



YOUR GOALS. OUR MISSION.

January 6, 2025

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

**SUBJECT: SHUKAITIS ESTATE FINAL MINOR SUBDIVISION PLAN REVIEW NO. 1  
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
PROJECT NO. SMTW-R0012**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our first review of the submitted Final Minor Subdivision Plan for 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, Sheet 1 dated October 29, 2024 and Sheet 2 dated November 25, 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 offer the following comments and/or recommendations for your consideration.

### **ZONING ORDINANCE COMMENTS**

1. In accordance with Section 309, Schedule of District Regulations, the minimum lot area in the R-C Zoning District is 80,000 square feet. Part 10 defines Lot Area as “The gross horizontal area contained within the property lines of a lot excluding space within all roads and within all permanent drainage easements, but including the areas of all other easements”. *The Zoning requirements table on Sheet 1 identifies the minimum lot area as “gross” and shall be revised to be the “net” lot area. The proposed lot areas shall also be revised to reflect the net lot areas as defined, and as presented on Sheet 2.*
2. In accordance with Section 309, Schedule of District Regulations, the lot depth shall be 175-feet. Part 10 defines Lot Depth as “The average horizontal distance between the front and rear lot lines”. *The required and proposed lot depth shall be provided in the Zoning requirements table on Sheet 1 for each proposed lot.*
3. In accordance with Section 309, Schedule of District Regulations, the maximum building coverage is 20%. *The maximum permitted impervious area on Proposed Lot 2 shall be calculated utilizing the proposed net lot area. The Zoning requirements table on Sheet 1 shall be revised.*
4. 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.” Part 10 defines the Wetland Margin 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 required on Proposed Lot 3 shall be shown, dimensioned, and labeled on the plan. It is noted that per review of the plan, disturbance of the wetland margin should not occur.*

### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

5. In accordance with Section 803.1.R, “a recent title report shall be submitted verifying any restrictions in the deed affecting the subdivision or development of the property, including, but not limited to, any underground, overhead or surface utility easements or rights-of-way. Copies of easements shall be submitted for review.” *The required title report shall be submitted.*
6. In accordance with Section 803.1.W, “the location, name and widths of all streets bordering the land to be developed or subdivided, including legislative and traffic route numbers and their





existing and ultimate rights-of-way”. *The cartway widths of Hidden Valley Drive and Franklin Hill Road and the existing right-of-way width along Franklin Hill Road shall be provided on the plan.*

7. In accordance with Section 803.1.GG, “the location of all existing and proposed monuments shall be shown”. In accordance with Section 1025.4, “the corners of all lots not monumented shall be marked with iron pins”. *An iron pin shall be placed at the southern corner of Proposed Lot 3.*
8. In accordance with Section 1006.11.C, a private access drive may be utilized solely to provide access to not more than four lots of single-family residential. *The previous Sketch Plan submission indicated that Hidden Valley Drive is a private road providing access to four (4) existing lots. Therefore, access to Proposed Lot 2 will be via a shared driveway with Proposed Lot 3 from Franklin Hill Road. The Township and Applicant may wish to consider a waiver from Section 1006.11.C to provide access to Proposed Lot 2 from Hidden Valley Drive. Also refer to Comment 10.*
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 Road to have a 50-foot wide right-of-way and 26-foot wide cartway (18-foot wide travelway and 4-foot wide shoulders).

*The plan proposes an 8.5-foot “widening easement” to create a half width right-of-way of 25-feet along Franklin Hill Road. A waiver from Section 1008.3 is requested to not require roadway widening as required.*

10. In accordance with Section 1012.12, “where a lot abuts streets of different classifications in the street hierarchy, access to the lot shall be taken from the lower order street”. *Proposed Lot 2 is accessed via a shared driveway with Proposed Lot 3 from Franklin Hill Road. Consideration should be given to providing access to Proposed Lot 2 from Hidden Valley Drive, or a waiver will be required.*
11. 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.*



### STORMWATER MANAGEMENT ORDINANCE COMMENTS

12. In accordance with Sections 205.1.D and E, the construction of new impervious surfaces and buildings are regulated activities and stormwater management is required by this Ordinance. *Restrictive Covenant 6 indicates the Applicant intends to adhere to the stormwater management regulations at the time of building permit application. Restrictive Covenant 6 shall be revised to include the following language:*

*The Applicant agrees to submit a stormwater management plan for Proposed Lot 2 at the time of building permit application for review and recommendation by the Township Engineer as part of the required for issuance of a building permit.*

### MISCELLANEOUS COMMENTS

13. The gross lot area of Proposed Lot 3 is inconsistent between the Adjusted Tract Area on Sheet 1 and the Zoning requirements table on Sheet 1 and plan view on Sheet 2. The lot area shall be revised for consistency.

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: 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