

SMITHFIELD TOWNSHIP PLANNING COMMISSION  
COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA  
REGULAR MEETING OF MAY 26, 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, Commissioners R. Moses, D. Schryver, M. Albert, M. Bowyer and C. Bowers were all physically present in the meeting room at the Township Municipal Building. Commissioner D. Strunk 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 Engineer Jon A. Tresslar, PE and Township Solicitor Ronold J. Karasek, Esquire both of whom were also physically present in the meeting room. Also, Supervisors Pride and Lovenheim were present as observers.

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

**4. Minutes:** The Regular Meeting Minutes of the April 14, 2022 were approved on motion of Commissioner Albert, seconded by Commissioner Schryver and on vote of 6-0.

**5. Public Comments on the Agenda:** None.

**6. New Business and Plans to Act On:**

- a) 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 self-storage units with a 24-foot wide access drive from Skyline Drive.

Present on behalf of the Applicant were Mr. Vincent Trapasso (and his son), a Bruce Winot (a contractor), Nate Oiler, PE (the Applicant's Engineer) and William B. Cramer, Esquire (the Applicant's attorney).

The Township Engineer-Mr. Tresslar-prepared a Third Review Letter dated May 24, 2022. He stated that there were no unresolved major issues with the project. The outstanding items were outside agency approvals i.e. Monroe County Conservation District, National Pollutant Discharge Elimination System (NPDES) permit; and, the plan was also required to comply with all drawings and supplementary documents and secure approval of several SALDO waivers.

Engineer Oiler reviewed his Correspondence dated May 26, 2022 (which supplemented his earlier correspondence dated January 6, 2022) in which he outlined seven (7) SALDO waivers and twelve (12) Stormwater Management Ordinance waivers. The Solicitor directed that this letter be made part and parcel of the meeting record. The Itemization of the Waivers-that was part of that correspondence-is attached hereto as Exhibit "A" and is hereby made part

hereof. The itemization notes the votes by the Planning Commission's recommendation as to each waiver along with where one can find the Township Engineer's reference to said waivers in his aforesaid May 24, 2022 Review Letter i.e. the Comment references in parenthesis. Also, the Township Engineer had no objection to the requested waivers.

After some further discussion, an Agreement for Conditional Approval form was signed by the Applicant, Mr. Trapasso; and, upon signature of said form, the Planning Commission voted to recommend conditional preliminary/final plan approval of the plan. Motion by Commissioner Albert, seconded by Commission Chair Amori and vote 6-0.

- b) Project: Eagle Valley Self-Storage Units-Preliminary/Final Plan**
- Location: see above**
- Subject: Conditional Use Supplemental Review**

The Land Development Plan been revised to reflect the new structures-building configuration and building area and increased traffic which were all amendments to the Conditional Use that earlier approved by the Township Supervisors on November 10, 2020. As a result, the Solicitor recommended that the Applicant's Engineer submit the Supplemental Conditional Use Application to Mr. Wolfe as the Township Flood Plain Administrator. If Mr. Wolfe directs that another Flood Plain Conditional Use Application be filed, then that is how the matter should proceed inasmuch as the proposed conditional use changes are in a floodplain.

The Township Engineer Review Letter (Review Number 1) dated May 24, 2022 discussed the changes. While the number of buildings will be reduced from four (4) to three (two will be self-storage units @ 20,250 sq. ft. and one will be a larger climate controlled unit @ 33,900 sq. ft.), the square footage has increased from 44,400 sq. ft. to 54,150 sq. ft. However, there are no changes to the office area, impervious coverage and stormwater management facilities. The floodplain construction elevation of the three buildings is the same as the original plan. While access to the property will be the same i.e. from Skyline Drive, there will be only a slight increase in traffic i.e. from 27 vehicles to 32 per day. An NPDES Permit Application is awaiting approval.

Based upon the Township Engineer's statement that the new plan does not create any negative impact upon the floodplain (along with the other factors noted above), the Commission recommended that the supplementary conditional use be approved. Motion by Commissioner Albert and second by Commissioner Schryver, vote 6-0.

