



YOUR GOALS. OUR MISSION.

September 5, 2024

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

**SUBJECT: WATER GAP WELLNESS RECREATION CENTER  
PRELIMINARY LAND DEVELOPMENT PLAN COMPLETENESS REVIEW  
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
PROJECT NO. SMTW-R0016**

Dear Planning Commission Members:

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

- Letter of Transmittal prepared by Barry Isett & Associates, Inc., dated August 27, 2024.
- Smithfield Township Application for Review of a Subdivision or Land Development Plan w/ Professional Services Agreement.
- Waiver Request letter prepared by Barry Isett & Associates, Inc., dated August 27, 2024.
- Drainage Plan Application.
- Post Construction Stormwater Management Analysis prepared by Barry Isett & Associates, Inc., dated August 27, 2024.
- Supplemental Stormwater Infiltration Report prepared by Barry Isett & Associates, Inc., dated May 2, 2024.
- Preliminary Major Land Development Plan for Water Gap Wellness Recreation Center prepared by Barry Isett & Associates, Inc., dated August 26, 2024.

### **BACKGROUND INFORMATION**

The Applicant, Water Gap Acquisitions Partners, LLC, is proposing a land development at their property located at 296 Mountain Road.

The existing property (Tax Map Parcel 16/9/1/26) is located within the R-1, Low Density Residential Zoning District. The existing property has a lot area of 105.71 acres and is a portion of the previous Wolf Hollow Country Club. The existing property now operates as part of the Water Gap Wellness and consists of several buildings including the existing club house, living units, maintenance building, and garage. The property takes access via an existing driveway from Mountain Road.



The proposed land development will consist of one (1) 8,000 square foot recreation center with associated sidewalk and infiltration basin. The limit of disturbance is 3.22 acres.

Based upon our review, we recommend the Planning Commission accept the Preliminary 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  
James P. Kelley, P.E., Barry Isett & Associates, Inc. – Applicant’s Engineer  
Collin Stout, E.I.T., Barry Isett & Associates, Inc. – Applicant’s Engineer  
Lance Pulse, Water Gap Acquisitions Partners, LLC – Applicant/Property Owner  
Kristina Heaney, District Manager – Monroe County Conservation District  
Melissa E. Hutchison, P.E. – T&M Associates