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January 23, 2025

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

**SUBJECT: JOSEPH WIDMER PRELIMINARY/FINAL LAND DEVELOPMENT
PLAN REVIEW NO. 3
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. SMTW-R0017**

Dear Supervisors:

Pursuant to the Township's request, we have performed our third review of the submitted Preliminary/Final Land Development Plan Application. The submitted information consists of the following items.

- Letter of Transmittal prepared by RKR Hess, dated January 7, 2025.
- Response letter prepared by RKR Hess, dated January 7, 2025.
- Smithfield Sewer Authority Will Serve letter dated December 2, 2024.
- PennDOT Highway Occupancy Permit No. 05005187.
- Cost estimate of Required Site Improvements prepared by RKR Hess, dated January 7, 2025.
- Rational AI/CA Calculations prepared by RKR Hess, dated December 10, 2024.
- Storm Sewer Tabulation prepared by RKR Hess, dated December 10, 2024.
- Preliminary/Final Land Development Plan for Joseph Widmer (10 sheets) prepared by RKR Hess, dated August 30, 2024, revised January 7, 2025.

BACKGROUND INFORMATION

The Applicant, Joseph Widmer is proposing a land development at their property located on the northwestern corner of Milford Road/Business Route 0209 (S.R. 2012) and Joel Street.

The existing property has an area of 0.53 acres and is located within the ED, Economic Development Zoning District. The property consists of an existing gravel parking area with a gated entrance taking access from Milford Road/Business Route 0209 (S.R. 2012).

The project will support the Applicant's existing contractor business, and proposes the construction of a 1,008 square foot building housing a car parking space and truck work space with associated parking, storm sewer and stormwater management, and landscaping. The proposed building will be served by an on-lot well and public sanitary sewer.

In a decision dated July 18, 2024, the Smithfield Township Zoning Hearing Board granted the following variances:



1. From Section 403.1.B.(4) to allow proposed off-street parking in front of the property.
2. From Section 403.1.L to allow parking areas to be closer than 15-feet to the side and rear property lines.
3. From Section 403.1.M to allow the parking lot be constructed in front of the proposed building within the parking setback lines as shown on the Variance Plan.
4. From Section 502.7.C to reduce the width of the required buffer yard along Milford Road/Business Route 0209 (S.R. 2012) to 13-feet.

The Site Plan (Sheet C.S.01) lists the proposed use as “business or professional offices and/or services; contractors business”. The Schedule of District Regulations lists contractor’s business and business or professional offices and/or services as Principal Permitted Uses in the ED, Economic Development Zoning District.

At its meeting held on November 19, 2024, the Board of Supervisors conditionally approved the Preliminary/Final Land Development Plan and approved waiver requests from Sections 603.1.C.(2)(j), 1014, 1015, 1024.4, 1024.6, 1024.15, 1101.1.C.(2)(c), 1101.1.E.2, 1301.7.F, 1301.7.G, 1301.7.Q.2, 1302.4.A, and 1302.4.D of the Subdivision and Land Development Ordinance, and Section 221-11 of the Stormwater Management Ordinance.

Based upon our review of the above information and our previous review letter dated November 7, 2024, we offer the following comments and/or recommendations for consideration.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. 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. (Previous Comment 28) The response letter indicates a fee in-lieu-of will be discussed with the Township and addressed prior to final plan approval. (Previous Comment 28) The response letter indicates a \$1,500 fee in-lieu-of will be provided.

2. In accordance with Section 1503.3, “no final plan shall be signed by the Board of Supervisors for recording with the Recorder of Deeds unless:



- A. A financial security in accordance with § 22-1503 is accepted by the Board of Supervisors and the Board of Supervisors has received confirmation that the public utility or municipal authority has been provided with financial security, if applicable; and/or,
- B. The improvements required by this Chapter have been installed, in accordance with § 22-1504.”

A construction cost estimate shall be submitted for review to determine the required financial security. (Previous Comment 36) The response letter indicates a construction cost estimate will be provided for review. (Previous Comment 36) The submitted Cost estimate of Required Site Improvements will be reviewed under separate cover.

MISCELLANEOUS COMMENTS

- 3. An existing offsite area of gravel is proposed to be removed from Parcel No. 16.7.1.48 and replanted with topsoil and meadow. Written permission from the adjoining property shall be provided to the Township to permit the proposed work. *(Previous Comment 46) The response letter indicates that written permission will be provided upon receipt. (Previous Comment 46) The response letter indicates an agreement has been sent to the owner of the adjoining property for their consideration.*

All previous engineering related comments have been satisfied. The above remaining comments shall be satisfied to the Township prior to plan recordation.

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
Nick DeFrank, P.E., RKR Hess – Applicant’s Engineer
Joseph Widmer – Applicant/Property Owner
Melissa E. Hutchison, P.E. – T&M Associates