



YOUR GOALS. OUR MISSION.

December 5, 2024

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

**SUBJECT: SHUKAITIS ESTATE FINAL MINOR SUBDIVISION PLAN  
PLAN COMPLETENESS REVIEW  
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
PROJECT NO. SMTW-R0012**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed a completeness review of the submitted Final Minor Subdivision Plan for the subdivision of the Shukaitis Estate. The submission consists of the following items.

- Letter of Transmittal prepared by RKR Hess dated December 2, 2024.
- Smithfield Township Application for Review of a Subdivision or Land Development Plan.
- Waiver Request letter prepared by RKR Hess, dated December 2, 2024.
- Closure reports prepared by RKR Hess, dated December 2, 2024.
- Proposed Shared Driveway Easement.
- Property Deed, Deed Book 396, Page 1110.
- Register of Wills of Monroe County, Pennsylvania Certificate of Grant of Letters Testamentary, Estate of Nancy M. Shukaitis, File No. 4521-0313, dated April 28, 2021.
- PADEP Sewage Facilities Planning Module Component 1.
- Phase 1 Habitate Assessment Report for Bog Turtle prepared by Ecological Associates, LLC, dated May 16, 2022.
- Final Minor Subdivision Plan (2 sheets) prepared by RKR Hess, dated October 29, 2024.

### **BACKGROUND INFORMATION**

The Applicant has submitted a Final Minor Subdivision Plan of the Shukaitis Estate. The project site is located on the southwesterly corner of the intersection of Franklin Hill Road and Hidden Valley Drive. The existing property is located within the R-C, Residential Conservation Zoning District and has an area of 17.58 acres. The existing property consists of two (2) single family residential dwellings; one taking access from Hidden Valley Road and one taking access from Franklin Hill Road, and an existing barn. The existing dwellings are served by on-lot water and on-lot sewage disposal. The remainder of the property consists of a blueberry orchard, woodlands, and wetlands.



The proposed minor subdivision includes three (3) lots. Proposed Lot 1 will have a net area of 1.97 acres and will consist of the existing single family dwelling taking access from Hidden Valley Drive. Proposed Lot 2 will have a net area of 1.92 acres and is intended for a proposed single family residential dwelling. The proposed dwelling will be served with on-lot water and on-lot sewage disposal. Proposed Lot 3 will have a net area of 13.06 acres and will consist of the existing dwelling and barn taking access from Franklin Hill Road, woodlands, blueberry orchard, and wetlands.

Based upon our review, we recommend the Planning Commission accept the Final Minor Subdivision 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  
Nate S. Oiler, P.E., RKR Hess – Applicant's Engineer  
Alice Olenick, Executor – Applicant  
Melissa E. Hutchison, P.E., T&M Associates