subsequent submissions.

If you should have any questions, please contact me.

Sincerely,

Jon S. Tresslar, P.E., P.L.S.
Township Engineer

JST/meh

cc: Smithfield Township Board of Supervisors
Smithfield Township Planning Commission
Ronold J. Karasek, Esquire – Smithfield Township Solicitor
Ken Wolf, Zoning Officer – Smithfield Township
Shawnee Holding, Inc. – Applicant
Melissa E. Hutchison, P.E. – T&M Associates