

**Smithfield Township Residents for Rural Balance**



**3 Point Garden Major Subdivision Review**

# Mother Nature's Way Landscaping, LLC

6015 Franklin Hill Road, East Stroudsburg, PA 18301 | 570-476-1083 | [momswayl@ptd.net](mailto:momswayl@ptd.net)

August 8, 2024

To Smithfield Township,

In 2020, Mother Nature's Way Landscaping designed and built a very extensive drainage system for Calvary Bible Church at 9 3 Point Garden Road, East Stroudsburg, PA 18301. This system is very critical for them and has been working the way it should. Obviously, any extra water runoff from further development on adjoining property owned by LTS will jeopardize this system and your infrastructure along the roads. With 25 years of experience, designing and building drainage systems for private communities, commercial and residential properties is a specialty in my business.

Having serious concerns for Calvary Bible Church, my own property (which has suffered damage multiple times), natural gas lines (which have been exposed to storm water runoff, two times) and your roads (which has also suffered damage multiple times), this should not be taken lightly due to past damages that have occurred and now the intensity of the rainfall amounts.

Also, this is worth noting, I have repaired and improved 'engineered' drainage for Spring Lake Estates that has failed, and I am currently working on more improvements. It can be challenging due to the rock shelf that this development sits on. Know that this is the same rock shelf that this major subdivision would sit on that is being proposed by LTS.

Lastly, I, Ludwigs, Kolbas and Calvary Bible Church have hired Sparnon Wetland Services to study the four adjoining areas of our properties to the LTS property for further evaluation. Once study is complete you will receive a copy.

Sincerely,

Tim Schnaitman, owner of Mother Nature's Way Landscaping, LLC

### 3 Point Garden Road Subdivision on Parcel # 16.92443

As residents of Smithfield township, living in the vicinity and adjoining properties of the proposed development, we have serious concerns about the impact this proposed development will have on our community and environment. There are several drainage and storm water runoff issues already causing damage to both residential properties and township roads. Adding more impervious surfaces will only increase the damage due to the existing geology of the land which consists of solid rock. This solid rock does not allow proper drainage for adequate percolation, therefore requiring more drainage area and less structures. Also, the heavier rainfall amounts that have consistently increased require a unique plan for each area due to the geology of the land. We are opposed to such a large subdivision on this small parcel of land, and we are concerned about our quality of life and our property values being affected in a negative way.

#### Points of concern

- township plans for infrastructure improvements
  - storm water management plans
  - wetland study
  - seismograph installed / well and house inspections prior and post construction
  - line of site / speed limit / increased traffic
  - natural buffer and required buffer
  - light pollution / noise pollution
  - the natural landscape and wildlife
  - increase minimum acreage to build
  - we the people are speaking, please listen and remember that you are working for us.
- Thank you

**CHRISTOPHER S. BROWN**  
**LAW OFFICES**

11 North Eighth Street  
Stroudsburg, Pennsylvania 18360-1717

Christopher S. Brown

Justin A. Rick

Phone: (570) 421-5653

Fax: (570) 421-0816

December 7, 2023

LTS Homes LLC  
805 Seven Bridges Road  
East Stroudsburg, PA 18301

Re: 11 Acre Parcel at 3 Point Garden Road, Smithfield Township


Dear Sir/Madam:

This office represents Tim and Dana Schnaitman. The Schnaitman's own property adjoining and across the street from the 11+ acre parcel that your firm recently purchased from Charlie Eyer and Linda Miller on 3 Point Garden Road in Smithfield Township, Parcel No. 16.92443.

First, I want to make clear that the Schnaitman's do not in any way oppose the development of this parcel and welcome your work in the neighborhood. With that said, I am writing only to express up front that water run-off has been an ongoing issue from this property and the surrounding area, previously flooding Franklin Hill Road on the northern boundary of the property. For this reason the Schnaitman's have asked this office to contact you, along with the MCCD and the township, to affirm that the stormwater management and ESC plans for this development need to be carefully prepared and examined to prevent aggravating the existing water run-off issues.

