



YOUR GOALS. OUR MISSION.

December 12, 2024

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

**SUBJECT: FRANKLIN HILL MANOR PRELIMINARY/FINAL MINOR SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW NO. 9  
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
PROJECT NO. SMTW-R0005**

Dear Supervisors:

Pursuant to the Township's request, we have completed our ninth review of the Preliminary/Final Minor Subdivision and Land Development Plan for the above referenced project. The submitted information consists of the following items:

- Preliminary/Final Minor Subdivision of the Lands of D E&S Properties, LLC (11 sheets) prepared by Keystone Consulting Engineers, Inc., dated December 1, 2023, revised September 19, 2024.

### **BACKGROUND INFORMATION**

The Applicant is proposing the subdivision and development of lands located on the northeastern corner of the intersection of Franklin Hill Road and Albert Lane (private road).

The existing property is located within the R1, Low-Density Residential Zoning District, has an existing area of 6.1895 acres, and consists of wetlands and woodland area.

Previous Comment Letters Nos. 1 through 5 reviewed a preliminary subdivision and land development plan creating four (4) single family residential dwellings taking access from Albert Lane. Improvements to Albert Lane were proposed, and each proposed lot included an infiltration berm to control stormwater peak rates and volume. Stormwater discharges were proposed onto properties located across Franklin Hill Road and Albert Lane.

The current preliminary/final subdivision and land development plan proposes three (3) single family residential dwelling lots that will take access from Franklin Hill Road. No improvements along Albert Lane are proposed.

Lot 1 will have a gross area of 1.3399 acres (1.1492 acres net), Lot 2 will have a gross area of 1.1919 acres (1.1626 acres net), and Lot 3 will have a gross area of 3.6577 acres (3.2888 acres net). The proposed lots will be served by on-lot water and sewage disposal. Stormwater management is proposed by infiltration berms on each proposed lot.

The plans revised September 19, 2024 have eliminated the need for an easement to construct storm sewer on Parcel No. 16/7/2/23-1.



Based upon our review of the above information and our previous comment review letter dated May 2, 2024, we offer the following comments and/or recommendations for your consideration.

### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

In accordance with Section 22-801.2, “in the event that the proposed subdivision shall involve a change in the location of streets, sanitary or storm sewers, water mains, culverts or any other municipal improvements, then the provisions of this Section shall not be applicable and the applicant/developer shall be required to comply with the requirements for preliminary major subdivision plans”. ***The plans have been reviewed against the requirements for Preliminary and Final Major Subdivisions.***

1. In accordance with Section 22-601, “the purpose of the preliminary plan is to require formal conditional approval of plans in order to minimize changes and revisions before final plans are submitted”. ***(New Comment) A preliminary/final plan has been submitted and a waiver will be required. (Previous Comment 1) A waiver is requested to permit the submission of a preliminary/final plan. The request states: “Request for waiver from providing a preliminary and final plan separately as we do not anticipate any significant changes between the two.”***

***The Planning Commission recommended approval of this waiver at its meeting held on April 11, 2024.***

2. In accordance with Sections 22-602.1.F, 22-603.1.A.(12), 22-702.1.E, and 22-703.1.D, the following outside agency approvals are required:
  - a. ***Monroe County Planning Commission – Comments were issued April 26, 2024. (Previous Comment 2.a) No further action required.***
  - b. ***Monroe County Conservation District/Pennsylvania Department of Environmental Protection – Amendment of NPDES Permit No. PAD450153 issued June 8, 2022. (Previous Comment 2.b) The Individual NPDES Permit was issued November 15, 2024.***
  - c. ***Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module (Previous Comment 2.c) The Planning Module has been provided to the Township SEO.***
3. In accordance with Sections 22-603.1.G.14 and 1101, the Subdivision/Land Development Plans shall contain a landscape plan showing all required street trees, buffers, tree protection areas, a plan for tree protection during construction designed to meet the requirements of §1103 of this Chapter and other required plantings, as required by §1101 of this Chapter and other Township ordinances. ***A Landscape Plan shall be prepared in accordance with the requirements of Sections 22-1101 and 22-1103 and submitted for review. (Previous Comment 3) The Applicant is requesting waivers from the requirement to submit a Landscape Plan. The justification states: “street trees and buffers [are] shown on the subdivision plan and tree protection notes and details are shown in the erosion control plans and details”.***

***The Planning Commission recommended approval of these waivers at its meeting held on April 11, 2024.***

*Proposed street trees are shown on the Subdivision and PCSM Plans (Sheets 4 and 5).*

*The plans shall be revised as follows:*



- a. In accordance with Section 22-1101.1.F.(2)(e)(1), “there shall be a minimum of one shade tree and three shrubs proposed for every 30 linear feet of stormwater management facility perimeter”. *(New Comment) The required landscaping shall be provided at the proposed basins. (Previous Comment 10.c from Review No. 7)*

*A waiver is requested to allow the use of the existing woodlands as part of the required plantings along the berm perimeter.*

