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## ***MONROE COUNTY PLANNING COMMISSION***

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December 12<sup>th</sup>, 2024

Julia Heilakka, Township Manager  
Smithfield Township  
1155 Red Fox Road  
East Stroudsburg, PA 18301

Re: 3 Pt. Garden Road  
Major Subdivision  
Smithfield Township  
MCPC Review #211-24

Dear Mr. Pride:

The above cited plan was reviewed by Nathaniel T. Staruch, Infrastructure Planner, and Brick T. 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 January 14<sup>th</sup>, 2025 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 black ink that reads "Christine Meinhart-Fritz".

Christine Meinhart-Fritz  
Director

CMF/nts

Cc: Michael Preston, P.E., Ott Consulting Inc.

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## MONROE COUNTY PLANNING COMMISSION

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TO: Christine Meinhart-Fritz, Director

FROM: Nathaniel T. Staruch, Infrastructure Planner 

DATE: December 12<sup>th</sup>, 2024

SUBJECT: 3 Pt. Gardner Road  
Major Subdivision  
Smithfield Township  
MCPC Review #189-24

This 11.15-acre site is located on the southeasterly side of Franklin Hill Road, approximately 250 feet east of its intersection with Amelia Lane; the site also has road frontage to the south, on 3 Point Garden Road, at its intersection with Woods Road. The site is currently undeveloped. The plan proposes a subdivision resulting in seven (7) residential lots of 3.33 acres, 1.22 acres, 1.15 acres, 1.01 acres, and three (3) lots of 0.94 acres; these lots are designated for the development of seven (7) single family residential structures. The plan also includes stormwater controls and other associated site improvements. Access to proposed "Lot 7" will be provided by a non-signalized private driveway off Franklin Hill Road. "Lot 1" and "Lot 3" will be accessed from 3 Point Garden Road by their own private access driveways, while "Lots 4 and 6" and "Lots 2 and 5" will share private access drives off 3 Point Garden Road, respectively. All seven (7) of the proposed lots will utilize on-lot water supply and central sewage facilities. The site is located in the Residential (R-1) Zoning District.

The above-mentioned land development plan has been reviewed on the basis of generally accepted planning principles and environmental concerns. The following comments are offered:

1. The applicant is requesting a waiver from Subdivision and Land Development Ordinance (SALDO) §22-1022.2, which states that, "*Residential lots shall front on a street, existing or proposed.*" The plan states that this waiver is requested to satisfy SALDO §22-603.1.E.(1), which prescribes a *Resource Impact & Conservation Analysis*, demonstrating the plan "... *minimized site disturbance to the greatest extent possible.*" A *Resource Impact & Conservation Analysis*, as defined by the ordinance, was not included in the submitted materials. It is recommended that the Township critically review the layout of the proposed subdivision, with focus on Lot 5 and Lot 6 not having direct road frontage.
2. The applicant is requesting a waiver from SALDO §22-603.1.G.(14) and §22-1101, which prescribe landscaping plan requirements. Although the plan indicates where the existing tree line is located, it is unclear which trees, if any, are to remain at the conclusion of the development. It is recommended that existing natural vegetation be maintained in order to provide a visual buffer between the existing and proposed lots.

3. The applicant is requesting a waiver from SALDO §22-1014.1.A & §22-1015.1, which are related to curb lining and sidewalks/walkways, respectively. It is unknown if the Township has any pedestrian/active transportation considerations along Franklin Hill Rd or 3 Point Garden Road. It is recommended this be considered.
4. The applicant is requesting a waiver from SALDO §22-1402.1.F, which relates to the completion/submission of a *Water Resource Impact Study*. Such a plan was not included within the submission. The plan indicates that the applicant would like to discuss this requirement further with the Township. It is recommended that the Township consider what information/data is required for an assessment of the existing/proposed water resource consumption on the site.
5. SALDO §22-1406 requires connection to the, “existing or proposed public sewer system at the expense of the applicant/developer.” It is recommended that the Township confirm a ownership, maintenance, and operation agreement for the sewage facilities. Further, it is recommended that the township confirm the easements for these sewage facilities.
6. The applicant is requesting a relief from SALDO §22-1008.3, which requires the applicant to improve abutting streets and provide right-of-way widths up to Township specification standards. It is recommended that the Township ensure road standards are met to provide safe ingress/egress to the proposed access drives, as well as along Franklin Hill Road and 3 Point Garden Road.
7. The proposed lot lines delineated on Sheet C-1.1 conflict with those shown on Sheet C-2.2. It is recommended that the plans be amended to provide consistent representation of the proposed parcel lines.
8. The site is adjacent to an Economic Development (ED) Zoning district. Potential commercial development in this zone may have impacts to adjacent parcels, including the site under consideration. Zoning Boundaries were not delineated on the plan. It is recommended that they be included on the plan and that appropriate buffers, including natural existing trees, be considered.
9. The notes included on the plan and within supporting documentation indicate 7 lots are proposed. With that said, the plan appears to show the shared driveways on Lots 2 and 4 on their own parcels. In addition, setback lines are measured from the “lines” encompassing the driveways. It is unclear if these spaces are intended to represent parcels or easements/rights-of-way. This should be confirmed by the Township.
10. It is unclear if the acreage listed for Lot 2 and Lot 4 includes the driveway areas referenced in the previous comment. This should be confirmed to ensure the lots meet minimum area requirements.

