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August 27, 2024  
Project #1022419.004

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

Dear Planning Commission:

**RE: WATER GAP WELLNESS ACCESSORY BUILDINGS**  
Smithfield Township, Monroe County, Pennsylvania  
Waiver Requests

On behalf of the applicant, Barry Isett & Associates, Inc. (Isett) is hereby formally requesting a recommendation to waive or defer the following Smithfield Township Subdivision and Land Development Ordinance (SALDO) or Water Ordinance sections for the approval of the above-referenced Land Development Plans.

1. **Chapter 22 – SALDO, Section 22-1020 Lighting**

This section states that all “*nonresidential developments shall be adequately lighted during after-dark operating hours*” and a lighting plan, “*in sufficient detail to allow determination of the effects to adjacent properties, traffic safety and overhead sky glow*”, shall be provided.

We are requesting a waiver from this section requiring a lighting plan because no new parking is proposed. With the closest nearby residences over 1,200 feet away, sidewalk illumination will be blocked by the proposed and existing buildings and existing woods, thereby eliminating off-premises effects.

2. **Chapter 22 – SALDO, Section 22-1101 Landscape Plan Required**

This section 22-1101.1.A. (9) states “A landscape plan is required for all major subdivisions as well as multifamily, commercial and industrial developments”. And section 22-1101.1.A. (10) states “Street trees and other required plant material shall not be planted until the finished grading of the subdivision or land development has been completed”

We are requesting a waiver from this section requiring a landscape plan because no parking or streets are proposed. One tree and some brush will be removed for construction and the remaining vegetation will be protected and all areas disturbed during construction will be permanently stabilized after area reaches final grade, with grass in most areas. The infiltration basin will be stabilized with a stormwater management water quality control seed mixture.

3. **Chapter 22 – SALDO, Section 22-1301.6.B.(4)**

This section states that all outlet structures shall be constructed of a concrete box structure.

We are requesting a waiver from this section to allow a basin outlet pipe instead of a concrete box structure. The proposed design does not require an orifice smaller than the proposed discharge pipe, nor a spillway other than the emergency spillway, and a concrete box structure would be both an unnecessary greater expense as well as aesthetically unpleasing for the golf course in which the basin is proposed.

4. **Chapter 22 – SALDO, Section 22-1301.6.B.(5)**

This section states that the top of the outlet box shall be set at the 100-year water surface elevation and shall have an open grate.

We are requesting a waiver from this section to allow a basin outlet pipe instead of a concrete box structure, and that said pipe does not need to be located at the 100-year water surface elevation. As previously stated, a concrete box outlet structure is not needed for the proposed design and would be an unnecessary expense and visual impairment. The proposed discharge pipe is capable of discharging the calculated 100-year flow, and an emergency spillway is proposed to handle the 100-year inflow.

5. **Chapter 22 – SALDO, Section 22-1301.7.L.(1)**

This section states that all outlet pipes through a basin embankment shall be reinforced concrete pipe.

We are requesting a waiver from this section to allow a basin outlet pipe made of HDPE plastic, instead of reinforced concrete. Given the short pipe section and the minimal flows from the basin, a single reinforced concrete pipe would be an unnecessary expense.

6. **Chapter 22 – SALDO, Section 22-1301.7.Q.(2)**

This section states that the minimum diameter of all storm drainage pipes shall be 18 inches.

We are requesting a waiver from this section to allow storm drainage pipes smaller than 18 inches in diameter, due to the small size of the tributary area and the minimal flow generated by the proposed improvements.

Sincerely,



James P. Kelley, P.E.  
Professional Engineer, Civil