



YOUR GOALS. OUR MISSION.

December 5, 2024

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

**SUBJECT: HEALTHY MINDS TREATMENT CENTER LAND DEVELOPMENT  
SKETCH PLAN REVIEW NO. 1  
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
PROJECT NO. SMTW-R0020**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our first review of a sketch plan submitted for the Healthy Minds Treatment Center Land Development. The submission consists of the following items.

- Letter of Transmittal prepared by Barry Isett & Associates, Inc., dated November 4, 2024.
- Property Deed, Deed Book 2418, Page 6739
- Sketch Plan (4 sheets) prepared by Barry Isett & Associates, Inc., dated November 4, 2024.

### **BACKGROUND INFORMATION**

The Applicant has submitted a sketch plan in support of a land development plan for the Healthy Minds Treatment Center.

The existing property (Tax ID No. 16.9.1.22) is located on the western side of Totts Gap Road, approximately 100-feet south of its intersection with Cherry Valley Road (S.R. 2006) in the R-1, Low Density Residential Zoning District. The existing property is a portion of the Wolf Hollow Country Club, has a gross lot area of 32.03 acres, and consists of a portion of the golf course with woodlands, ponds, and wetlands. The FEMA 100-year floodplain associated with Cherry Creek traverses the northwestern corner of the existing property.

The proposed treatment center will include 60 beds within a proposed 13,400 square foot, two-story building. An 84-space parking lot and driveway taking access from Totts Gap Road, and two (2) accessory buildings have a total area of 1,517 square feet are also proposed. On-lot private well and sewage disposal will serve the proposed use.

A Conditional Use Application was submitted and deemed complete by Smithfield Township on August 29, 2023. The Conditional Use was approved with conditions to permit the proposed residential drug, alcohol, and/or substance abuse treatment facility in the R-1, Low Density Residential Zoning District by the Board of Supervisors.



Based upon our review of the Sketch Plan, we offer the following comments and/or recommendations for your consideration.

**ZONING ORDINANCE COMMENTS**

1. In accordance with Section 401.3.D.(1)(a), “an on-site investigation shall be conducted to determine if wetlands are present on the site by a licensed engineer, hydrogeologist, soil scientist or similarly qualified professional experienced in wetlands ecology, selected by the applicant in accordance with the Federal Manual for Identifying and Delineating Jurisdictional Wetlands dated January 10, 1989, or as later amended if the National Wetlands Inventory maps indicate wetlands on a site; or where a site contains hydric soils as depicted by a soil survey by the County of Monroe, and/or in USDA NRCS Hydric Soils Lists; hydrophytic vegetation or evidence of hydrology. The resultant wetland delineation study must be approved by the governing body. A landowner may also use a wetlands delineation validated by the U.S. Army Corps of Engineers. Should a wetlands delineation validated by the U.S. Army Corps of Engineers vary from a wetlands boundary derived from this Subsection 3D(1)(a) above, the Corps delineation shall govern.” *Existing wetlands are shown on the plan. A wetland report and date of delineation shall be provided.*

2. In accordance with Section 401.3.D.(3), “no development, filling, draining, piping, diverting, or earth disturbance activities shall be permitted within a wetland. No more than 40% of the wetlands margin area shall be altered, regraded, or filled (noting that such limitation does not permit the alteration, regrading, filling of or building upon a wetland area, and noting further that the permitted encroachment into a wetlands margin area shall be measured independent of any other noncontiguous wetlands margin areas on a property). If this provision is found to be in conflict with any provisions of Chapter 26: Water, or any other local ordinance, or Pennsylvania or federal law, the provision which is more restrictive or which establishes the higher standard shall control.”

The Wetland Margin is defined as “that area which extends 75 feet from the wetland boundary or to the limit of the hydric soils, whichever is greater”.

*The wetland margin shall be shown and labeled on the Land Development Plan. Any disturbance of the wetland margin shall be noted on the plan to show compliance with this Section.*

3. In accordance with Section 401.3.E.(1), “limited disturbance of moderately steep slopes and very steep slopes shall be permitted under the conditions described below:

Steep Slope Category	Percent	Maximum Area of Disturbance
Moderately steep slope	15% to 25%	60%
Very steep slope	25% or greater	10%

Disturbance refers to any development activity, including regrading and stripping of vegetation. The use of regraded slopes shall be minimized and is generally discouraged. The use of retaining walls for grade changes is encouraged.” *The Land Development Plan shall provide a calculation showing the proposed disturbed area (in square feet and percent) of the existing steep slopes.*

4. In accordance with Section 404.2.A.(1), “a traffic impact study shall be required for all subdivisions and land developments that, at build-out, are projected to generate 50 or more trip-ends per project peak hour or 500 trip-ends per day based on the latest edition of Trip Generation published by the



Institute of Transportation Engineers. This shall include project additions, changes of use and replacement of nonconforming uses that increase the total traffic (existing plus new traffic) to more than 500 trip ends per day.” *The traffic proposed to be generated by the development shall be addressed.*

5. Lighting and landscape requirements are listed in Sections 502.6 and 502.7, respectively. *The required lighting and landscaping shall be shown on the Land Development Plan.*