11. The status of any anticipated driveway permits is unknown. Based on the submitted information, it is unclear if the proposed driveways will satisfy the requirements SALDO §22-1012, related to sight triangles/distances, direct access to street on the same lot, and the minimum separation distance between driveways. It is recommended that the Township review the proposed access drives in relation to the abutting roadways, intersections, and other driveways in the area to maintain/ensure safe and efficient traffic flow.
12. Although an exact linear measurement is not provided, it appears that the driveway proposed for Lot 7 and the shared driveways on Lots 4/6 & Lots 2/5 approach/exceed 400'. It is recommended the Township confirm the design of the driveways adheres to Township ordinances and design standards, with relation to dimensional specifications.
13. It is recommended that the Township require/confirm formal documentation of the access, maintenance, and responsibilities related to the shared driveways on Lots 4/6 & Lots 2/5. This would include, but is not limited to, access easements, regular surface maintenance, common stormwater infrastructure, weekly garbage removal, snow/ice removal, etc.
14. The Zoning Data Notes on Sheet C-1.1 of the plan list minimum dimensional lot requirements and list the proposed elements of the plan as satisfying the respective standard(s). This information conflicts with the specifications listed/labeled in other areas of the plan, specifically dimensional lot measurements.
15. In relation to the previous comment, it is recommended that the Township confirm the ability of each lot to satisfy dimensional lot requirements and that all dimensional measurements be labeled on the plan, as required.
16. Although the site is not located in a district that permits Short-Term Rentals (STRs), there is currently a zoning amendment, under consideration, related to the *Bed & Breakfast* land use. It is unclear how this property would be affected by the proposed ordinance language, especially regarding the owner's physical living quarters on/off/adjacent to the site.
17. The submitted MCPC Subdivision & Land Development Checklist (Checklist) indicated there are steep slopes on the site. The plan indicates that steep slope areas will be affected on Lot 5 and Lot 7. These aspects of the plan should be carefully reviewed to ensure no adverse/negative impacts will occur on or adjacent to the site as a result of disturbing steeply sloped areas.
18. The submitted Pennsylvania Natural Diversity Inventory (PNDI) report requires an avoidance measure related to northern long-eared bat habitat. The response from U.S. Fish & Wildlife Service requires not conducting tree removal from May 15<sup>th</sup> to August 15<sup>th</sup>. It is recommended that the Township consider this avoidance measure throughout the approval/permitting process.

19. Stormwater Infrastructure components are proposed on each lot. It is recommended that the Township confirm the ability of the proposed stormwater components to ensure they adhere to stormwater management planning and ordinance requirements. Further, it is recommended that the Township consider/confirm the long-term maintenance and operation of the stormwater systems, along the responsibility of such maintenance/operation, to ensure future performance/upkeep of the stormwater infrastructure.
20. Emergency response access/navigation throughout the site should be with local emergency management professionals. Ensuring full access to Lot 5 and Lot 6, via the shared access driveway, at all times, is critical for emergency response on the site.
21. The proposed project is generally consistent with the Monroe County Comprehensive Plan, December 2014, with respect to land use.
22. The proposed project does not affect any areas of importance identified in the Monroe County Natural Areas Inventory, 1991 and the Updated Inventory, 1999.
23. The proposed project does not affect any of the historic areas identified in the Monroe County Historic Preservation Plan, 1980.