Thank you for taking the time to consider this concern, and best of luck in developing the property. We will continue to monitor developments and will be in touch with any additional concerns.

Very Truly Yours,



Christopher S. Brown

cc: Tim and Dana Schnaitman  
MCCD  
Supervisors, Smithfield Twp.



December 14, 2003

Attorney Christopher Brown  
11 North Eighth Street  
Stroudsburg, Pa 18360-1717

RE: 11 Acre Parce at 3 Point Garden Road

Dear Christopher:

I am in receipt of your letter dated December 7, 2003, referencing Tim and Dana Schnaitman's property adjoining the property we recently purchased. We are in the process of determining the usage of this parcel with our Engineers and will be presenting a sketch plan to the Smithfield Planning Commission when completed. The normal approval process requires us to present Stormwater calculations and our plan to address this issue to both the Township and the MCCD for their Engineers review.

Your client and yourself are more than welcome to attend these meetings at the Planning Commission and Supervisors meetings when presented

Suggestions are always welcome and appreciated and thank you for reaching out to us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert L. Weseloh', written in a cursive style.

Robert L Weseloh, President



# OTT CONSULTING INC.

CIVIL ENGINEERS · SURVEYORS · LANDSCAPE ARCHITECTS

JEFFREY L. OTT, P.E., M.B.A., S.E.O.  
REYNOLD E. PETRE, P.L.S.  
JASON W. BUCHTA, R.L.A., ASLA  
J. MICHAEL PRESTON, P.E.  
DEVON J. CANTREL, P.E.

LEHIGH VALLEY OFFICE  
P.O. BOX 386  
EMMAUS, PA 18049

TELEPHONE (610) 928-4690  
FAX (610) 928-4695  
WEBSITE: WWW.OTTENG.COM  
EMAIL: INFO@OTTENG.COM

LTSI 2301

June 28, 2024

## NOTICE TO LANDOWNERS ABUTTING THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT

This letter, per section 22-602.G of the Smithfield Township Subdivision and Land Development Ordinance, is to notify you that an application for a subdivision or land development has been submitted for land that abuts the property being developed.

The proposed project consists of approximately 10.48 acres of land owned by LTS Homes LLC., which will be subdivided and developed by LTS Homes LLC of East Stroudsburg, Pennsylvania.

The proposed subdivision and land development will create 7 (seven) new building lots, with driveways, associated site improvements and utilities on Parcel # 16.92443.

The above application has been submitted for review at the next regularly scheduled meeting Township Planning Commission on July 11<sup>th</sup>, 2024.

Sincerely,

OTT CONSULTING INC.

J. Michael Preston for

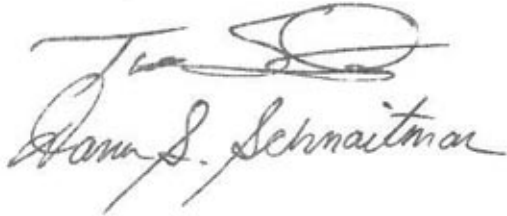
Jeffrey L. Ott, P.E., M.B.A., S.E.O., C.P.E.S.C.  
President

Cc: File

3 POINT GARDEN ROAD SUBDIVISION ON PARCEL # 16.92443

We have serious concerns and are opposed to such a large subdivision on this small parcel of land. Storm water runoff is already an issue and of course we are concerned about our quality of life and property values being affected.

Please sign below.



Tom S. Schmitz

6015 FRANKLIN HILL RD

3 POINT GARDEN ROAD SUBDIVISION ON PARCEL # 16.92443

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Please sign below.

*Bruce T. Wenzel*  
*Lynn Wenzel*

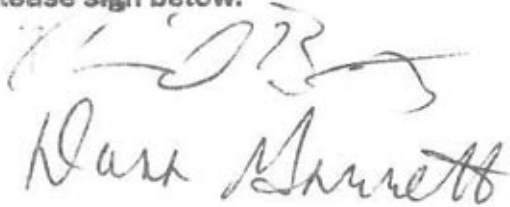
149 AMELIA LN



3 POINT GARDEN ROAD SUBDIVISION ON PARCEL # 16.92443

~~We have serious concerns and are opposed to such a large subdivision on this small parcel of land. Storm water runoff is already an issue and of course we are concerned about our quality of life and property values being affected.~~

Please sign below.



