

SMITHFIELD TOWNSHIP PLANNING COMMISSION  
COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA  
REGULAR MEETING OF APRIL 14, 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 and C. Bowers were all physically present in the meeting room at the Township Municipal Building. Commissioner D. Strunk and M. Bowyer were 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.

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

**4. Minutes:** The Regular Meeting Minutes of the March 10, 2022 were approved on motion of Commissioner Amori, seconded by Commissioner Albert and on vote of 5-0. The Special Work Session Minutes of March 31, 2022 were approved on motion of Commissioner Amori, seconded by Commissioner Schryver and on vote of 5-0.

**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 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; and, no new plans were filed. However, the Applicant's attorney (Wm. B. Cramer, Esquire) did execute an Extension of Time form for the Township to take official action to June 4, 2022. Also, the Applicant's Engineer forwarded an e-mail to the Township Office Manager (J. Heilakka) to confirm that action on the Plan would be tabled.

On motion of Commissioner Schryver, seconded by Commissioner Albert and on vote of 5-0, action on the Plan was tabled.

**b) 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.

No new plans were filed and no one appeared obo the Applicant at the meeting. The time to act upon the Plan expires on May 19, 2022.

Accordingly on motion of Commissioner Albert, seconded by Commissioner Moses and on vote of 5-0, a recommendation was made to deny the Plan based upon the outstanding items in the Township Engineer Review Letter of January 13, 2022 unless the Applicant files an Extension of Time form with the Township.

**c) Project: Marshalls Falls Phase II-Letter of Support**

In the Meeting Packet was a sample Letter of Support for the PA DCNR Development Grant Application for the Marshall Falls Project-Phase II. This phase includes a new parking lot and an ADA access path to connect to the new trail that is being installed in Phase I.

On motion of Commissioner Albert, seconded by Commissioner Amori and on vote of 5-0, the Commission unanimously provided its support to the project.

**d) Applicant: Ostap Sharak**  
**Project: Automotive and Vehicular Sales**  
**Location: 2020 Milford Road**  
**Type: Conditional Use Application**

The project proposes to utilize an existing property for a used car sales lot. The lot consists of 1.34 acres +/- and is located in the ED (Economic Development) District. The existing property consists of a retail store with twenty (20) off-street parking spaces and Marshalls Creek runs along the western property line.

No one appeared on behalf of the Applicant. However and while the Township Engineer did perform a review of the project (by Review letter dated April 4, 2022), the Applicant's Attorney (F. Andrew Wolf, Esquire)-via e-mail-stated that the plan may be revised so that an extension of thirty (30) days would be provided to the Township. Accordingly, he stated that he understood that the Commission would not review the Plan at its April meeting.

On motion of Commissioner Albert, seconded by Commissioner Moses and on vote of 5-0, the Commission tabled action on the Plan.

**e)Applicant: A. J. Stratz Properties**  
**Project: Automotive and Vehicular Sales**  
**Location: 2600 Milford Road**  
**Type: Conditional Use Application**

The project proposes to utilize an existing property for a used car sales lot. The lot appears to be less than one (1) acre and is located in the ED (Economic Development) District. The existing property consists of a retail store with twenty two (22) off-street parking spaces and a driveway taking access from Milford Road/Business Route 209.

Andrew J. Stratz appeared on behalf of the Applicant. He frankly admitted that this was his first development application with the Township; and, that he was uncertain as to what to do or what was to be provided. He was advised that he needs to address the Township Engineer Review letter dated April 7, 2022 (and he was provided a copy by the Solicitor).

The Commission was unanimous in its opinion that the aerial photo (with handwritten notes) was not sufficient for a review and recommendation. A customary Site Plan prepared by a Planning Professional i.e. an Engineer or a RLS would need to be filed to adequately address the customary concerns-as per Commissioner Albert-of traffic, lighting and off-street parking. The Solicitor provided the Applicant with a copy of the Ordinance Site Plan requirements.

After further discussing the matter, the Applicant executed an Extension of Time until June 30, 2022. Accordingly and on motion of Commissioner Albert, seconded by Commissioner Albert and on vote of 5-0, the Commission tabled action on the Plan.

**f)Applicant: Louis Serafin & Christine Stavrou**  
**Project: Four (4) Lot Residential Subdivision**  
**Location: 849 Hollow Road**  
**Type: Major Subdivision/Land Development-Sketch Plan only**

The Applicants appeared with their Planning Professional, a Scott Quinn (sic) of MHE Engineering.

The project area consists of 5.25 acres located in the R-1 (Low Density Residential) Zoning District. Three (3) new lots are proposed along with the existing lot upon which is the existing residential dwelling. Water is to be provided by an on-lot well and sanitary sewage service is to be provided by the Manwalamink Sewer Company. Access will be by Hollow Road and Mosiers Knob Road. Mr. Quinn states that the earth disturbance is such that an NPDES Permit will not be needed. As designed, the lots are large enough to conform to the zoning requirements for lot area, lot width and yard requirements,

However, the Commissioner Chair Amori (along with the Township Engineer) both remarked that these lots are in a steep slope area. Also, Mr. Tresslar stated that there may be stormwater issues. He would like to see topography in the areas of disturbance. The Applicants (and their Planning Professional) were directed to Chapters 26-Water and 27-Zoning of the Township Code of Ordinances

No further action was taken as this was only a Sketch Plan

**7. Old and Unfinished Business:** None

**8.** This was Number/Item 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 Albert, seconded by Commissioner Schryver and on a unanimous vote of 5-0, the meeting was adjourned at 7:50 p.m.

Karasek Law Offices, LLC

By: 

Ronald J. Karasek, Esquire

PA I.D. No. 23233

Solicitor to Smithfield Township