

701 Main Street, Suite 405
Stroudsburg, PA 18360



Phone: 570-517-3100
Fax: 570-517-3858
mcp@monroecountypa.gov
www.monroecountypa.gov

MONROE COUNTY PLANNING COMMISSION

September 23, 2024

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

Re: Joseph Widmer
Land Development Plan
Smithfield Township
MCPC Review #162-24

Dear Mr. Pride:

The above cited plan was reviewed by Eric Koopman, Lead Senior Planner, and Brick Linder of Linder Engineering, 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
Nicholas DeFrank, RKR Hess

701 Main Street, Suite 405
Stroudsburg, PA 18360



Phone: 570-517-3100
Fax: 570-517-3858
mcp@monroecountypa.gov
www.monroecountypa.gov

MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director
FROM: Eric Koopman, Lead Senior Planner 
DATE: September 23, 2024
SUBJECT: Joseph Widmer
Land Development Plan
Smithfield Township
MCPC Review #162-24

This 0.58 acre site is located on the northerly side of Milford Road (SR 209), approximately 50 feet west of its intersection with Joel Road. The plan proposes to construct a 1,008 square foot business office, parking areas, stormwater controls, and various other site improvements. The site is currently undeveloped and is to be served by on-lot water supply and centralized sewage disposal systems. The site is located in the Economic Development (ED) district in which the proposed use is permitted by right.

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. The owner/applicant states that several variances concerning parking regulations have been granted on June 4, 2024. This should be confirmed. A variance for setbacks was granted to a previous owner and the plan notes that discussion with the zoning officer confirmed that the proposed building will conform to required setbacks as much as possible.
2. Numerous waivers have been requested for this project concerning sidewalks, curbing, parking, basin design, slopes, and other issues. While justification is provided, the Township should carefully consider such requests and potential impacts before granting approval. Modification from the SALDO should be minimalized as much as possible.
3. While the plan does not contain details concerning the specific use of the proposed structure, it is our understanding that this project is to support a tree service business. The zoning officer should confirm the specific land use being proposed.
4. The area of the site in question varies between submitted materials. Assessment data indicates the site is 0.58 acres. The plan also states that the lot is an existing non-conformity in regard to meeting minimum lot area. The actual area of the site should be confirmed and issues pertaining to lot area should be addressed.
5. A Traffic, Resource Impact and Conservation Analysis was provided with the submitted materials. The report states that the proposed plan will have minimal impacts to this location.

6. A lighting and landscaping plan was prepared for the proposed project. The Township should ensure that this is consistent with ordinance requirements. It should be noted that illumination levels along the perimeter of the site was not indicated.
7. It should be noted that the site abuts a residential district to the north of the property. The Township should confirm that buffers, landscaping, and existing vegetation will be adequate to mitigate potentially negative impacts between these properties.
8. 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".
9. A truck turning plan was prepared for this project. The Township should confirm the feasibility of ingress and egress for larger vehicles in order to ensure safe traffic circulation through the site.
10. It is recommended that the Township collaborate with the Fire Department in order to review the development along with the fire safety measures being proposed.
11. A will-serve letter for central sewage disposal will be needed for the proposed plan.
12. Signage details were not provided. It is recommended that any signage for this site create a fine visual impression and is consistent with Township/County signage objectives as well as local ordinances.
13. The status of the PennDOT Highway Occupancy Permit is unknown.
14. 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.
15. 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.
16. The property is not indicated on the Township's Official Map (PA MPC Article IV) for public use reservation.
17. A dumpster locations is 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.
18. The proposed project does not affect any areas of importance identified in the Monroe County Natural Areas Inventory, 1991 and the Updated Inventory, 1999.

Page Three
Joseph Widmer
Land Development Plan
Smithfield Township
MCPC Review #162-24

19. The proposed project does not affect any of the historic areas identified in the Monroe County Historic Preservation Plan, 1980.
20. The proposed project is generally consistent with the Monroe County Comprehensive Plan, December 2014, with respect to supporting an existing county business.
21. The recommendation made by Brick T. Linder of Linder Engineering, dated September 23, 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.

Linder Engineering, Inc.