Gary Burnett

155 AMELIA LN

**3 POINT GARDEN ROAD SUBDIVISION ON PARCEL # 16.92443**

---

**We have serious concerns and are opposed to such a large subdivision on this small parcel of land. Storm water runoff is already an issue and of course we are concerned about our quality of life and property values being affected.**

**Please sign below.**

A handwritten signature in black ink, appearing to be 'The [unclear] [unclear]'. The signature is stylized and somewhat illegible.

155 AMELIA LN

3 POINT GARDEN ROAD SUBDIVISION ON PARCEL # 16.92443

---

We have serious concerns and are opposed to such a large subdivision on this small parcel of land. Storm water runoff is already an issue and of course we are concerned about our quality of life and property values being affected.

Please sign below.

Carol Ludwig  
Robert D. Ludwig

6050 Franklin Hill Rd

**3 POINT GARDEN ROAD SUBDIVISION ON PARCEL # 16.92443**

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**Please sign below.**

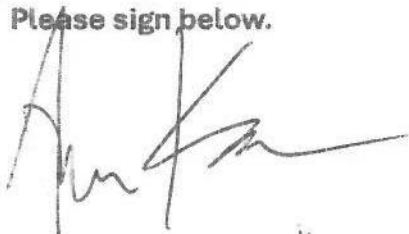
*Agnes Hartz*  
*Jan M. Hartz*

6052 FRANKIN HILL RD

**3 POINT GARDEN ROAD SUBDIVISION ON PARCEL # 16.92443**

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Please sign below.



27 3pt Garden Rd

Andrew Kolba

**3 POINT GARDEN ROAD SUBDIVISION ON PARCEL # 16.92443**

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**Please sign below.**

*Robert Allen*

30 3 Point Garden Road

East Stroudsburg PA 18301

3 POINT GARDEN ROAD SUBDIVISION ON PARCEL # 16.92443

~~We have serious concerns and are opposed to such a large subdivision on this small parcel of land. Storm water runoff is already an issue and of course we are concerned about our quality of life and property values being affected.~~

Please sign below.

Elizabeth Onstorky 108 Hideaway Lane  
Jules (Jillian) Onstorky

**3 POINT GARDEN ROAD SUBDIVISION ON PARCEL # 16.92443**

**We have serious concerns and are opposed to such a large subdivision on this small parcel of land. Storm water runoff is already an issue and of course we are concerned about our quality of life and property values being affected.**

**Please sign below.**

*John Kelly*

*126 Hideaway Lane  
East Stroudsburg PA  
18301*



3 POINT GARDEN ROAD SUBDIVISION ON PARCEL # 16.92443

~~We have serious concerns and are opposed to such a large subdivision on this small parcel of land. Storm water runoff is already an issue and of course we are concerned about our quality of life and property values being affected.~~

Please sign below.

Three handwritten signatures in black ink. The first signature is the most prominent, followed by two smaller ones to its right.

19 woods Rd.

3 POINT GARDEN ROAD SUBDIVISION ON PARCEL # 16.92443

~~We have serious concerns and are opposed to such a large subdivision on this small parcel of land. Storm water runoff is already an issue and of course we are concerned about our quality of life and property values being affected.~~


Please sign below.

Robert C. Clemens  
24 woods ROAD  
EAST STRAUNSBURY

3 POINT GARDEN ROAD SUBDIVISION ON PARCEL # 16.92443

~~We have serious concerns and are opposed to such a large subdivision on this small~~  
parcel of land. Storm water runoff is already an issue and of course we are concerned  
about our quality of life and property values being affected.

Please sign below.

