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MONROE COUNTY PLANNING COMMISSION

January 2, 2025

RECEIVED ON

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

JAN 7 2025

**SMITHFIELD TOWNSHIP
MONROE COUNTY, PA**

Re: The Estate of Nancy Michael Shukaitis
Minor Subdivision
Smithfield Township
MCPC Review #216-24

Dear Ms. Heilakka,

Our office has received a copy of the above-noted minor subdivision with concerns about a 17.56-acre site located on the westerly side of Franklin Hill Road, at its intersection with Hidden Valley Drive. The plan proposes to subdivide the site consisting of 17.56 acres into three (3) lots: Lot 1 of 2.04 acres, Lot 2 of 2.14 acres, and Lot 3 of 13.38 acres. The proposed Lot 1 and Lot 3 contain existing dwellings that are served by on-lot water and sewage disposal systems. The site is located within the Residential Conservation (R-C) Zoning District.

I have reviewed the proposed minor subdivision based on generally accepted planning principles and environmental concerns. The following comments are offered:

1. The Restrive Covenants indicate that a 25-foot wide driveway easement will provide access to Lot 2 and Lot 3 from Franklin Hill Road. Repair and maintenance of this easement is the sole responsibility of those persons benefiting use thereof. It should be noted that all easements and rights of ways on record plans shall be recited and recorded in the deeds. Lot 1 has an existing driveway located on Hidden Valley Drive.
2. The provided materials include a PNDI (Pennsylvania Natual Diversity Inventory) that specifies there is no potential bog turtle habitat within the Action Area of the proposed site. Although there are 4.2 acres of wetlands on the site, it is beyond the 300-foot buffer so no impacts to the bog turtles are anticipated by this project.
3. It should be noted that Lot 2 will be served by a proposed on-site well and sewage disposal system indicating future development.

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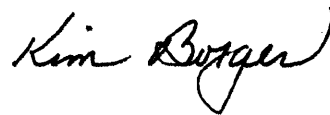
The Estate of Nancy Michael Shukaitis
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It is recommended that approval of this plan be conditioned upon the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on January 14, 2025, at 5:00 p.m. at 701 Main Street Suite 405. 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.

Sincerely yours,

A handwritten signature in black ink that reads "Kim Borger". The signature is written in a cursive style with a large, sweeping initial "K".

Kim Borger
Planner/Addressing Coordinator

cc: Charles P.Gmiter P.L.S.