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MONROE COUNTY PLANNING COMMISSION

April 8, 2025

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

Re: Smithfield Sewer Authority, 115 Twin Falls Road
Land Development Plan
Smithfield Township
MCPC Review #42-25

Dear Mr. Pride:

The above cited plan was reviewed by Eric Koopman, Lead Senior Planner, on behalf of the Monroe County Planning Commission. You will find his comments enclosed. Should you have any special concerns regarding these comments, please contact us immediately.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on May 13, 2025 at 5:00 p.m. at the Monroe County Planning Commission office. 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 as enclosed.

If you have any questions or if we can be of further service to you, please feel free to contact me.

Sincerely yours,

Christine Meinhart-Fritz
Director

CMF/ek

CC: Julia Heilakka, Township Manager
Salvatore Caiazzo, Hanover Engineering

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MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director

FROM: Eric Koopman, Lead Senior Planner

DATE: April 8, 2025

SUBJECT: Smithfield Sewer Authority, 115 Twin Falls Road
Land Development Plan
Smithfield Township
MCPC Review #42-25

This 2.32 acre site is located on the easterly side of Twin Falls Road, just south of its intersection with Seven Bridge Road. The site is developed and contains a 1,523 square foot single family dwelling and garage that is to be renovated and converted to offices for the Smithfield Sewer Authority. Driveway and parking improvements as well as landscaping, lighting, stormwater controls and a 120 square foot garage addition are also proposed. The site is located in an Economic Development (ED) district in which the use is permitted and is to be served by on-lot water supply and centralized sewage disposal systems.

The above-mentioned land development plan has been reviewed on the basis of generally accepted planning principles and environmental concerns. The following comments are offered:

1. The applicant has requested several waivers concerning locating driveway/parking within wetland and stream buffers and level of disturbance within this area. The plan provides justification and states that the principle structure is currently existing. These requests seem reasonable.
2. The applicant is requesting a variance for locating parking within 50 feet of the front lot line. It should be noted that parking calculations cited by the plan indicate 8 spaces are required while 14 spaces are proposed. The Township should carefully consider possible parking area modifications before granting such relief.
3. The plan proposes six (6) excess parking spaces in addition to the eight (8) required. The parking calculations are based on square footage rather than the number of employees, and it is unknown if the additional spaces are necessary, or if removing them would improve compliance with ordinance provisions without needing to request modification.
4. This site contains various environmentally sensitive areas, including floodplains and wetlands. It is recommended that any construction and earth moving activities be kept as far as possible from such areas.

5. There is a lot area discrepancy of 0.15 acres between the plan and assessment data. The Township should confirm the actual area of the site.
6. The Township should determine if the existing on-lot well is adequate for supporting the proposed change in use of the existing structure.
7. Access to the renovated structure will be provided by a private access drive off Twin Falls Road. It should be noted that the plan includes 'PennDOT condemnation areas, however the boundaries are not clearly delineated and the driveway may encroach into such areas. It is unknown how this may affect the project.
8. The status of a Township driveway permit is unknown at this time. It is recommended that the Township review the proposed driveway to ensure road safety is maintained in this area. It should be noted that an existing access drive to Seven Bridge Road is to be removed.
9. It should be noted that a truck turning plan was prepared for the project. Adequate circulation and navigation for larger vehicles should be confirmed.
10. Due to the unique nature of this development project a Trip Generation Report could not be calculated.
11. A lighting plan was prepared for this project. The Township should ensure that proposed lighting is consistent with local ordinance requirements. It should be noted that minor light spill-over is anticipated to the southeast of the site.
12. While a landscaping plan was included with the submitted materials, it does not appear to delineate any proposed plantings. The Township should determine if this is consistent with ordinance provisions.
13. No signage details are included with the plan submission. It is recommended that all proposed signage comply with local ordinance and create a fine visual impression of the property.
14. A dumpster area for this plan is not indicated. It is recommended that any dumpster areas be properly screened to create a visual buffer with appropriate materials and that haulers are provided safe and adequate loading and vehicle circulation routes.
15. The Township should ensure that proper coordination between the applicant and local fire companies is made for the interest of safety.
16. While adjacent to such parcels, this site is not indicated as being reserved for public use on the Smithfield Township Official Map (MPC Article IV).

17. It should be noted that a Pennsylvania Natural Diversity Inventory (PNDI) review was not submitted by the owner/developer and therefore potential impacts are unknown.
18. The proposed project does not affect any areas of importance identified in the Monroe County Natural Areas Inventory, 1991 and the Updated Inventory, 1999.
19. The proposed project does not affect any of the historic areas identified in the Monroe County Historic Preservation Plan, 1980.
20. The proposed project is generally consistent with the Monroe County Comprehensive Plan, December 2014, with respect to supporting local area infrastructure.

It is recommended that approval of this plan be conditioned upon the above listed comments being satisfactorily addressed, the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.