

SMITHFIELD TOWNSHIP PLANNING COMMISSION
COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA
REGULAR MEETING OF FEBRUARY 10, 2022 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 (re-appointed as the Chair), Commissioners R. Moses (appointed as the Vice-Chair), D. Schryver, D. Strunk, M. Bowyer and C. Bowers (a newly appointed member) were all physically present in the meeting room at the Township Municipal Building. Commissioner M. Albert was absent. The meeting was also live-streamed remotely.

In addition to the above Commissioners, the other Township officials who attended the meeting were Township Supervisor Chair Jacob Pride (who arranged the live stream), Township Supervisor Lovenheim (as an observer only), Township Engineer Jon A. Tresslar, PE and Township Solicitor Ronold J. Karasek, Esquire all of whom were also physically present in the meeting room.

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

4. Minutes: Before the minutes were approved, Commissioner Bowyer stated that he would like the minutes to clarify who, what, when so on. A review of the comments from the January 2022 Meeting were that the Board of Supervisors should consider appointing another individual (other than the Township Solicitor) to take the meeting minutes.

Thereupon, the Minutes of the January 13, 2022, Re-Organization and Regular Meeting Minutes (Version No. 2 prepared by Supervisor Pride) were approved on motion of Commissioner Amori, seconded by Commissioner Schryver and vote of 6-0.

5. Public Comments on the Agenda: None.

6. Plans to Act On:

**1) Project: Eagle Valley Self-Storage Units-Preliminary/Final Plan
Location: terminus of Skyline Drive approximately five hundred (500) feet east of its intersection with SR 447. The project lies within both Stroud and Smithfield Townships with the earthmoving in Smithfield**

The project is in the R-2 (Moderate Density Residential) Zoning District having a total of 16.75 acres. The proposed development includes the construction of four (4) storage units (having a total area of 44,400 sq. ft.) with a 24-foot wide access drive from Skyline Drive. No one was present on behalf of the Applicant.

The Township Engineer filed a Second Review Letter (dated February 8, 2022) consisting of twenty (20) pages updating his earlier ninety nine (99) comments. Based upon this review, it is not surprising that no one appeared obo the Applicant as it would take some time to re-address those comments.

As the time to take official action will expire on April 7, 2022 and on motion of Commissioner Strunk and seconded by Commissioner Moses, action on the plan was tabled on a vote of 6-0.

2) Project: Franklin Hill Manor-Preliminary Plan-Land Development
Location: Eastern side of Franklin Hill R at its intersection with Albert Lane (a private road)

The project proposes four (4) residential dwelling lots with access off of Albert Lane which will be improved to a twenty two (22') foot wide cartway, a fifty (50') foot right-of-way and four (4') foot shoulders. The site lies within the R-1 (Low Density Residential) Zoning District and consists of 6.1895 acres with wetlands and woodlands.

A one Ty Meckes appeared obo the Applicant as its Planning Professional along with a John Shupp (sic). The Township Engineer began to discuss his Review Letter No. 1.

Initially, Mr. Tresslar was concerned with the improvements to Albert Lane. Albert Lane is a private lane; and, as such, the lane will be required to meet various SALDO standards i.e. the lane must be designed to Township standards as a private lane can only be utilized to access not more than four (4) homes. See SALDO Section 1006(K)(1)-(3) and street standards as found in SALDO Section 1008.

As stated above, the Plan proposes that Albert Lane will be improved-to "Local Road" standards-to a certain point; and then, from that point on, it will remain a private road; and, therefore, a cul-de-sac (or additional paving) will be required to provide a turn around area for personal and emergency vehicles. The Township Engineer questions the placement of a cul-de-sac attached to end of the improved road and then the road continues on as before i.e. private, unimproved road.

The Applicant's Professional states that the Plan can be re-designed where a portion of proposed Lot No. 4 can be taken and utilized for a turning area rather than a cul-de-sac.