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

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December 10, 2024

## **Christine Meinhart-Fritz**

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

### **SUBJECT: Review of the 3 Point Garden Road Major Subdivision application for LTS Homes, LLC, Smithfield Township, Monroe County, PA.**

Dear Ms. Meinhart-Fritz:

LTS Homes, LLC, is proposing a 7-lot major residential subdivision along 3 Point Garden Road (T-513) and Franklin Hill Road (T-569) in the R-1 (Low Density Residential) zoning district of Smithfield Township. The parcel is approximately 10.5-ac, wooded & presently undeveloped, and has existing road frontage along 3 Point Garden Road and Franklin Hill Road.

We received by email the following for review as prepared by Ott Consulting, Inc.:

- Relative deed(s)
- Title report
- Preliminary subdivision drawings
- PCSM drawings
- E&S drawings
- Watershed plan drawings
- Wetland report
- PCSM Report
- E&S Report
- Waiver request letter
- Adjoining property owner notifications
- Township response letter
- Fire department correspondence
- Other documents & correspondence

The project proposes 7 single-family residential lots, 1 lot with frontage and direct access along Franklin Hill Road and 6 lots with frontage and access along 3 Point Garden Road. Sanitary sewer service is proposed through the central sewer system of the Smithfield Sewer Authority, and water supply is proposed by individual groundwater wells. The parcel falls within District A of the Brodhead Creek Watershed which includes specific water quality and release rate requirements for stormwater management.

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. Single family residential subdivisions are Principal Permitted Uses in the R-1 zoning district.
2. Multiple waivers to specific SALDO requirements were requested for landscaping, curbing, sidewalks, lot requirements and private water supply. A deferral is requested for street standards. It's unclear how the deferral will be processed and applied to the project.
3. To the east, the parcel abuts the ED (Economic Development) district which provides for a broad range of non-residential uses. To the north, the parcel abuts the RC (Residential Conservation) district. The Township should consider the need for buffers to protect these future residences from potential noise and nuisances that could potentially be developed in the ED district.
4. Zoning district boundaries should be shown on the subdivision plan (to be recorded).

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 subdivision will be served by central sewer from the Smithfield Sewer Authority. Adequate capacity, approval and authorization from applicable utilities should be provided.
7. A statement should be added to the subdivision plan (to be recorded) identifying the source of sewage disposal.
8. Sewage planning modules were not included. Sewage planning modules should be provided as appropriate.
9. A pressure sewer system is proposed to transport sewage from the 7 proposed houses to what appears to be an existing gravity sewer in 3 Point Garden Road. The sanitary sewer design is vague with limited labeling and information.
10. Easements and provisions for maintenance and operation of the pressure sewer system were not provided.
11. It's unclear who will own, operate and be responsible for maintenance of the pressure sewer system.
12. It's unclear why the pressure sewer lateral from the house on Lot 5 does not connect directly to the pressure sewer to the south.
13. The size and detailed design of the pressure sewer system was not provided.
14. The construction details appear to be more appropriate for a gravity sewer rather than a pressure sewer.
15. Details for the sewage/grinder pumps were not provided.
16. Additional detail and information should be provided for the proposed sanitary sewer service.
17. Individual groundwater wells are proposed for each lot as the sources of water supply.
18. Some of the proposed wells are shown immediately adjacent to proposed rain gardens. It's unclear if surface water separation/isolation distances are required.
19. The close proximity of the wells to the proposed houses may be challenging for maintenance.
20. Adequate fire protection should be reviewed by the Township and the serving fire company. Fire hydrants are not provided.
21. Electric service is not addressed.
22. Local road permits for the sanitary sewer system in 3 Point Garden Road and any other applicable utilities within the rights of way should be secured as required.

### **ACCESS, PARKING & TRAFFIC**

23. Two lots along 3 Point Garden Road are proposed as flag lots and will have access from common drives with 1 other lot (2 common drives serving 4 lots). Provisions for the long-term maintenance and repair of the common drives (Lots 2, 4, 5 & 6) should be established and well documented on the drawings.
24. It should be demonstrated that adequate sight distance is provided for the drives, especially Lots 1 & 7.
25. No traffic information was provided, and expected traffic impacts are unknown.
26. Waivers have been requested for providing sidewalks. The Township should review this waiver request considering a nearby church, school, East Stroudsburg open space property (including golf course) and a dense residential subdivision within walking distance.
27. The layout, emergency access, etc. should also be reviewed by the serving fire company.