Conrad Kuttel  


12 WOODS RD  
E. STROODSBURG PA 18301  
646 209 9734

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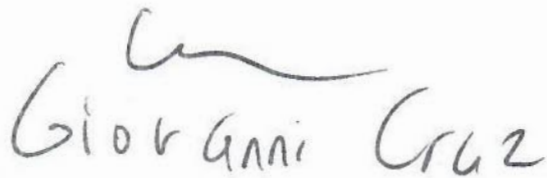


Marsha Cruz

14 Woods Rd

East Strasburg PA 18301

201 647-0964



14 Woods Road East Strasburg, PA

570-231-0637

18301

**3 POINT GARDEN ROAD SUBDIVISION ON PARCEL # 16.92443**

**We have serious concerns and are opposed to such a large subdivision on this small parcel of land. Storm water runoff is already an issue and of course we are concerned about our quality of life and property values being affected.**

**Please sign below.**

*Cheryl Verrill*  
3 Flory Rd

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Please sign below.

Olga-Luis Rosario

Samuel Rosario

5 Flory Rd. E. Stroudsburg PA 18301

3 POINT GARDEN ROAD SUBDIVISION ON PARCEL # 16.92443

We have serious concerns and are opposed to such a large subdivision on this small parcel of land. Storm water runoff is already an issue and of course we are concerned about our quality of life and property values being affected.

Please sign below.

Walter R Potvin

7/10/2024

Heidi M.

