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## ***MONROE COUNTY PLANNING COMMISSION***

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September 23, 2024

Jacob Pride, Chairman  
Smithfield Township Board of Supervisors  
1155 Red Fox Road  
East Stroudsburg, PA 18301

Re: Water Gap Wellness Recreation Center  
Land Development Plan  
Smithfield Township  
MCPC Review #159-24

Dear Mr. Pride:

The above cited plan was reviewed by Eric Koopman, Lead Senior Planner, and Nathan Oiler, P.E., of RKR Hess, a division of UTRS, Inc., on behalf of the Monroe County Planning Commission. You will find their comments enclosed. Should you have any special concerns regarding these comments, please contact us immediately.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on October 8, 2024 at 5:00 p.m. at the Monroe County Planning Commission office. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

If these comments are not amended and are found to be acceptable by the Board at the next meeting, they should be considered to be approved as enclosed.

If you have any questions or if we can be of further service to you, please feel free to contact me.

Sincerely yours,

A handwritten signature in blue ink that reads "Christine Meinhart-Fritz".

Christine Meinhart-Fritz  
Director

CMF/ek  
Cc: Julia Heilakka, Township Manager

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## ***MONROE COUNTY PLANNING COMMISSION***

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TO: Christine Meinhart-Fritz, Director  
FROM: Eric Koopman, Lead Senior Planner  
DATE: September 23, 2024  
SUBJECT: Water Gap Wellness Recreation Center  
Land Development Plan  
Smithfield Township  
MCPC Review #159-24

This 105.71 acre site is located at the terminus of Mountain Road, approximately 2,500 feet south of its intersection with Minsi Road. The plan proposes to remove portions of the existing pavement in order to construct an 8,000 square foot recreation center, sidewalk and gravel areas, stormwater controls, and various other site improvements. The site is currently developed and contains a drug and alcohol rehabilitation and treatment center which is served by existing on-lot water supply and sewage disposal systems. The site is located in the Low-Density Residential (R1) district in Smithfield Township and the Residential (R-1) district in Delaware Water Gap Borough.

The above mentioned land development plans has been reviewed on the basis of generally accepted planning principles and environmental concerns. The following comments are offered:

1. It should be noted that the existing rehabilitation facility at this site could be considered a non-conforming use as per a recent zoning ordinance amendment prohibiting this use in the R-1 district (Ordinance 247, adopted January 10, 2024). It is unknown if a certificate of non-conformity was issued, and the Township should ensure that the proposed expansion complies with §27-604 of the zoning ordinance. It appears that special exception approval will be necessary. This should be discussed.
2. Plan notes #11 state that construction activities are not to interfere with the normal operations of the facility and note #18 states soil stockpiles shall be limited to the areas delineated on the plan. Staging areas and soil stockpile locations, however, are not indicated on the plan and it is unclear how construction activities may impact such operations. This should be discussed to ensure the proposed expansion does not interfere with daily operations.
3. This site is located in both Smithfield Township and Delaware Water Gap Borough. While the plan lists five separate zoning districts, the property is only within the R-1 districts of each respective municipality. It is unknown if review by Delaware Water Gap Borough is being solicited.