**STORMWATER MANAGEMENT**

28. Stormwater management is proposed by individual, on-lot rain gardens. There are 7 rain gardens proposed.
29. Soil testing is not shown. It's unclear if any soil testing or infiltration testing was performed.
30. The rain gardens are rather large and shown with wide overflow spillways, precast concrete outlet structures with related openings & grates and 15" diameter outlet pipes. They appear to more closely resemble small detention basins rather than rain gardens, and terminology in the details references "basin" and "detention basin". It should be determined if these BMP's are considered rain gardens or detention basins, and related design requirements (berm width, freeboard, etc.) should be clearly established. Soil testing was not provided to demonstrate infiltration capability as typically required for rain gardens.
31. The discharge and routing of flow from some of the rain gardens may have the potential to adversely affect proposed drives.
32. Most of the rain gardens appear to discharge flow overland and not to an established, stable watercourse or channel.
33. Riprap aprons were not provided for preventing discharge scour from storm piping.
34. The sidewalls of some of the rain gardens may be subject to scour as a result of concentrated flow being directed to the steep grade.
35. Diversion berms are shown along the northeastern property line and on Lot 2. The function of these berms is unclear, and proposed grading was not provided to demonstrate how the berms are to be constructed or if they will encroach onto adjoining parcels. The drawings don't specify if these berms are to be constructed of Filtrexx Soxx or earth.
36. It's unclear how the end walls shown on the discharge ends of the rain garden outlet pipes are to be constructed.
37. Although not clearly labeled, there appears to be a 36HDPE bypass storm pipe, inlets and manholes proposed along the common lot line of Lots 2-6.
38. It's unclear how this pipe will outlet to daylight. If the pipe does not daylight, it will most likely accumulate debris and reduce capacity. Hydraulics could be affected unpredictably.
39. It should be demonstrated that Inlet 4 (labeled in the profile view of Drawing C-6.1) will have the hydraulic capacity to introduce flow to the capacity of a 36HDPE.
40. Easements and long-term maintenance responsibilities of this pipe, inlets & manholes were not established.
41. A level spreader is shown jointly on Lots 4 & 6. It's unclear how this will be constructed or function. There is approximately 4' of elevation difference across the length of the level spreader.
42. Easements and long-term maintenance responsibilities of this level spreader were not provided or established.
43. There are common storm pipes crossing drives on multiple lots (i.e. Lots 2 and 3). Long-term maintenance responsibilities of these pipes were not provided or established.
44. Adequate provisions should be provided to direct stormwater flowing from the east and across the drive to Lot 7.
45. Additional pipes directing upslope runoff across the proposed drives should be considered at key locations.
46. It's unclear how roof flow from the buildings will be directed to the detention basins.



47. The sanitary lateral shown crossing the 36HDPE at STA 2+70 in the “bypass pipe run” profile view on Drawing C-6.1 appears to be in error, and the sanitary lateral crossing the 36HDPE at approximately STA 4+10 is not shown in the “bypass pipe run” profile view on Drawing C-6.1.
48. Some of the labeling (or viewport limits) is not shown on Drawing C-6.2. Additionally, it would be helpful to have more information labeled in the plan views.
49. It would be helpful to have Drawings C-6.1 & C-6.2 included with the PCSM drawings.
50. Proposed stormwater management should be reviewed by the Township for compliance with applicable requirements.
51. Earth disturbance is identified to be 5.06-ac requiring an NPDES permit. The NPDES permit and the E&S Plan should be reviewed by the MCCD for adequacy.

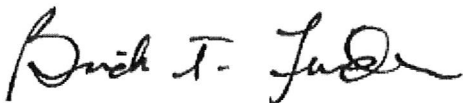
**GENERAL AND OTHER CONCERNS**

52. An MCPC review checklist was not provided.
53. Although this submission is preliminary, additional information (i.e. establishing easements, rights-of-way, maintenance responsibilities, other relative legal information, etc.) is needed on the drawing(s) to be recorded.
54. It’s unclear where the sinkhole repair detail is to be implemented. No soil testing was provided, and it’s uncertain if sinkhole potential exists on the parcel.
55. The grading drawings are for generic houses, drives and locations, and they typically change with each specific lot purchaser. The Township should consider requiring individual detailed grading plans for approval of building permits when specific house designs and locations are established.
56. It would be helpful if the lot numbers were on the PCSM drawings.
57. A PNDI evaluation was not provided.
58. Additional detail and labeling should be provided on the drawings. Additional construction-related detail should also be provided.

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.