There was a discussion of four (4) options i.e. 1-pave the Lot 4 area only; 2-pave all the way through to the last house on Albert lane; 3-install the cul-de-sac as a private improvement or 4-install and dedicate the cul-de-sac to the Township.

A one Steve Hettel (sic) was present. He stated that he has lived on Albert Lane for over twenty four (24); and, his house would be the first lot behind the proposed development. He was concerned with ground/storm water run-off from the unimproved area that is proposed to be developed. The Township Engineer assured him that these issues will be addressed in the storm water requirements for this (and any) project.

There was also discussion as to sidewalks and lighting which requirements could be subject to SALDO waiver request.

There being no further discussion and on motion of Commissioner Amori and seconded by Commissioner Strunk, the Plan was tabled on a 6-0 vote. In the meantime, the Applicant's Planning Professional entered into a written Extension of Time form to May 19, 2022.

7. Unfinished Business:

- a. Carried over from last month was the Commission's recommendation for an orientation program for new Commissioners. Commissioner Bowyer stated that he recently forwarded an e-mail on this topic. There was discussion on attendance by the Planning Commissioners at the Board of Supervisors Meeting of Wednesday, February 23, 2022 to discuss this; however, no formal motion was made in this regard. Commissioner Schryver stated that the Commissioners should be provided with the Board of Supervisors meeting dates/times so Commissioners could attend if they so wish.

b. None

- c. Amendments to the ED (Economic Development) Ordinance

Supervisor Pride presented the red-lined "Skinny" version of the amendments. He stated that the amendments are not repealing and/or restating the existing ordinance but are merely "tweaking" the zone i.e. there is now definition for "Major Mixed Use", Indoor Shooting Range regulations, distance between sign pylons and other such changes.

Commissioner Schryver asks what does the Township hope to gain by an ED Zoning District? He discussed the "village concept". Supervisor Pride stated that the hope is that the ED zone will remove blighted properties from the tax rolls and provide a consistent look. Supervisor Lovenheim states that the ED Zone is an organic, changing and growing document (as per Planner T. Comita) so changes are inevitable.

Commissioner Schryver stated that he would like to see the elevations as part of the building footprint. Commissioner Strunk stated that he would like to see an Architectural Review Board; and, codify the changes/amendments and incorporate them into the ordinance so when one reads the ordinance he/she is assured that he/she is looking at the entire ordinance as currently amended.

Commissioner Strunk also asked what progress...if any...is known about a train to/from NJ/NY to Scranton? Supervisor Lovenheim states that the NYC train (from Dover, NJ) takes about 2 1/2 hours.

On motion by Commissioner Amori, seconded by Commissioner Bowyer, the ED Zoning Amendments were recommended for approval on a 6-0 vote.

Parenthetically, Commissioner Schryver commented upon the County's Blight-Land Bank presentation. Can the areas along Marshall's Creek, the Quarry and Mountain Manor be addressed? Is there money available by way of grants?

- d. There was a further discussion as the size of the plan documents at the Acceptance-for-Review stage. The feeling was to reduce the size and/or number of paper

Smithfield Township Planning Commission
February 10, 2022
Page Four (4)

documents and submit them electronically or in a reduced size (11"x17") format. Supervisor Pride suggested digital portfolios on Goggle Drive.

There was also a discussion by Commissioner Bowyer as to whether the Planning Commission Meeting Minutes are in lieu of an Annual Report as required by the PA Municipalities Planning Code i.e. "...the commission shall keep a full record of its business and shall annually make a written report by March 1 of each year of its activities to the governing body..." 53 P.S. Section 10207(a).

8. New Business: This was (inadvertently-?) omitted from the Agenda

9. Public Comment: None.

10. Adjournment:

There being no other business coming before the Commission and on motion by Commissioner Strunk, seconded by Commissioner Schryver and on a unanimous vote of 6-0, the meeting was adjourned at 8:30 p.m.

Karaszek Law Offices, LLC

By:


Ronald J. Karaszek, Esquire

PA I.D. No. 23283

Solicitor to Smithfield Township