2603 Route 390, Canadensis, PA 18325

Tel: 570-595-6432 E-mail: brick.linder@linderengineering.com Website: www.linderengineering.com

September 23, 2024

Christine Meinhart-Fritz

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

SUBJECT: Review of the Land Development application for Joseph Widmer, Smithfield Township, Monroe County, PA.

Dear Ms. Meinhart-Fritz:

A new business or professional office building is proposed along Business Route 209 (SR 2012) in the ED zoning district of Smithfield Township. The project, owned and proposed by Joseph L. Widmer, is on a 0.53 ac parcel with direct frontage onto Business Route 209. The site is currently improved with an existing gravel drive & parking area.

We received by email the following for review as prepared by RKR Hess, A Division of UTRS:

- MCPC application/checklist
- Preliminary-Final Land Development drawings
- Truck turning plans
- ESC Report
- Wetland report
- Traffic, resource impact and conservation analysis
- Sewage planning information
- Zoning Hearing Board decision
- Relative deeds

A 1,008-sf building is proposed for use as a contractors business or professional office. Associated parking, loading, stormwater management improvements, utilities, etc. are also proposed. The parcel will be served by an on-site well & central sewer, and stormwater improvements are also proposed.

We reviewed the application in regard to general engineering & planning and for potential impact to Monroe County and offer the following:

ZONING AND COMPATIBILITY WITH SURROUNDING USES

1. Business or professional offices and/or services are Permitted Uses in the ED zoning district.
2. A previous zoning setback variance was granted in September, 1991 for constructing a 1008 square-foot building on the parcel.
3. Multiple variances were granted in June 2024 providing relief from screening requirements, parking setback requirements and buffers.
4. Multiple modifications to the SALDO were also requested for curbing, sidewalks, parking locations, various stormwater requirements, grading and slopes.

5. All related zoning and land development aspects should be reviewed by the Township for compliance with applicable ordinances.

WATER SUPPLY, SEWAGE DISPOSAL AND UTILITIES

6. The facility will be served by a proposed on-site well and central sewer from the Smithfield Sewer Authority. Adequate capacity, approval and authorization should be provided as required.
7. A grinder pump and pressure sanitary sewer are proposed to connect to the existing Smithfield Sewer Authority central sewer system. The pressure sewer lateral will be located in a 30' wide utility easement to the northeast.
8. Required isolation distances from the stormwater and sanitary sewer improvements to the proposed well should be confirmed.
9. Site lighting should be reviewed for compliance with applicable ordinances.

ACCESS, PARKING & TRAFFIC

10. According to the *Traffic, Resource Impact and Conservation Analysis*, the project is expected to generate minimal traffic. Access will be from an existing gravel drive with a previously issued PennDOT Highway Occupancy Permit. It should be confirmed that the PennDOT HOP is valid for the proposed use and related traffic.
11. The required number of parking spaces, parking dimensions, aisle widths, orientation, and related features should be reviewed by the Township for compliance with applicable zoning and parking requirements.
12. Handicap parking requirement and accessible routes should be evaluated for compliance with ADA requirements.

STORMWATER MANAGEMENT

13. The proposed stormwater management system consists of 1 surface basin and a network of proposed inlets, manholes storm pipes, headwalls, etc. to collect and route stormwater.
14. Earth disturbance will be less than 1-ac, and the E&S Plan should be reviewed by the MCCD for adequacy.
15. Proposed stormwater management should be reviewed by the Township for compliance with applicable requirements.

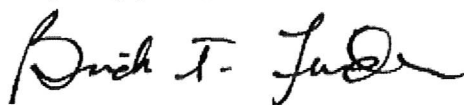
GENERAL AND OTHER CONCERNS

16. Proposed landscaping should be reviewed by the Township for compliance with applicable requirements.
17. A snow management plan with snow storage locations should be considered.
18. It should be noted that the Property Location address listed on the MCPC application is incorrect.

The approval of this plan is recommended conditioned on satisfactorily addressing the comments herein, approval by the municipality and approval by applicable outside agencies.

If you have any questions, please contact me.

Very truly yours,



Brick T. Linder, P.E.