

November 21, 2024

**VIA EMAIL and USPS**

Board of Supervisors

Care of Julia Heilakka, Office Manager (julia@smithfieldtownship.com)

**Smithfield Township**

1155 Red Fox Road

East Stroudsburg, PA 18301

**RE: Shawnee Valley Planned Residential Development (“Shawnee Valley PRD” or “SVPRD”) 2024 Annual PRD Update**

Dear Board of Supervisors:

In accordance with the provisions of the Smithfield Township Zoning Ordinance, Article VII of the Municipalities Planning Code, and the Tentative Approval of Shawnee Valley PRD, as amended by the Second Amended Grant of Tentative Approval, Shawnee Stage 1, LLC (“Developer”), is pleased to provide Smithfield Township with the 2024 Annual Update of the progress of the development of Shawnee Valley Planned Residential Development and the updated projected development schedule.

***Stage Ia Completion***

As a matter of record, Stage Ia, containing approximately 135 acres of land and consisting of 131 single family homes and 53 residential townhomes has been previously completed. On a related note, Wyndham withdrew as declarant and resigned from the board of the Shawnee Valley Owners Association, which governs Stage Ia (Oakdale and Woodland Villages). New developments within Stages Ib and IV will therefore have their own separate owner associations when they are built and sold. Certain easements related to shared road use and utilities were documented between the SVOA and Wyndham for Stages Ib and IV as part of Wyndham’s separation.

***Sale of Stages II and III***

As the Board will recall, as a result of the sale of Stages II and III to The Conservation Fund (*i.e.*, The Trust for Public Lands (“TPL”) in 2015, Stages II and III of the Tentative PRD Plan were preserved by TPL as conservation lands (and thereafter transferred to the United States of America to be added to lands of the National Park Service). These stages have thus been eliminated from the Projected Development Schedule. Those stages encompass approximately 550 acres of land that is now open space within the SVPRD, with entitlement to construct 253 single and multi-family homes.

**Shawnee Valley Planned Residential Development (“Shawnee Valley PRD” or “SVPRD”) 2021 Annual PRD Update  
November 21, 2024**

***Sale of Stages Ib and VI by Wyndham***

As the Board will recall from prior annual updates, on 17 November, 2020, prior owner Wyndham and its related entity Shawnee Development, Inc. closed the sale of approximately 319.564 acres of land encompassed within Stages Ib and IV (including one parcel, 96 Arrowwood Drive, which is outside of the SVPRD) to business entities under the General Management of Thomas F. Anderson. Ted Hunter serves as Manager for two of those entities. The tax ID parcels sold and the business entities into which they were placed are listed in **Attachment A**.

***2005 Amended Tentative Plan and Stage Ib Conditional Final Approval***

On August 08, 2022, the Developer proceeded with Stage Ib under the 2005 Amended Tentative Plan and the Stage Ib 2005 Conditional Final Approval, as per the “unchallenged right to proceed with the 2005 Amended Tentative Plan”. Stage Ib was unchanged between the 2005 and 2007 Amended Tentative Plans. The Stage IV 2005 Plan eliminates the indoor / outdoor water park approved in the 2007 Plan and reduces from 500 timeshare units approved in the 2007 Plan down to 362 timeshare units (120 multifamily, 194 townhouses, and 48 single family).

***Development Agreement***

During 2023, the Developer received comments from Smithfield Township engineering reviews and provided detailed responses to all comments. During 2023, Smithfield Township provided proposed Shawnee Valley PRD Land Development Improvement Agreement and proposed Shawnee PRD Stormwater Agreement to the Developer. In 2024, the Developer and Smithfield Township edited the Land Development Agreement (not yet executed) to specify phases for the sequence of construction for Stage 1b. The Township Engineer reviewed cost estimates for four of the construction phases prepared by the developer and prepared escrow recommendation letters.

***Updated Development Schedules***

At the Board’s December 13, 2023 regular business meeting, the Board approved the following development schedule for the Shawnee Valley:

<b><u>Stage</u></b>	<b><u>Projected Development Schedule</u></b>
Stage Ib	2024 – 2027
Stage IV	2025 – 2030

Developer is herein providing an updated timetable for development of the Shawnee Valley PRD, subject to continued receipt of approvals and market conditions, as follows:

<b><u>Stage</u></b>	<b><u>Updated Projected Development Schedule</u></b>
Stage Ib	2025 – 2028
Stage IV	2026 – 2031

**Shawnee Valley Planned Residential Development (“Shawnee Valley PRD” or “SVPRD”) 2021 Annual PRD Update  
November 21, 2024**

**Developer respectfully requests that the Board place Developer’s request for a revision to the development schedule on the agenda for the Board’s next scheduled meeting.**

We look forward to answering questions you may have regarding the Shawnee Valley PRD.

With sincere regards,

Ted Hunter, Manager  
Shawnee Stage 1, LLC  
Shawnee Sun Mountain, LLC

- cc: Jacob Pride, Smithfield Township Supervisor (via email)
- Robert Lovenheim, Smithfield Township Solicitor (via email)
- Ronald Karasek, Smithfield Township Solicitor (via email)
- Tom Anderson (via email)
- Ellen Anderson (via email)

**EXHIBIT A**

**Shawnee Stage 1, LLC – 103.279 acres**

Parcel ID	Parcel Description/ Unit Number	Parcel (Site) Address	Brief Legal Description	Site Size (Acres)
16/3/1/10	Lots 33 and 44	KNOB LANE	Lots 33, 44	0.56
16/3/1/11	Lot 32	KNOB LANE	Lot 32	0.27
16/3/1/12	Lot 31	KNOB LANE	Lot 31	0.27
16/3/1/13	Lot 30	KNOB LANE	Lot 30	0.27
16/3/1/6	INC 16/3/1/5, Small Shed	SHAWNEE LAKE	INC 16/3/1/5	ACREAGE INC. IN 16/3/1/5 (0.44)
16/117414	Lot 1 – Subdivision of Alan Brooks Productions, Inc.		Lot 1	2.387
16/3/1/5-4	Lot 12	HOLLOW ROAD	Lot 12	99.522

**Shawnee Sun Mountain, LLC – 95.613 acres**

Parcel ID	Parcel Description/ Unit Number	Parcel (Site) Address	Brief Legal Description	Site Size (Acres)
16/3/1/19-1	Lot 10	HOLLOW RD	Lot 10	95.613

**Shawnee Stage 4, LLC – 119.379 acres**

Parcel ID	Parcel Description/ Unit Number	Parcel (Site) Address	Brief Legal Description	Site Size (Acres)
16/119302	Lot 3	574 MOSIERS KNOB RD	Lot 3	105.086
16/119464/1	Lot 11, ~95% Vacant Land, 2 Improvements	GOLDSMITH LN	Lot 11	13.406
16/1/1/13-1	Lot ~ 1 Acre with Improvement	532 MOSIERS KNOB RD		0.887