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

6. In accordance with Section 503.G, “after preparing the Existing Resource/Site Analysis (ER/SA) Plan but prior to the Planning Commission meeting in which the plan is to be reviewed, the applicant/developer is strongly encouraged to arrange for a site visit with the Planning Commission and other municipal officials and professionals and shall provide sufficient copies of the ERSA Plan to distribute to all municipal officials attending the site visit. Applicant/developers, their site designers and the landowner are encouraged to accompany the Planning Commission. The purpose of the site visit is to familiarize local officials with the property’s existing conditions and special features, to identify potential site design issues and to provide an informal opportunity to discuss site design concepts, including the general layout of common open space (Greenway land) (if applicable) and potential locations for proposed buildings and street alignments.” *A site visit should be arranged at the Township’s discretion.*
7. In accordance with Sections 1002.5 and 1402.1.D, “where no public water supply is available to the subdivision or land development, the Township shall require the applicant/developer to obtain from a licensed testing laboratory certificates of approval for each lot as to the quality and adequacy of the water supply proposed to be utilized by the applicant/developer”. “A well that does not provide an adequate supply of water for the proposed use, considering both quality and quantity; and/or adversely affects nearby wells, wetlands or watercourses shall not be approved by the Township.” *This shall be addressed with the Land Development Plan.*
8. In accordance with Section 1002.7.E, “the purpose of steep slope regulations is to conserve and protect those areas having steep slopes from inappropriate development and excessive grading; to prevent potential dangers caused by erosion, stream siltation, and soil failure; and to promote uses in steep slope areas that are compatible with the preservation of existing natural features, including vegetative cover by restricting grading of steep slope areas. Steep Slope Area shall be subject to use regulations identified below.

Steep Slope Category	Percent	Maximum Area of Disturbance
Moderately steep slope	15% to 25%	60%
Very steep slope	25% or greater	10%

Disturbance refers to any development activity, including regrading and stripping of vegetation. The use of regraded slopes shall be minimized and is generally discouraged. The use of retaining walls for grade changes is encouraged.” *The Land Development Plan shall provide a calculation showing the proposed disturbed area (in square feet and percent) of the existing steep slopes.*

9. In accordance with Section 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”. Appendix B



requires a Local Access Street to have a 50-foot wide right-of-way and 26-foot wide cartway (18-foot wide travel way and two, 4-foot wide shoulders).

*The plan proposes a 25-foot wide half-width right-of-way along the property frontage. This is in compliance with Appendix B.*

*The existing cartway width ranges between 20-feet ± and 23-feet ±. The cartway shall be widened along the property frontage for a half-width of 13-feet (9-foot wide travel way and a 4-foot wide shoulders) as required.*

10. In accordance with Section 1202.A, “in conformance with the Pennsylvania Municipalities Planning Code, this Section requires the public dedication of land suitable for park land, noncommercial recreational uses, preserved open space, and the construction of recreational facilities. Upon agreement of the Board of Supervisors, any of the following alternatives may be approved by the Board of Supervisors in lieu of public dedication of land, as specified in this Section:
  1. Payment of recreation fees.
  2. Construction of recreation facilities.
  3. Dedication of recreation land or preserved open space to the Township or its designee.
  4. A combination of these alternatives.”

*Open space and recreation facilities and/or a fee in-lieu-of shall be provided.*

11. In accordance with Section 1015.1, “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 feet, unless otherwise approved by the Board of Supervisors. There shall be a minimum three foot-wide planting strip, between the curb and sidewalk along local streets and 10 feet along collector or arterial streets. This grass planting strip can be used for the location of the underground utilities.” *The Applicant shall discuss with the Township the need for sidewalk along Totts Gap Road.*
12. Lighting and landscape requirements are listed in Section 1020 and Part 11, respectively. *The required lighting and landscaping shall be shown on the Land Development Plan.*
13. In accordance with Sections 1405.2.A and 1406, where a public sewer system is within 5,000 feet of or where construction plans approved by the Sewer Authority provide for the installation of such public sewer system to within 5,000 feet of a proposed subdivision or land development, the applicant/developer shall provide the subdivision or land development with complete sanitary sewage facilities which shall be connected to the existing or proposed public sewer system at the expense of the applicant/developer. *An existing sanitary sewer line is located along Cherry Valley Road approximately 2,000-feet from the project site, and connection to the public sanitary sewer system will be required.*

#### **STORMWATER MANAGEMENT ORDINANCE COMMENTS**

14. In accordance with Section 223.1.J.(1)(d)(2), “the outer buffer shall be measured perpendicular to and horizontally from the outer edge of the inner buffer for a distance of 100 feet resulting in a total buffer of 150 feet.



- a) Permitted activities/development. Stormwater conveyance required by the Township, buffer maintenance and restoration, the correction of hazardous conditions, stream crossings permitted by DEP, roads constructed to existing grade, unpaved trails, and limited forestry activities that do not clear cut the buffer (e.g., selective regeneration harvest) in accord with a forestry management plan shall be permitted, provided no buildings are involved, and those activities are permitted under § 26-223, Subsection 1J(6) and (7).
- b) No more than 20% of the cumulative outer buffer on the subject parcel shall be altered by the activities permitted in accord with § 26-223, Subsection 1J(1)(d)2.”

*Part of the proposed parking lot, grading, and septic drain fields are located within the required 100-foot wetland buffers. These are not permitted construction activities and the plan shall be revised.*

### **MISCELLANEOUS COMMENTS**

15. Cherry Valley Road shall be labeled on the plan.

The above comments represent a thorough and comprehensive review of the limited information submitted with the intent of giving the Township the best direction possible. However, due to the nature of the comments in this review, the receipt of new information may generate new comments.

In order to facilitate an efficient re-review of revised plans, the Engineer shall provide a letter, addressing item by item, their action in response to each of our comments.

If you should have any questions regarding the above comments, 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, Smithfield Township Zoning Officer  
Ryan Troutman, P.E., Barry Isett & Associates, Inc. – Applicant’s Engineer  
Daniel Harvey, CEO, Healthy Minds Partners, LLC – Applicant  
Joe Schlim, Water Gap Acquisitions Partners, LLC – Property Owner  
Melissa E. Hutchison, P.E., T&M Associates