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MONROE COUNTY PLANNING COMMISSION

November 26, 2024

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

Re: Outdoor Lighting Standards
Code of Ordinances Amendments
Smithfield Township
MCPC Review #202-24

Dear Mr. Pride:

The above cited amendments were reviewed by Eric Koopman, Lead Senior Planner, on behalf of the Monroe County Planning Commission. You will find the comments enclosed.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on December 10, 2024 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". The signature is written in a cursive, flowing style.

Christine Meinhart-Fritz
Director

CMF/ek
Cc: Julia Heilakka, Township Manager

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MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director

FROM: Eric Koopman, Lead Senior Planner

DATE: November 26, 2024

SUBJECT: Outdoor Lighting Standards
Code of Ordinances, Zoning, and SALDO Amendments
Smithfield Township
MCPC Review #202-24

The Township of Smithfield is proposing to establish Chapter 32 ‘Outdoor Lighting Standards’ within its code of ordinances. This chapter includes definitions, illustrations, and standards related to outdoor lighting including exemptions, lighting reduction, control of glare, recreational lighting, and other regulations. The Township is also proposing amendments to both its zoning and subdivision and land development ordinance to reference this new chapter throughout the documents.

The above mentioned amendments have been reviewed on the basis of generally accepted planning principles and the provisions set forth by the Pennsylvania Municipalities Planning Code (PMPC), as amended. The following comments are offered:

1. The proposed zoning ordinance amendments are generally consistent with the PMPC, Act 247 of 1968, as amended, in terms of following required procedures.
2. The proposed standards for outdoor lighting are generally consistent with similar provisions found elsewhere within the county. This is to be encouraged in order to promote consistency in standards across municipalities.
3. The proposed definitions concerning outdoor lighting are generally consistent with those found in other county resources. Including illustrations within definitions is also to be encouraged in the interest of reducing potential interpretation issues.
4. The proposed amendments would establish a separate chapter of the Code of Ordinances to control outdoor lighting. Typically, such standards are included within a municipality’s Subdivision and Land Development Ordinance. While references are to be inserted to this chapter in both zoning and SALDO, the Township is encouraged to discuss the appropriateness of controlling lighting through a separate regulatory ordinance.

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5. If any revisions are made to the proposed zoning ordinance amendments, they must be resubmitted to the MCPC for review prior to adoption. This requirement was recently affirmed by the Pennsylvania Commonwealth Court in *Hanover Healthcare Plus, Inc. v. Zoning Hearing Board of Penn Township* 875 A.2d 1255 (Pa. Cmwlth 2005). It is recommended that the Township discuss this with their solicitor.
6. The Staff has reviewed the proposed amendments and recommends that adoption be subject to the above noted comments being satisfactorily addressed.

In an attempt to maintain a library of municipal ordinances, we request that any adopted ordinance amendments (Zoning, Zoning Map and SALDO) be sent to the MCPC within 30 days of enactment as specified in the PMPC.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.