4. No lighting or landscaping plans were prepared for the proposed project. The Township should ensure that this is consistent with ordinance requirements. It should be noted that no waivers or variances have been requested concerning this or any other issues.
5. The actual square footage of the proposed building is not indicated. Including such information would facilitate the review process.
6. The plan does not indicate the height of the proposed structure. The maximum building height in this district is 35 feet or two and a half stories. The actual height should be confirmed.
7. While a 'recreation facility' is proposed, no open space or fee agreements are cited by the plan. The Township should confirm that the plan meets requirements of Part 12 of the Subdivision and Land Development Ordinance, "Recreation, Common Open Space, and In-Lieu Fees".
8. Parking calculations were not included with the submitted materials. The Township should ensure that an adequate number of parking stalls are proposed.
9. There are no details regarding loading or fire and emergency response vehicle access and/or navigation throughout the site. It is recommended that any emergency plans in place for the facility be reviewed and updated to address potential impacts from the proposed addition, including collaboration with the local fire company in order to ensure the proposed fire protection methods can provide sufficient flows in the event of a fire.
10. It should be confirmed that existing sewage and water supply systems have adequate capacity for the proposed expansion.
11. The status of the any Township driveway permit or impact from the proposed addition is unknown.
12. The project proposes impact to steep slope areas. It is recommended that extra care be taken during construction to minimize or eliminate potential adverse impacts to the site from disturbance in these areas.
13. It should be noted that the Pennsylvania Natural Diversity Inventory (PNDI) review has not been submitted by the owner/developer and potential impacts are unknown.
14. It is recommended that the applicant/developer prepare a snow removal plan in order to maintain efficient, orderly, and safe traffic flow within the parking lot area during the winter season.
15. The property is not indicated on the Township's Official Map (PA MPC Article IV) for public use reservation.

16. Dumpster locations are not indicated on the plan. It is recommended that any dumpster areas be properly screened to create a visual buffer with appropriate materials and that haulers are provided safe and adequate loading and vehicle circulation routes.
17. The proposed project does not affect any areas of importance identified in the Monroe County Natural Areas Inventory, 1991 and the Updated Inventory, 1999.
18. The proposed project does not affect any of the historic areas identified in the Monroe County Historic Preservation Plan, 1980.
19. The proposed project is generally consistent with the Monroe County Comprehensive Plan, December 2014, with respect to supporting an existing institutional resource for county residents.
20. The recommendation made by Nathan Oiler, of RKR Hess, A Division of UTRS, dated September 19, 2024 are concurred with.

It is recommended that approval of this plan be conditioned upon the above listed comments being satisfactorily addressed, the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.

September 19, 2024  
Project No. 10230.248

Monroe County Planning Commission  
Monroe County Administrative Center  
701 Main Street, Suite 405  
Stroudsburg, PA 18360

**ATTENTION: MS. CHRISTINE MEINHART-FRITZ, DIRECTOR**

**SUBJECT: PRELIMINARY MAJOR LAND DEVELOPMENT PLANS – PROPOSED WATER GAP WELLNESS RECREATION CENTER  
APPLICANT/PROPERTY OWNER: WATER GAP ACQUISITIONS PARTNERS, LLC  
SMITHFIELD TOWNSHIP**

Dear Ms. Meinhart-Fritz:

The project site is located on a 105-acre site at 296 Mountain Road, Delaware Water Gap, PA. The site is located at the former Water Gap Country Club. The project site is located in Smithfield Township and Delaware Water Gap Borough. Existing buildings, an existing garage, an existing pavilion and parking is currently on the project site. Existing access to the site is provided by one driveway to Mountain Road. The project proposes to construct a one-story recreation center with a building footprint of 8,000 S.F. Site improvements include new emergency access road, landscaping, utility connections and stormwater management facilities.

We have reviewed a twenty-four (24) page set of Preliminary Major Land Development Plans prepared by Barry Isett & Associates, Inc. located in Olyphant, PA.

This submittal was reviewed in accordance with generally accepted engineering and planning practices and the guidelines established by the Monroe County Planning Commission. We offer the following comments based on the information submitted:

#### **ZONING AND COMPATIBILITY WITH SURROUNDING USES**

1. The project is in the R1, Low Density Residential Zoning District. The application indicates an accessory building for a private recreation facility is a permitted use in the R-1 zoning district. The classification of the proposed use and the determination if the use is permitted in the R1 Zoning District must be confirmed by the Zoning Officer.
2. The proposed recreational building is located near the southern corner of the site. The area to the northeast of the building is developed as Water Gap Wellness Inn on the same site. The property is adjoined by Mountain Road to the southeast and Wolf Hollow Drive to the west. The property is adjoined by residential properties to the north, east and south, some of these properties are developed, others are undeveloped.

The closest residential home to the proposed building is over 1000 feet away from the proposed building.

