



YOUR GOALS. OUR MISSION.

September 5, 2024

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

**SUBJECT: JOSEPH WIDMER PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
PLAN COMPLETENESS REVIEW
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. SMTW-R0017**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed a completeness review of the submitted Preliminary/Final Land Development Plan Application. The submitted information consists of the following items.

- Letter of Transmittal prepared by RKR Hess dated August 30, 2024.
- Smithfield Township Application for Review of a Subdivision or Land Development Plan w/ Professional Services Agreement.
- Drainage Plan Application.
- Waiver Requests for the Land Development for Joseph Widmer prepared by RKR Hess, dated August 30, 2024.
- Stormwater Report prepared by RKR Hess, dated August 30, 2024.
- Wetland Report prepared by Value Engineering, Inc., dated December 15, 2023.
- Photometric Calculation Report prepared by Penn Lighting Associates, dated August 12, 2024.
- PennDOT Highway Occupancy Permit No. 05005187, issued February 26, 1991.
- Zoning Hearing Board Decision dated July 18, 2024.
- Property Deed, Deed Book 2635, Page 5363.
- Property Deed, Instrument #202200945.
- Truck Turning Plan prepared by RKR Hess, dated August 30, 2024.
- Traffic, Resource Impact and Conservation Analysis prepared by RKR Hess, dated August 30, 2024.
- Sewer Narrative.
- Sewer Capacity and Connection Email dated March 15, 2024.
- PADEP Sewage Planning Email dated August 14, 2024.
- Preliminary/Final Land Development Plan for Joseph Widmer prepared by RKR Hess, dated August 30, 2024.



BACKGROUND INFORMATION

The Applicant, Joseph Widmer is proposing a land development at their property located on the northwestern corner of Milford Road/Business Route 0209 (S.R. 2012) and Joel Street.

The existing property has an area of 0.53 acres and is located within the ED, Economic Development Zoning District. The property consists of an existing gravel parking area with a gated entrance taking access from Milford Road/Business Route 0209 (S.R. 2012).

The project will support the Applicant's existing contractor business, and proposes the construction of a 1,008 square foot building housing a car parking space and truck work space with associated parking, storm sewer and stormwater management, and landscaping. The proposed building will be served by public water and sanitary sewer services.

On July 18, 1991, the Smithfield Township Zoning Hearing Board granted the following variances:

1. From Section 403.1.B.(4) to allow proposed off-street parking in front of the property.
2. From Section 403.1.M to allow the parking lot be constructed in front of the proposed building within the parking setback lines as shown on the Variance Plan.
3. From Section 502.7.C to reduce the width of the required buffer yard along Milford Road/Business Route 0209 (S.R. 2012) to 13-feet.

Based upon our review, we recommend the Planning Commission accept the Preliminary/Final Land Development Plan for review, provided all other requirements have been met including, but not limited to, formal written applications and application fees with establishment of an escrow to cover the costs of review.

If you should have any questions, please call me.

Sincerely,

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

JST/meh

cc: Julia Heilakka, Manager – Smithfield Township
Ronold J. Karasek, Esquire – Smithfield Township Solicitor
Ken Wolf – Smithfield Township Zoning Officer
Nick DeFrank, P.E., RKR Hess – Applicant's Engineer
Joseph Widmer – Applicant/Property Owner
Melissa E. Hutchison, P.E. – T&M Associates