- i. Five (5) shade trees and 15 shrubs are required along the berm on Lot 1 (145-feet ±). Five (5) shade trees and 12 shrubs are proposed. Existing woodlands are proposed to remain along the southern side of the berm.*
- ii. Five (5) shade trees and 15 shrubs are required along the berm on Lot 2 (145-feet ±). Three (3) shade trees and 9 shrubs are proposed. Existing woodlands are proposed to remain along the southern side of the berm.*
- iii. Nine (9) shade trees and 26 shrubs are required along the berm on Lot 3 (260-feet ±). No trees or shrubs are proposed. Existing woodlands are proposed to remain along the southern side of the berm.*

*The Planning Commission recommended approval of this waiver at its meeting held on April 11, 2024.*

4. In accordance with Section 22-603.G.15, “a lighting plan in accordance with the requirements of this Chapter and the Smithfield Township Zoning Ordinance [Chapter 27] shall be submitted.”
- a. In accordance with Section 22-1017, “Should the Board of Supervisors deem it necessary or desirable to cause street lighting to be installed for safety or security considerations within a major or minor subdivision, the following shall be considered the obligation of the applicant/developer:
- A. Streetlights shall be located at all intersections of new streets and an existing collector or other roads and at the intersection of a collector road and any other collector or arterial road, at an intersection of a commercial, industrial, or institutional use driveway with a public street (such fixture shall be privately owned and maintained), and at curves in a street with a three hundred (300) foot or sharper horizontal curve.
  - B. Lighting design shall be in accordance with the applicable IESNA Standards. Calculations and plans demonstrating compliance with intensity and uniformity ratios shall be submitted.
  - C. All lighting shall be properly directed, reflected, or shielded to avoid glare, to avoid shining light directly into the eyes of motorists and to direct lighting away from neighboring dwellings. Shields, visors, hoods, and careful aiming shall be used as necessary to control the direction of lighting. Luminaries that are near residential areas shall utilize cut-off type fixtures that direct lighting away from neighboring properties.
  - D. Lighting shall not cause nighttime spillover of light that exceeds one-half (0.5) horizontal footcandles.



- E. Light poles and luminaries shall be shown on the plans and should be acceptable to the Township.”

*(Previous Comment 4) The Applicant is requesting a waiver to not be required to submit a lighting plan. Unless the Township determines lighting is required, based upon the lighting requirements listed above we do not believe a lighting plan is required and the waiver request shall be removed from Sheet 1 and the request letter.*

*The Planning Commission recommended approval of this waiver at its meeting held on April 11, 2024.*

5. In accordance with Section 22-603.G.19, “Where on-site sewage disposal facilities are proposed, a statement from the Township SEO, with regard to the suitability of the soil to absorb sewage wastes and the appropriate planning modules” shall be submitted. *A copy of the statement shall be submitted to the Township upon receipt. (Previous Comment 6) The Planning Module has been provided to the Township SEO.*
6. In accordance with Section 22-1008.3, “where a subdivision abuts or contains an existing street, the applicant/developer shall be required to improve said street to Township standards and provide an additional ultimate right-of-way width to conform to the standards set by the Township”. *(New Comment) Based upon the PA Traffic Counts and Appendix B, Franklin Hill Road is a Local Access Street. The required cartway width (with shoulders) is 26-feet and the required right-of-way width is 50-feet.*

*The existing cartway width is 20-feet and widening of the existing road is not proposed. The Township shall determine if the existing cartway should be widened to meet the requirements of Appendix B. Cross sections are required per Sections 22-603.1.G.(7), 22-603.1.G.(20), and 22-603.1.H.(2)(c).*

*The existing right-of-way width is 33-feet, and the plan proposes to widen it by 15-feet on the project side. This creates a half width of 31.5-feet. This exceeds the requirements of Appendix B. (Previous Comment 7) As discussed at the Township Planning Commission meeting held on January 11, 2024, a 3-foot wide stone shoulder is proposed along the property frontage to provide a cartway half-width of 13-feet (required total width is 26-feet). In addition, the plan has also been revised to widen the Right-of-Way along the property frontage to create a half-width of 25-feet (required total width is 50-feet).*

7. In accordance with Section 22-1015.1, “Sidewalks. Sidewalks shall be required on both sides of all streets in major subdivision plans and land developments. Street sidewalks shall have a minimum width of four (4) feet, unless otherwise approved by the Board of Supervisors. There shall be a minimum three (3) foot-wide planting strip, between the curb and sidewalk along local streets and ten (10) feet along collector or arterial streets. This grass planting strip can be used for the location of the underground utilities.” *(Previous Comment 8) Sidewalks are required. The Applicant is requesting a waiver from the requirement to provide sidewalk. The justification states, in part, “...this is a rural area and there are no sidewalks along any surrounding properties...”. The Township shall determine if it will require sidewalks along Franklin Hill Road, or if the waiver request will be accepted.*

*The Planning Commission recommended approval of this waiver at its meeting held on April 11, 2024.*