3. The plans indicate that boundary information is based on GIS data, however the plans are not consistent with GIS mapping. A property boundary survey must be provided to confirm compliance with building

setbacks. GIS data shows a right of way for Mountain Road extending on to the property that is not shown on the plans.

4. An analysis of compliance with zoning requirements such as setbacks and parking has been provided in the application indicating the proposed development complies with zoning requirements.

#### **LOT ACCESS, LAYOUT AND PARKING**

5. Vehicular access to the project is proposed to be provided by one existing full access driveway, which provides access to Mountain Road. Mountain Road is a private road. The traffic impact on this narrow roadway should be considered.
6. No parking analysis has been provided. The applicant must provide verification that the existing parking spaces meet the requirements of the Township Ordinance for the proposed recreation building.
7. A lighting plan has been provided. The Township should confirm that any proposed lighting meets the requirements of the Township Ordinance.

#### **WATER SUPPLY AND WASTEWATER DISPOSAL**

8. Water service is proposed to be provided by an on lot well. It should be verified that the on lot well will be able to provide adequate water service for the proposed building. Copies of DEP permits for the public water supply permit should be provided. The water system distribution plan must clarify the water piping system for the project.
9. Sewage disposal is proposed using an existing on-lot septic system. It should be verified by the Township SEO that the sewage system has the capacity to provide adequate service for the proposed building and is consistent with existing Sewage Planning. The proposed sewage conveyance system to the on-lot sewage disposal area should be shown and adequate capacity verified.
10. An emergency access drive is proposed to provide access to the new building. The construction details for the emergency access drive show that it will be constructed with stabilized pervious material. The local fire company should review truck access to the site and fire protection provisions.

#### **STORMWATER MANAGEMENT**

11. According to the plans the proposed earth disturbance is 3.22 acres. An NPDES permit will be required for the project.
12. A Stormwater is proposed to be conveyed through inlets 12", 15" HDPE pipes and vegetative swales to one proposed infiltration basin located to the north of the proposed building. A stormwater management report has been provided. Test pit locations are shown on the plans. Infiltration reports have been provided for proposed infiltration systems. The water from the project site drains to Unnamed Tributary to Cherry Creek (CWF, MF).

13. Stormwater conveyance pipes are proposed to be installed parallel to the basin berm. The stability of this configuration should be verified.

**ENVIRONMENTAL CONCERNS AND OTHER COMMENTS**

14. The site does not lie within the FEMA 1% chance floodplain limits as depicted on the latest (FIRM) Flood Insurance Rate Map.
15. The MCPC checklist indicates that there are steep slopes on the project site. These steep slopes are shown near the proposed building. These steep slopes will be impacted.
16. The MCPC checklist indicates that there are wetlands on the project site. These wetlands are shown on the plan near the center of the site. No construction is proposed near these wetlands.
17. The MCPC checklist indicates that there are Prime AG soils on the site and these Prime AG soils will be impacted by the proposed construction.
18. The MCPC checklist indicates that there are no hydric soils on the project site.
19. A landscape plan was not provided in the submission. A landscape plan should be provided.
20. A Pennsylvania Natural Diversity Index (PNDI) search was not provided. The MCPC checklist notes that a PNDI search indicated no known potential impacts to threatened or endangered species and/or special concern species and resources within the project area.
21. The applicant has provided a list of Saldo Modifications, these modifications include relief from providing a resource assessment report (SALDO Section 355-26. D) and relief from the requirement to have parking offset 10 ft from the building (SALDO Section 355.54.1.2). These should be reviewed by the Township to confirm that these modifications meet the intent of the ordinance based on the specific conditions on this site.
22. All certifications must be executed on the plans prior to final approval.
23. Compliance with Township Building Codes and ADA requirements should be confirmed.

We recommend these comments be accepted and forwarded to the Township for consideration prior to action on the plan applications.

Respectfully submitted,

**R.K.R. Hess, A Division of UTRS, INC.**



Nathan S. Oiler, P.E.

Director of Land Development Engineering Services

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