SMITHFIELD TOWNSHIP SALDO WAIVER REQUEST
Minor Subdivision Lands of Westfield North LLC and Smithfield Sewer Authority.

Date: June 26, 2026

Subdivision and Land Development Ordinance (SALDO) Section:

§22-801.3 Ordinance Sections H, M, N, P, X, Y, Z, AA

H. The existing features, including all streets adjacent to the tract and all proposed access points and parking areas.

M. Contours and the basis for topography and vertical datum base.

N. A key map with a north arrow for the purpose of locating the site to be subdivided showing the relation of the tract to adjoining property and to all streets, roads and municipal boundaries existing within 800 feet of any part of the property proposed to be subdivided.

P. Significant physical features such as but not limited to streams, lakes, ponds and drainage rights-of-way, including the direction of flow; and the location of all environmentally sensitive features, including floodplains, floodplain soils, wetlands, lake and pond shorelines, woodlands, large trees standing outside of woodlands and steep slopes.

X. The location of all existing buildings, towers, sewers, water mains, culverts, petroleum products or gas mains, fire hydrants and other significant man-made facilities and their existing and proposed use or disposition on the site.

Y. The location of wells, on-site septic systems, stormwater management facilities and similar features or within 200 feet of any part of the land to be subdivided or developed.

Z. Natural Features. The applicant/developer shall furnish on appropriate maps or other documents all natural features, including floodplains, soils, steep slopes, forested areas, lakes, ponds, watercourses, wetlands, quarries, rock outcroppings, boulder fields and the location of any unique plants or other vegetation. All applications shall include maps showing the location of the resources.

(1) The location of any designated floodplain district, the 100-year flood elevations and the boundaries of the floodplain districts, including those determined by studies or FEMA firm maps.

(2) The soil classifications, hydraulic soil classification, and boundary lines of all soils located on the tract with specific reference to any alluvial or hydric soils boundary. Soil descriptions for all soil types shall be provided and any building restrictions due to wet soils, seasonally high water table or other restrictions shall be provided on the plans.

(3) Lakes, Ponds, Streams, Rivers, Creeks and Waters of the Commonwealth. All lakes, ponds and waters of the commonwealth shall be shown.

(4) Wetlands Delineation. If any of the three wetlands parameters (hydric soils, hydrophytic vegetation or evidence of hydrology) are present on a site proposed for development, a separate wetlands delineation of sufficient detail to allow for thorough review by Township officials must be submitted to the Township. As part of the delineation process, a field investigation shall be performed and wetlands boundaries on the site shall be verified and flagged. Delineation and verification shall be performed by a qualified wetlands professional. The delineation shall be incorporated into the plan. The person or organization performing the delineation shall certify that the delineation has been performed in accordance with the criteria for wetlands delineation established in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, or any more restrictive amendments thereto. Wetlands shall be defined by metes and bounds.

AA. Any existing buildings and structures, including structural remains which are located on or adjacent to the site and a statement as to whether or not these buildings have any historical significance.

Waiver Request:

The purpose of this minor subdivision plan is to adjust the property boundaries between lands of Westfield North LLC and Smithfield Sewer Authority. The result of the minor subdivision will be a reduction from four lots to two lots.

We request that the features noted above be waived due to the limited scope of this application. The required information will be provided on the Land Development Application and the detailed HOP permit application for the relocation of Franklin Hill Road.

Recommended for approval:

_____ _____

_____ Township Planning Commission Date

Approved by:

_____ _____

_____Township Board of Supervisors Date