

August 29, 2024
FedEx Priority & Email
(julia@smithfieldtownship.com)

Smithfield Township
1155 Red Fox Road
East Stroudsburg, PA 18301

Attention: Julia Heilakka, Township Manager, Smithfield Township

RE: Proposed Commercial Development
Route 209 & 447
Smithfield Township
Monroe County, PA
PY212041

Dear Julia:

On behalf of JPSPA Realty, LLC, Bohler Engineering PA, LLC is hereby submitting a **Sketch Plan Application for Engineering and Zoning Review** for the above referenced project. Please find the following enclosed:

1. One (1) check #2150 in the amount of \$300.00 for the Application Fee.
2. One (1) check #2151 in the amount of \$2,000.00 for the Escrow.
3. Five (5) copies of the Application for Review of a Subdivision or Land Development for Sketch Plan.
4. Five (5) copies of the Escrow Agreement.
5. Five (5) copies of the Agreement of Sale, dated 03/02/2023.
6. Five (5) copies of the Traffic Impact Study, prepared by TPD, *Arriving Under Separate Cover*.
7. Five (5) copies of the Sketch Plan Set, dated 08/30/2024, Sheets C-101 – C-201.

JPSPA Realty, LLC is proposing to develop the property with a Commercial Development including a Gasoline Service Station with Drive-Through, Restaurant with Drive-Through, and a Café with Drive-Through. The site is also proposed to contain related site amenities, lighting, landscaping, utilities, and stormwater management facilities.

It is the intent with this submission that the Application be placed on the September 12, 2024 Planning Commission Meeting Agenda and receive an Engineering and Zoning Review. Should you have any questions or require additional information, please do not hesitate to contact me at dpeters@bohlereng.com or 610-709-9971.

Sincerely,

BOHLER ENGINEERING PA, LLC



Don Peters, PE

DP/jt/mb

cc: Lehigh Valley Planning Commission (w/1 copy of letter)
Soham Patel (email)