Clark  
7/10/24

8 FLODY RD

**Summer 2021**

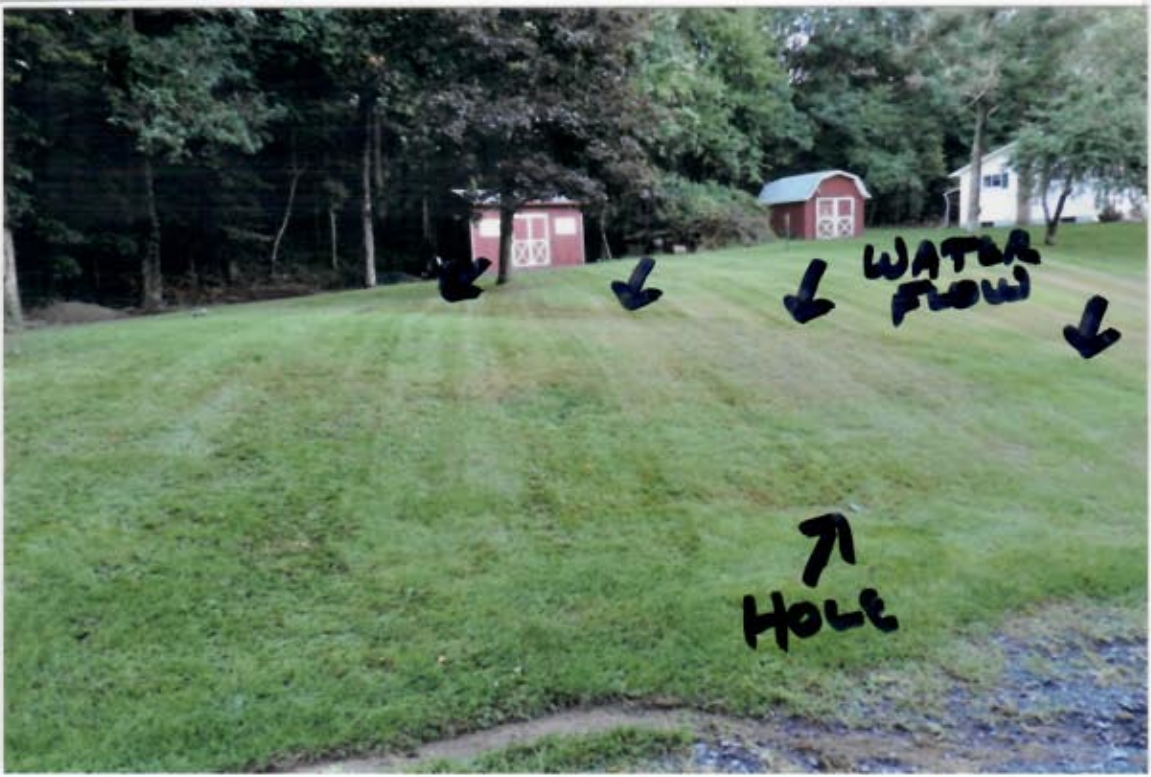
**August**

**Storm #1**

























**Summer 2021**

**August**

