

Traffic, Resource Impact and Conservation Analysis

August 30, 2024

Joseph Widmer Land Development
 Job number: 10842.004

Joseph L Widmer is proposing to construct a 1,008 SF building on an approximate 0.53-acre parcel (Tax Id 16 - 7312 - 00 - 86 -7511 (16.7.1.52) located just west of the Joel Street and SR 209 intersection in Smithfield Township, Monroe County, PA. The project consists of the proposed building, parking area, stormwater conveyance and management facilities, landscaping, utilities and other associated improvements. The property is located in the ED – Economic Development District.

Traffic

The proposed use is anticipated to generate minimal traffic. The projected traffic is not anticipated to meet or exceed 50 or more trip-ends per project peak hour or 500 trip-ends per day based on the 5 anticipated employee utilizing the project site.

The increase in traffic is expected to be negligible as the existing site is utilized as a parking and storage area for the Owner’s tree clearing business. All access will continue to utilize the existing driveway off SR 209, which has an existing PennDOT HOP (PennDOT Permit No. 05005187).

Smithfield Township Land Development

The proposed development was previously granted four (4) variances from the Smithfield Township Zoning Ordinance.

VARIANCE REQUESTS:

SALDO ORDINANCE SECTION	DESCRIPTION	DATE GRANTED
ZO 403.1.B.4	OFF STREET LOADING SHALL BE LOCATED AT THE SIDE OR REAR OF THE PROPERTY AND SHALL BE SCREEN FROM VIEW BY FENCING OR LANDSCAPING	6/4/2024
ZO 403.1.L	PARKING WITHIN REAR AND SIDE YARDS MAY NOT BE LOCATED CLOSER THAN 15 FEET TO LOT LINE	6/4/2024
ZO 403.1.M	PARKING AREAS MAY BE LOCATED AT THE FRONT OF THE BUILDING BUT NOT CLOSER TO THE FRONT LOT LINE THAN INDICATED IN PARKING SETBACK SCHEDULE IN THE ORDINANCE. ZONING DISTRICT ED - MINIMUM PARKING AREA DISTANCE FROM FRONT LOT LINE 50'	6/4/2024
ZO 502.7.C	NON RESIDENTIAL OFFSTREET PARKING LOCATED IN FRONT OF BUILDING SHALL BE SEPARATED FROM THE ULTIMATE RIGHT OF WAY LINE BY A BUFFER YARD NOT LESS THEN 25 FEET IN WIDTH	6/4/2024

The project will require a Land Development approval in accordance with the provisions of the Smithfield Township Subdivision and Land Development Ordinance (SALDO).

Section 22-603.1.E of the SALDO requires a Resource Impact and Conservation Analysis broken out in the following categories.

- a. Description of existing resources as documented on the existing resources and site analysis plan.** There are minimal existing resources on the subject property. The property consists of a gravel area and stabilized mulch areas. There are no historic buildings, trails, floodplains, woodlands, hydric soils, lakes, ponds, streams or waters of the commonwealth on the property. There are also no wetlands onsite per the delineation performed by Value Engineering. There are a small portion of steep slopes (over 25%) on the property; however, they are manmade and total approximately 1,700 SF.
- b. Impacts of the proposed development on existing resources correlated to the areas depicted in the resource impact and conservation analysis.** As noted above, there are minimal existing resources on the property. The only impacts anticipated to existing resources include the man-made steep slopes. These slopes will be graded to meet the Township Ordinance to the maximum extent practical, and a waiver request will be provided for areas that exceed the Ordinance requirements.
- c. Measures taken to minimize and control such impacts both during and following the period of site disturbance and construction.** Measures taken to minimize and control impacts to existing resources include installing ESC matting on proposed steep slopes to minimize the potential for erosion.
- d. The qualifications and experience of the preparer of the report.** This report has been prepared by Nicholas DeFrank, P.E. Mr. DeFrank has over 20 years' experience in civil engineering design for subdivisions and land developments, including the preparation of Land Development Applications and Post Construction Stormwater Management Plans in Monroe and Northampton Counties. He received his Bachelor of Science in Environmental Engineering from Wilkes University in May of 2004. Mr. DeFrank is a Professional Engineer Licensed in Pennsylvania.