



YOUR GOALS. OUR MISSION.

April 3, 2025

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

**SUBJECT: 115 TWIN FALLS ROAD PRELIMINARY/FINAL LAND DEVELOPMENT
PLAN COMPLETENESS REVIEW
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. SMTW-R0022**

Dear Planning Commission Members:

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

- Smithfield Township Application for Review of a Subdivision or Land Development Plan.
- Drainage Plan Application.
- Wetland and Waters Evaluation Report prepared by Hanover Engineering, dated June 24, 2024.
- Zoning Hearing Board Decision dated February 13, 2025.
- Property Deed, Deed Book 2648, Page 4841.
- Main Extension Agreement dated February 19, 2010.
- Map of Survey of Lands of Kathleen A. Macauley, Ruth E. Straits, Carol M. Yanovitch, and David H. Lesoine, prepared by Frank J. Smith, Jr., Inc., dated June 18, 2014.
- Stormwater Management Report prepared by Hanover Engineering, dated March 21, 2025.
- Preliminary/Final Land Development Plans (21 sheets) prepared by Hanover Engineering, dated March 14, 2025.

BACKGROUND INFORMATION

The Applicant, Smithfield Township Sewer Authority, is proposing a land development on its property located at the southwestern corner of the intersection of Seven Bridges Road (S.R. 1019) and Twin Falls Road. The property address is 115 Twin Falls Road.

The existing property has an area of 2.47 acres and is located within the ED, Economic Development Zoning District. The property consists of an existing residential dwelling with two (2) driveways accessing Seven Bridges Road (S.R. 1019) and Twin Falls Road. A garage also exists. Marshalls Creek and its 100 Year Zone AE Floodway traverse the southerly portion of the property. Wetlands are adjacent to Marshalls Creek and steep slopes also exist.



The project proposes to utilize the existing dwelling as the Sewer Authority's office. A parking lot is proposed with access from Twin Falls Road only. The existing driveway accessing Seven Bridges Road (S.R. 1019) will be removed. Stormwater management and lighting are proposed.

On February 13, 2025, the Smithfield Township Zoning Hearing Board granted the following variances:

1. From Section 27-403.1.M to permit construction of a parking area within the 50-foot front lot line parking setback.
2. From Section 27-502.7.C to reduce the landscaped parking buffer to 10-feet.

Based upon our review, we recommend the Planning Commission accept the Preliminary/Final Land Development 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
Matthew Helbers, Bureau Veritas – Smithfield Township Zoning Officer
Salvator J. Caiazzo, P.E., Hanover Engineering – Applicant's Engineer
Russel C. Albert, Smithfield Township Sewer Authority – Applicant/Property Owner
Melissa E. Hutchison, P.E. – T&M Associates