

SMITHFIELD TOWNSHIP PLANNING COMMISSION
COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA
REGULAR MEETING OF DECEMBER 10, 2020 AT 7:00 P.M.
MEETING MINUTES

1./2. Call to Order and Members Present:

The meeting was called to order at 7:00 p.m. by Township Planning Commissioner Chair Attorney Scott Amori. Along with Commissioner Amori, Commissioner D. Schryver was physically present in the meeting room at the Township Municipal Building. Commissioners R. Moses and M. Albert attended remotely. Commissioners D. Strunk and K. Wichman were absent. The meeting was also streamed remotely via ZOOM.

In addition to the above Commissioners, the other Township officials who attended the meeting were Township Supervisor Robert Lovenheim, Township Engineer Jon S. Tresslar, PE and PLS and Township Solicitor, Ronold J. Karasek, Esquire, of the Karasek Law Offices, LLC, all of whom were all physically present in the meeting room.

3. The Pledge of Allegiance to the Flag: was recited.

4. Minutes of Regular Meeting of November 12, 2020: Upon motion of Commissioner S. Amori and seconded by Commissioner D. Schryver and on a unanimous vote of 4-0, the Regular Meeting Minutes were approved.

Minutes of Special Meeting of December 2, 2020: These minutes had not yet been prepared so the item was removed from the agenda by the Chair.

5. Public Comments: None.

6. Plans to Act On:

a) Manovski Preliminary/Final Minor Subdivision Plan

The property is located on the southern side of Davis Court and approximately 250 feet southwest of the intersection with Davis Court and Cherry Valley Road and is situate in the R-1 (Low Density Residential) Zoning District. The plan proposes a residential subdivision of two (2) lots with Lot No. 1 consisting of 1.72 net acres and Lot No. 2 consisting of 1.34 net acres with an existing dwelling. Water and sanitary sewer will be on-lot.

The Township Engineer Tresslar had submitted a Second Review Letter dated December 7, 2020 which noted that many of his prior comments had been satisfied. At the request of the Planning Commissioner Chair Amori, Mr. Tresslar reviewed his letter and noted what items were still outstanding i.e. Zoning Comment No. 1-steep slope areas need to be identified, Zoning Comment No. 2-a note to be added for areas to be preserved, Zoning Comment No. 4-a note to be added for maximum impervious surface, SALDO Comment No. 5-electronic copies of plan must be submitted, SALDO Comment No. 6-clarification of a discrepancy between two distances, SALDO Comment No. 9-need for the Board of Supervisors to grant a SALDO waiver for a title report, SALDO Comment No. 12-a note to be added certifying no water wells or septic systems within two hundred (200') feet of the property lines, SALDO Comment No. 13-iron pins must be shown, Misc. Comment No. 15-dimensions for the existing septic system must be shown and Misc. Comment No. 16-the plan revision date must be corrected to read 10/14/2020.

The Applicant's Planning Professional, Brian D. Courtright, PLS, was not present; however, he filed a letter with the Commission dated December 12, 2020 (sic) suggesting that the remaining Township Engineer comments were minor in nature and that a conditional approval could be recommended. As the Township Engineer agreed with Mr. Courtright and upon motion by Commissioner Chair Amori and seconded by M. Albert and on unanimous vote of 4-0, the plan was recommended for conditional preliminary and final plan approval on condition of compliance with all outstanding items as noted in the Township Engineer Review Letter of December 7, 2020 and the Supervisors grant of the SALDO waiver.

b) SR Squared, LLC Preliminary/Final Minor Subdivision and Lot Consolidation Plan

The property is located on the northern side of Milford Road situate within the existing ED (Economic Development) Zoning Development with an area of 22.441 acres and consists of five (5) existing buildings. It is situate on the northern side of Milford Road.

The plan proposes to subdivide existing Lot No. 2 into two (2) lots. Lot No. 1 will have an area of 5.001 acres with the five (5) buildings located thereon and will be serviced by on-lot water and public sanitary sewage and Lot No. 2 will have an area of 17.440 acres of woodlands.

The Applicant's Planning Professional, Frank J. Smith, Jr., PLS, filed a Revised Plan on December 7, 2020; however, the Township Engineer has not yet had the opportunity to review that plan. Accordingly, Mr. Smith (who was present for the meeting) requested that the matter be tabled. Based upon this request and on motion of Commissioner Amori and seconded by Commissioner Schryver and on a unanimous vote of 4-0, official action on the Revised Plan was tabled.

7. Unfinished Business:

a) P. Natosi-1836 Saloon, Inc., Conditional Use Application

On October 29, 2020, the Applicant -P. Natosi- filed an Application for a Conditional Use Public Hearing¹ to construct concrete porch area (covered with a roof) to allow outside service of patrons. In support of the application, a Building Alterations-Sketch Plan was prepared by Keystone Consulting Engineers, Inc. and submitted to the Township².

Present on behalf of the Applicant was Philip Natosi, Jr. who represented that he (not his father) was now the owner/principal of the 1836 Saloon, Inc and its liquor license. The COVID restrictions has closed and/or limited his facility's indoor dining so he wants to extend his outside porch area to serve patrons. He did not really understand the procedure. It was explained to him that a conditional use is required as the property is located in a flood plain. However, the plan does not reflect flood or outside porch elevations as it is not a formal Site Plan with flood elevations.

¹ It is noteworthy that a copy of this application was not provided to the Township Solicitor who had no idea that this matter was to be addressed as conditional use as opposed to a Sketch Plan.

² It is noteworthy that a copy of this plan was not provided to the Township Engineer; and, the first time that the Engineer reviewed the plan was at the meeting.

Supervisor Lovenheim suggested that the Commission be lenient with the Applicant since this is an existing use and he (and other restaurant owners) is being severely hurt by the COVID-19 restrictions. Further and even without the flood elevations noted, the porch is being made of concrete so there is little chance of injury to downstream landowners.

After only very brief discussion, Commissioner Chair Amori made a motion to recommend that the conditional use be granted without conditions, seconded by Commissioner Albert and vote of 4-0.

8. New Business: None

9. Public Comments: None

10. Adjournment:

There being no other business coming before the Commission and on motion by Commissioner M. Albert, seconded by D. Schryver and on a unanimous vote of 4-0, the meeting was adjourned at 7:35 p.m.

Karasek Law Offices, LLC

By: 

Ronald J. Karasek, Esquire

PA I.D. No. 23233

Solicitor to Smithfield Township