8. In accordance with Sections 22-1023.5 and 22-1301.5.B, “where stormwater or surface water will be gathered within the subdivision or land development and discharged or drained in volume over lands within or beyond the boundaries of the subdivision or land development, the applicant/developer shall reserve or obtain easements over all lands affected thereby, which easements shall be adequate for such discharge of drainage and the carrying off of such water and for the maintenance, repair and reconstruction of the same by vehicles, machinery and other equipment for such purposes, and which shall be of sufficient width for such passage and work. The applicant/developer shall convey, free of charge or cost, such easements to the Township upon demand. ***(Previous Comment 9) The Applicant is requesting a waiver from the requirements of this Section to be permitted to provide a blanket storm water facilities easement for the project site improvements. We have no objection to this request as it relates to the stormwater management facilities (Basin Nos. 1, 2, and 3).***

***The Planning Commission recommended approval of this waiver at its meeting held on April 11, 2024.***

9. In accordance with Section 22-1204.A, “development of five (5) or fewer dwelling units, that do not include land that is adjacent to existing publicly owned land, shall be required to pay a recreation and open space fee in lieu of dedicating land and/or constructing recreation improvements.” ***The Applicant shall be required to pay the fee in lieu of dedicating land and/or constructing recreation improvements. (Previous Comment 10) The response letter indicates that a fee in-lieu-of will be paid upon conditional plan approval.***
10. In accordance with Sections 22-1405.2.B and 22-1405.5, “if public sewer facilities are not available, the applicant/developer shall provide for sewage disposal on an individual lot basis according to the rules, regulations, terms, definitions and conditions of the individual sewage disposal system application and certification procedure for Monroe County, Pennsylvania”. “Requirements for Final Plan Approval. No final plan shall be approved for any subdivision or land development until satisfactory evidence has been presented by the applicant/developer to the Township that the SEO and/or the Pennsylvania Department of Environmental Protection have determined that the lots proposed for subdivision are generally suitable for on-lot septic systems.” ***(Previous Comment 12) The Planning Module has been provided to the Township SEO.***
11. In accordance with Sections 1502.1 and 1503, before the Board of Supervisors shall cause its approval to be endorsed on the final plans of any subdivision or land development and as a requirement for the approval thereof, the applicant/developer shall enter into a written agreement with the Township in the manner and form set forth by the Township Solicitor to guarantee the construction and installation of all improvements at the applicant/developer’s expense required by this Chapter. When requested by the applicant/developer, in order to facilitate financing, the Board of Supervisors shall furnish the applicant/developer with a signed copy of a resolution indicating approval of the final plan contingent upon the applicant/developer obtaining satisfactory financial security. The final plan or record plan shall not be signed nor recorded until the financial improvements agreement is executed. The resolution or letter of contingent approval shall expire and be deemed to be revoked if the financial security agreement is not executed within ninety (90) days unless a written extension is granted by the Board of Supervisors. ***(New Comment) A developer’s agreement and escrow are required prior to plan recordation. A construction cost estimate shall be submitted for review. (Previous Comment 13) A Construction Cost Estimate was submitted and will be reviewed under separate cover upon receipt of all approvals (Township and outside agency).***



## STORMWATER MANAGEMENT ORDINANCE COMMENTS

12. In accordance with Section 26-225.A.4, “The size of the recharge facility shall be based upon the following volume criteria: (a) NRCS curve number equation.” ***(Previous Comment 14) The NRCS Curve Number equation was not utilized for the Infiltration Berm design. A waiver has been requested “due to the scale of the facilities”. We have no objection to this request.***

***The Planning Commission recommended approval of this waiver at its meeting held on April 11, 2024.***

13. In accordance with Section 26-233.2.B.(21), the Drainage Plan shall include “A twenty (20) foot wide access easement to and around all stormwater management facilities that would provide ingress to and egress from a public right-of-way.” ***(From Previous Comment 53 from Review No. 5) The plan has been revised to remove the need for an easement on the southern property across Albert Lane (Parcel No. 16/7F/1/9). An easement is still shown for the proposed storm sewer crossing Franklin Hill Road and discharging stormwater onto Parcel No. 16/7/2/23-1. The Applicant shall address the status of obtaining the easement from Parcel No. 16/7/2/23-1. (Previous Comment 15) The Applicant is requesting a waiver from the requirements of this Section to be permitted to provide a blanket storm water facilities easement for the project site improvements. We have no objection to this request as it relates to the stormwater management facilities (Basin Nos. 1, 2, and 3).***

***The Planning Commission recommended approval of this waiver at its meeting held on April 11, 2024.***

All previous engineering related comments have been satisfied. The above remaining comments are related to waivers, outside agency approvals, and fees/escrow/agreements.

We recommend the above remaining comments be addressed to the satisfaction of Smithfield Township prior to approval of the Preliminary/Final Subdivision and Land Development Plan.

If you should have any questions, please contact 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, Zoning Officer – Smithfield Township  
Jonathan L. Shupp, JLS Surveying, LLC – Applicant’s Surveyor  
Tighe M. Meckes, P.E., Keystone Consulting Engineers – Applicant’s Engineer  
David Wengerd, D E&S Properties, Inc./Classic Quality Homes – Applicant/Property Owner  
Drew Wagner, P.E. – Monroe County Conservation District  
Melissa E. Hutchison, P.E. – T&M Associates