**Storm # 2**



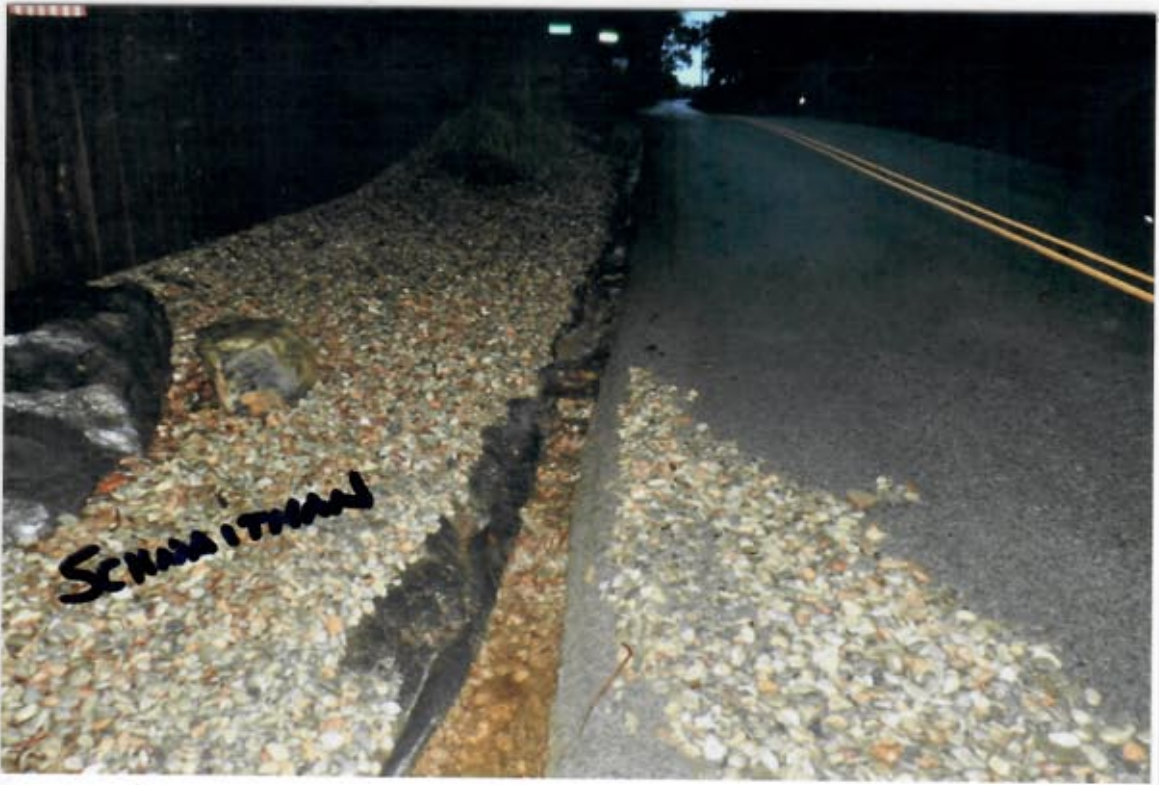




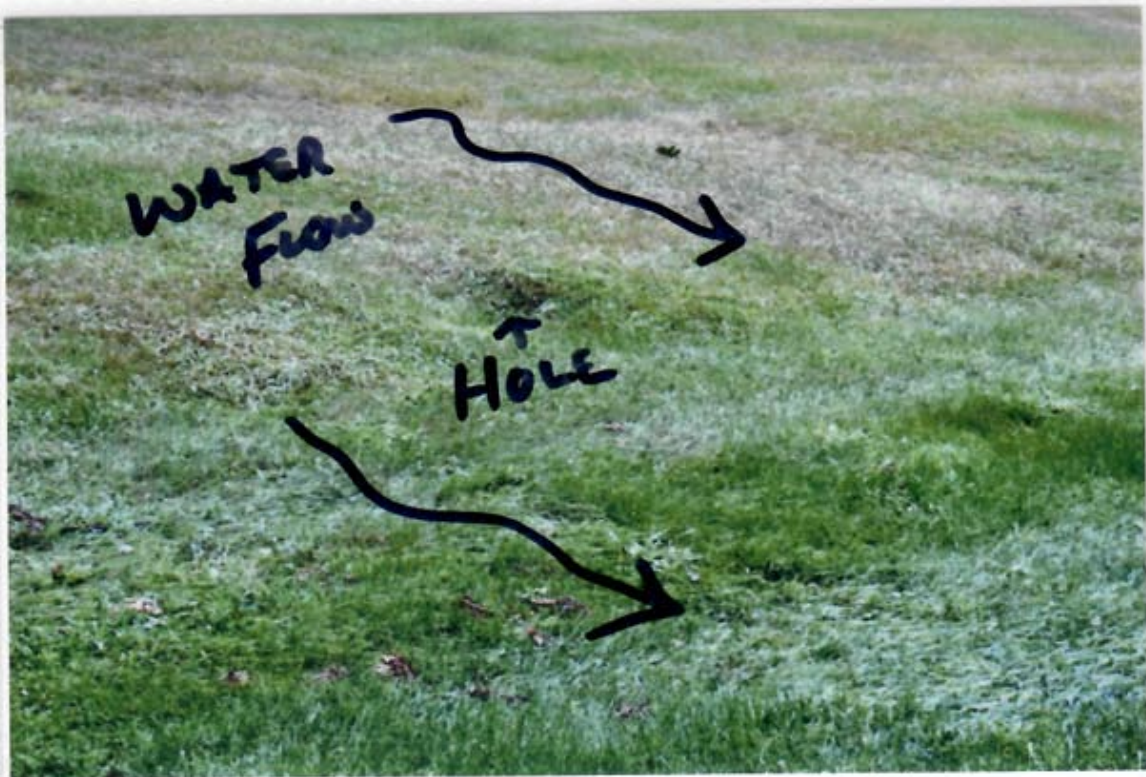








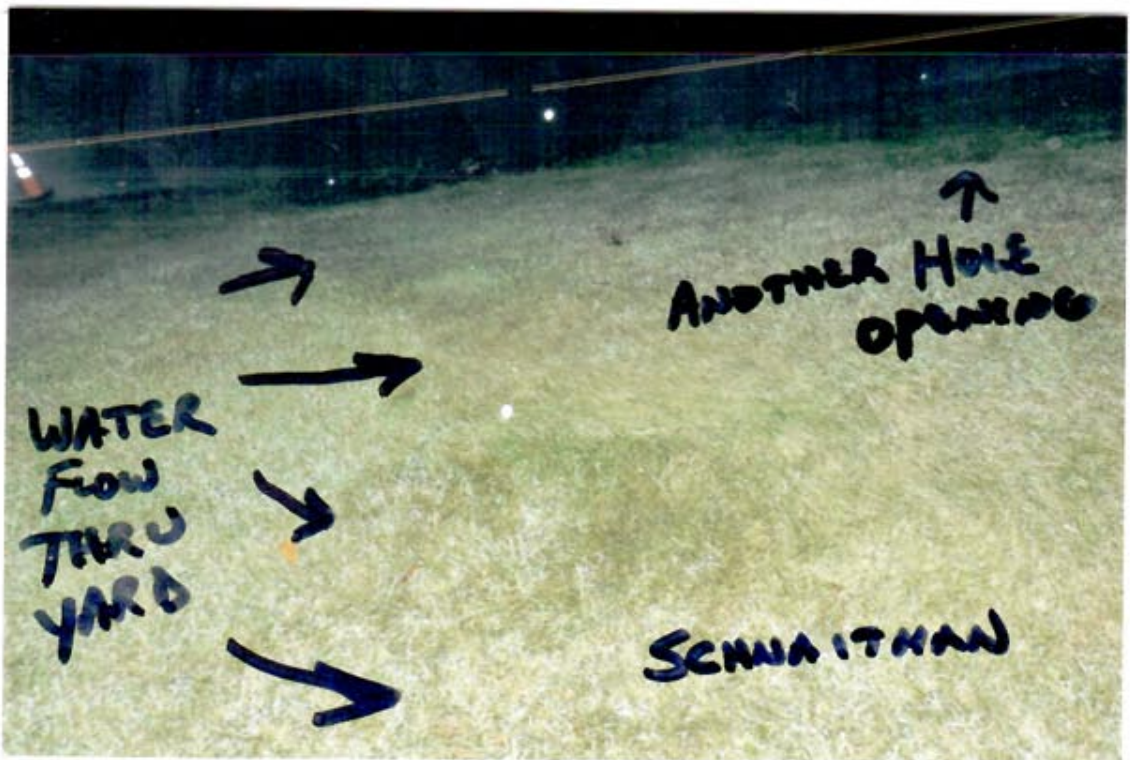








