

June 3, 2024

Job No. 10757.002

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

RE: Shukaitis Estate Revised Sketch Plan - 6277 Franklin Hill Road (Tax ID# 16.7.2.23-1)

Dear Members,

Alice Olenick on behalf of the Shukaitis Estate has requested the sketch plan be revised based on the previous discussion with the Township and the complexity of the NPDES permit requirements. The sketch has been revised to propose a 3-lot conventional Minor Subdivision. The property contains approximately 17.6 acres, with two existing dwellings, a barn and several outbuildings. Lot 1 is a proposed 1.84-acre lot created for an existing dwelling, built in 1971, which is accessed by an existing driveway from Hidden Valley Drive. Lot 3 is a proposed 13.1-acre lot to include an existing dwelling and barn, constructed in 1977 which has an existing driveway with access from Franklin Hill Road. Both dwellings are served by existing on-site wells and sewage disposal systems. Lot 2 is a proposed 1.84-acre new building lot with access proposed directly from Franklin Hill Road. Lots 1 and 2 are proposed to the minimum lot area of 80,000 square feet required for a standard subdivision project, not based on conservation subdivision requirements.

We are requesting an informal sketch plan review with the Planning Commission at the June 13<sup>th</sup>, 2024, meeting.

Items for discussion:

### 1. Hidden Valley Drive

Smithfield Township approved a subdivision titled “Shukaitis Minor Subdivision”, dated February 2021, recorded PB 93 PG 124. This subdivision established Hidden Valley Drive as a private road approved for the four lots adjoining this road. The proposed subdivision does not make any change to the long-standing access provided from Hidden Valley Drive and no improvements are proposed. Restrictions will be provided on the subdivision plan to prohibit access for Lot 2 from accessing Hidden Valley Drive.

### 2. Street Standards – Ch. 22-1008.3

“Where a subdivision abuts or contains an existing street, the applicant/developer shall be required to improve said street to Township standards and provide an additional ultimate right-of-way width to conform to the standards set by the Township.”

A road widening easement or dedication of additional right of way along Franklin Hill will be provided as an ultimate right of way of 25 feet from the Franklin Hill Road centerline.

The site has approximately 970 feet of frontage on Franklin Hill Road with only one lot being developed along the frontage. The proposed driveway will be located to allow drainage to enter the existing drainage

pattern of the cross culvert under Franklin Hill Road. Drainage from the roadway is directed to the Shukaitis property. Utility poles are located along the road along the project side of the road frontage. The applicant is requesting that roadway improvements not be required along the frontage of Franklin Hill Road, due to the scope of the proposed subdivision project.

### **3. Stormwater Management and Surface Runoff Control – Ch. 22-1301**

The development of proposed Lot 2 is not anticipated to exceed 5,000 square feet of impervious area qualifying for an exemption of the requirement for a drainage plan application. The project is no anticipated to exceed one acre of earth disturbance which would require a NPDES permit. No drainage calculations are proposed to be submitted with the minor subdivision application.

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

Cc: Alice Olenick