



YOUR GOALS. OUR MISSION.

June 12, 2024

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

**SUBJECT: LANDS OF JOSEPH M. SHUKAITIS SKETCH PLAN REVIEW NO. 2  
MINOR SUBDIVISION PLAN  
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
PROJECT NO. SMTW-R0012**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed a second review of a sketch plan submitted for the subdivision of Lands of Joseph M. Shukaitis. The submission consists of the following items.

- Letter of Transmittal prepared by RKR Hess dated June 3, 2024.
- Project Narrative prepared by RKR Hess dated June 3, 2024.
- Preliminary/Final Shukaitis Minor Subdivision prepared by George Fetch, Jr., P.L.S., dated February 2021, revised June 15, 2021 (PB 93, PG 124).
- Sketch Plan for Joseph M. Shukaitis (1 sheet) prepared by RKR Hess, dated August 18, 2023, revised May 24, 2024.

### **BACKGROUND INFORMATION**

The Applicant has submitted a revised sketch plan for a proposed minor subdivision of the Lands of Joseph M. Shukaitis. The project site is located on the southwesterly corner of the intersection of Franklin Hill Road and Hidden Valley Drive. The existing property is located within the R-C, Residential Conservation Zoning District and has an area of 17.58 acres. The existing property consists of two (2) single family residential dwellings; one taking access from Hidden Valley Road and one taking access from Franklin Hill Road, and an existing barn. The existing dwellings are served by on-lot water and on-lot sewage disposal. The remainder of the property consists of a blueberry orchard, woodlands, and wetlands.

The proposed minor subdivision includes three (3) lots. Proposed Lot 1 will have a net area of 1.84 acres and will consist of the existing single family dwelling taking access from Hidden Valley Drive. Proposed Lot 2 will have a net area of 1.84 acres and will consist of a proposed single family residential dwelling taking access from Franklin Hill Road. The proposed dwelling will be served with on-lot water and on-



lot sewage disposal. Proposed Lot 3 will have a net area of 13.1 acres and will consist of the existing dwelling and barn taking access from Franklin Hill Road, woodlands, blueberry orchard, and wetlands.

Based upon our review of the Sketch Plan, we offer the following comments and/or recommendations for your consideration.

### **ZONING ORDINANCE COMMENTS**

1. In accordance with Section 502.1.B, “on a corner lot, front yards are required on both road frontages, and one yard other than the front yards shall be deemed to be a rear yard and the other or others, side yards”. *The plan shall clearly show and dimension the required front, side, and rear yards on Proposed Lot 2 to confirm compliance with this Section.*

### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

2. In accordance with Section 503.G, “after preparing the Existing Resource/Site Analysis (ER/SA) Plan but prior to the Planning Commission meeting in which the plan is to be reviewed, the applicant/developer is strongly encouraged to arrange for a site visit with the Planning Commission and other municipal officials and professionals and shall provide sufficient copies of the ERSA Plan to distribute to all municipal officials attending the site visit. Applicant/developers, their site designers and the landowner are encouraged to accompany the Planning Commission. The purpose of the site visit is to familiarize local officials with the property’s existing conditions and special features, to identify potential site design issues and to provide an informal opportunity to discuss site design concepts, including the general layout of common open space (Greenway land) (if applicable) and potential locations for proposed buildings and street alignments.” *A site visit should be arranged at the Township’s discretion.*
3. In accordance with Section 1006.11.C, a private access drive may be utilized solely to provide access to not more than four lots of single-family residential. *The Project Narrative indicates that Hidden Valley Drive is a private road providing access to four (4) existing lots. Therefore, access to Proposed Lot 2 will be from Franklin Hill Road. The Township and Applicant may wish to consider a waiver from Section 1006.11.C to provide access to Proposed Lot 2 from Hidden Valley Drive.*
4. In accordance with Section 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”. Appendix B requires a Local Road to have a 50-foot wide right-of-way and 26-foot wide cartway (18-foot wide travelway and 4-foot wide shoulders).

*The plan proposes an 8.5-foot “widening easement or dedication of additional right-of-way” to create a half width right-of-way of 25-feet. The Project Narrative indicates the Applicant will be requesting that the cartway widening and other roadway improvements along Franklin Hill Road not be required. Waiver requests with justifications shall be submitted with the Minor Subdivision Plan for review and discussion. We recommend Franklin Hill Road be widened with a 3-foot stone shoulder to be consistent with the proposed improvements on the opposite side.*



5. In accordance with Section 1202.A, “in conformance with the Pennsylvania Municipalities Planning Code, this Section requires the public dedication of land suitable for park land, noncommercial recreational uses, preserved open space, and the construction of recreational facilities. Upon agreement of the Board of Supervisors, any of the following alternatives may be approved by the Board of Supervisors in lieu of public dedication of land, as specified in this Section:
1. Payment of recreation fees.
  2. Construction of recreation facilities.
  3. Dedication of recreation land or preserved open space to the Township or its designee.
  4. A combination of these alternatives.”

*Open space and recreation facilities and/or a fee in-lieu-of shall be provided.*

### **STORMWATER MANAGEMENT ORDINANCE COMMENTS**

6. In accordance with Section 232.D, “any regulated activity that has less than 5,000 square feet of impervious surface and/or meets the following exemption criteria is exempt from the plan submittal provisions of this Part. These criteria shall apply to the total parent tract development even if development is to take place in phases. Impervious areas existing on the parent tract prior to date set forth in the definition of "parent tract" shall not be considered in cumulative impervious area calculations for exemption purposes.”

In addition, and per Subpart A, “an exemption shall not relieve the applicant from implementing such measures as are necessary to protect the public health, safety, and property. An exemption shall not relieve the applicant from providing adequate stormwater management for regulated activities to meet the purpose of this Part; however, drainage plans will not have to be submitted to the Township.”

*This Section allows for exemption of the plan submittal requirements, however it does not relieve the Applicant from providing peak rate control, volume control, or water quality.*

*While a stormwater design is not required prior to construction, the stormwater management still needs to be constructed and an as-built plan with calculations (including soil testing) shall be submitted for review and acceptance prior to issuance of a use and occupancy permit. Based upon the review of the as-built plan and calculations, the constructed stormwater management facility may not meet the requirements of the SWMO which will result in field adjustments and/or additional stormwater management controls.*

The above comments represent a thorough and comprehensive review of the limited 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.



In order to facilitate an efficient re-review of revised plans, the Engineer shall provide a letter, addressing item by item, their action in response to each of our comments.

If you should have any questions regarding the above comments, please contact me.

Sincerely,

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

JST/meh

cc: Ronold J. Karasek, Esquire, Smithfield Township Solicitor  
Ken Wolf, Smithfield Township Zoning Officer  
Nate S. Oiler, P.E., RKR Hess – Applicant's Engineer  
Alice Olenick, Executor – Applicant  
Melissa E. Hutchison, P.E., T&M Associates