**Fall 2023**

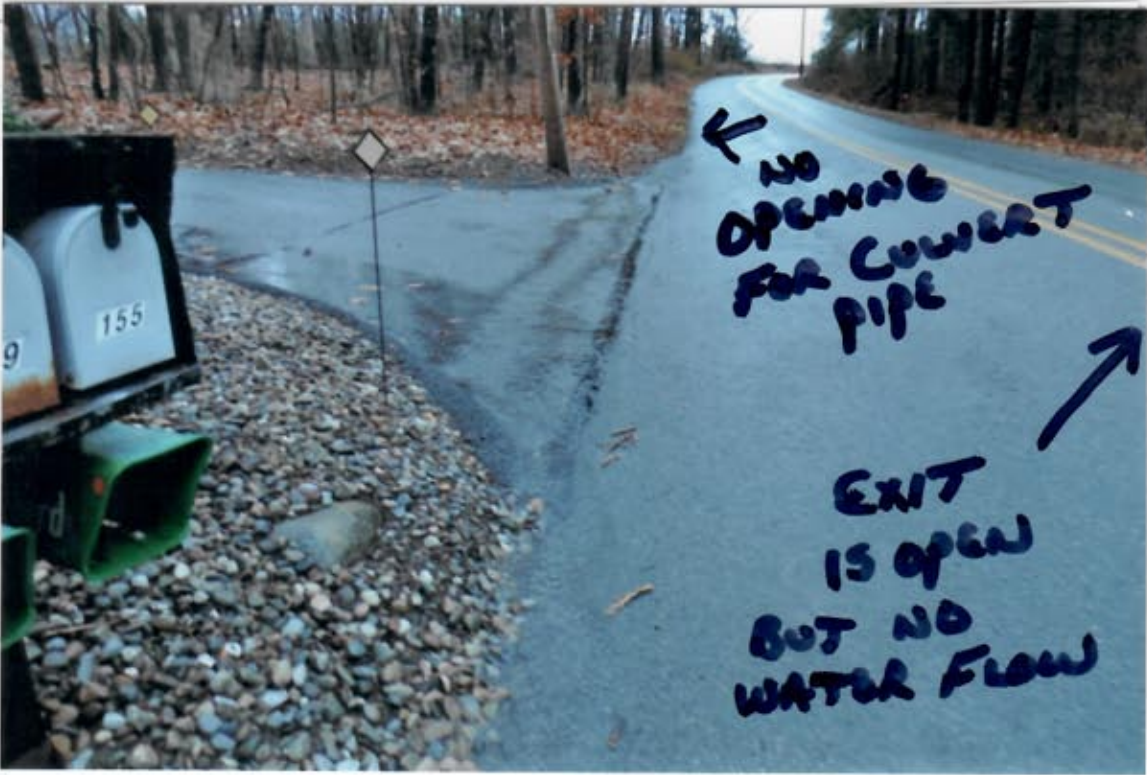












**Winter / Spring  
2023-2024**









3PT  
GARDEN

CHURCH  
PROPERTY





