#### **7. Old and Unfinished Business:**

- a) Development, recommendation and approval of a boarding plan for new Commissioners**
- b) A Report on the Zoning Officer's activities and citations issued and violations found**
- c) Action of prior recommendations**

No action taken. Simply carry-overs from prior meetings.

**8. Public Comment:** None

**9. Adjournment:**

There being no other business coming before the Commission and on motion by Commissioner Albert, seconded by Commissioner Schryver and on a unanimous vote of 6-0, the meeting was adjourned at 7:47 p.m.

Karasek Law Offices, LLC

By: 

Ronald J. Karasek, Esquire

PA I.D. No. 23233

Solicitor to Smithfield Township

# **EXHIBIT “A”**

05/26/2022

RECOMMENDED  
BY PLANNING  
COMMISSION

APPROVED BY  
BOARD OF  
SUPERVISORS

ORDINANCE SECTION

DESCRIPTION

<u>ORDINANCE SECTION</u>	<u>DESCRIPTION</u>	RECOMMENDED BY PLANNING COMMISSION	APPROVED BY BOARD OF SUPERVISORS
603.C.2.(j) (Comment 3)	SITE CONTEXT MAP - PROPERTY OWNER NAMES AND SUBDIVISION WITHIN 1,000 FEET OF SITE	<i>Daniel/Moses</i> 6-0	
1103.5.C (Comment 11)	TYPE OF FENCE DELINEATION	<i>Daniel/Schuyler</i> 6-0	
1301.6.B.(3) (Comment 13)	MAXIMUM DRAW DOWN TIME	<i>Daniel/Moses</i> 6-0	
1302.3.D (Comment 15)	EDGES OF SLOPES 5' FROM PROPERTY LINE	<i>Schuyler/Albert</i> 6-0	
1302.3.H (Comment 16)	MINIMUM SWALE SLOPE OF 2%	<i>Albert/Schuyler</i> 6-0	
1302.4.A (Comment 17)	NO CUT & FILL STEEPER THAN 3:1	<i>Albert/Schuyler</i> 6-0	
1302.4.D (Comment 18)	CUT & FILL WITHIN 10 FT ADJACENT PROPERTY LINES	<i>Daniel/Schuyler</i> 6-0	
221.11 (Comment 21)	ROOF DRAIN CONNECTIONS	<i>Daniel/Moses</i> 6-0	
223.A (Comment 22)	WATER QUALITY	<i>Daniel/Schuyler</i> 6-0	
223.I.1.(d)(1)(a) (Comment 23)	INNER WETLAND BUFFER	<i>Daniel/Albert</i> 6-0	
223.I.1.(d)(2)(a) & (b) (Comment 24)	OUTER WETLAND BUFFER	<i>Daniel/Schuyler</i> 6-0	
224.A.2.(a) (Comment 25)	MINIMUM DEPTH LIMITING ZONE	<i>Daniel/Schuyler</i> 6-0	
224.A.2.(b) and 224.A.2.(c) (Comment 26)	INFILTRATION AND/OR PERCOLATION RATE	<i>Daniel/Schuyler</i> 6-0	
224.B.2 (Comment 27)	PROVIDE SITE-SPECIFIC INFILTRATION TEST RESULTS	<i>Daniel/Schuyler</i> 6-0	
226.2 (Comment 28)	APPENDIX B CALCULATIONS	<i>Albert/Moses</i> 6-0	
227.4 (Comment 29)	STORMWATER MANAGEMENT FACILITY FREEBOARD	<i>Daniel/Albert</i> 6-0	
227.6 (Comment 30)	1 FOOT FREEBOARD	<i>Daniel/Albert</i> 6-0	
1101.1.F.(2)(d)(2) (Comment 9)	TYPE OF FENCE AROUND ALL DETENTION OR RETENTION BASINS	<i>Albert/Daniel</i> ONLY 5-1 (Schuyler may)	
1101.1.F.(2)(e)(1) (Comment 10)	STORMWATER MANAGEMENT FACILITY LANDSCAPING	<i>Daniel/Moses</i> 6-0	

*on condition to relocate trees  
& shrubs to southside of driveway*