

SMITHFIELD TOWNSHIP PLANNING COMMISSION
COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA
REGULAR MEETING OF JULY 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 Acting Chair; namely, Vice-Chair Robert Moses. Also in attendance were Commissioners D. Schryver, M. Albert and D. Strunk who were all physically present in the meeting room at the Township Municipal Building. Commissioner Chair S. Amori, C. Bower 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 Melissa Hutchison, PE and Township Solicitor Ronold J. Karasek, Esquire both of whom were also physically present in the meeting room. Also, Supervisor Pride was present as the IT person conducting the live-streaming.

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

4. Minutes: The Regular Meeting Minutes of the June 9, 2022 were approved on motion of Commissioner Albert, seconded by Commissioner Schryver and on vote of 4-0.

5. Public Comments on the Agenda: None.

6. New Business and Plans to Act On:

a) Applicant:	Moove In Self Storage
Project:	Expansion of an Existing Building for Self-Storage Uses-Preliminary/Final Plan
Location:	The project lies within both the Borough of Delaware Water Gap and Smithfield Township
Site:	17.93 acres located in the R-1 (Low Density) Zoning District of Smithfield Township and the VC-1 (Village Commercial) Zoning District of Delaware water Gap

The existing site comprises three (3) tax parcels and consists of seven (7) existing self-storage unit buildings, three (3) additional small buildings, three (3) parking areas, drive aisles around the buildings and a large, wooded area. Access is via two (2) driveways onto Foxtown Hill Road (SR 611). This use is a non-conforming use in Smithfield Township. While the majority of the existing site is in Delaware Water Gap, the proposed improvements will be ½ in Smithfield and ½ in Delaware Water Gap.

As no one appeared on behalf of the Applicant, the Plan was tabled on motion of Commissioner Albert, seconded by Commissioner Schryver and vote of 4-0.

b) Project: Franklin Hill Manor-Preliminary LD¹ Plan
Location: Eastern Side of Franklin Hill Road at Inter.
w/Albert Lane
Site: Four (4) Lots on 6.1895 acres (wetlands and
woodlands)
District: R-1 (Low Density) Residential

No one was present on behalf of the Applicant. The Applicant's Planning Professional, Tighe Meckes, PE, advised (via e-mails) that a revised Plan would be filed for review at the August 11, 2022 Planning Commission Meeting.

The Plan was tabled on motion of Commissioner Albert, seconded by Commissioner Schryver and vote of 4-0.

c) Project: Black Buffalo Preliminary/Final LD Plan
Location: Northern Side of Airstrip Road-480' west of
Airport Road
Subject: 131,250 sq. ft. Light Manufacturing Bldg et al.
District: M-1 (Industrial) Zoning District

The property is the former Stbg-Pocono Airport including the airstrip and several supporting buildings and driveways. The proposed development includes the construction of a 131,250 sq. ft. light manufacturing building consisting of a factory, finished product warehouse, material warehouse, 3D printing space and a two-story office. Access will be a new terminus bulb of Airstrip Road and sixty three (63) off-street parking spaces are proposed along with landscaping, lighting and stormwater management.

While this Plan was tabled to the next Planning Commission Meeting to be held on August 11, 2022, there were several residents² present who wanted to speak on the Plan.

L. H. Gordon is a Board member of Lake Vahalla (which has 53 residents) advises that development is already occurring at the site. Who approved this? She had heard that Senator Scavello supported the project touting new jobs. She believes that the existing NJ employees will take the jobs. She also asked when did this area become an industrial zone?

A Frank Valetta stated that he received no notification of this project where cement/concrete may be dumped. He states that this area was to remain an airport.

¹ While the reference on the Plan is "Land Development," it appears to be a subdivision plan.

² Names are spelled phonetically.

Angela Dockova is a Lake Vahalla resident for eighteen (18) years. She asks what is meant by "light industrial" and what about the wetlands and trails? She asks if any grants have been received. Supervisor Pride and Commissioner Moses explain that the Industrial Zoning District includes both "light manufacturing" and "manufacturing" as permitted uses.

Commissioner Schryver attempts to clarify what is to be manufactured there i.e. 3-D concrete printers and not the concrete itself (except for perhaps test samples). He also states that the present construction may be pursuant to an earlier issued permit so there may be no violation.

Vicky Ozgun (a Township resident and Auditor) asks if the building permit can be assigned to the new owner. A Kaitlyn Apo asks why is this location being selected? James Knot of Lake Vahalla asks why a concrete building? As with Commissioner Schryver, Commissioner Strunk explains that concrete will not be manufactured at the site...only 3-D concrete printers.

M. Sabalida said he moved from New Jersey to avoid this type of development. His view will now be a five (5) story building. This is both hazardous and dangerous.

d) Project: Shawnee Valley PRD
Location: Shawnee Valley Road and points North and South
Subject: Stage 1B, Final Plan Approval of 2005 Tentative Plan

A Land Development Plan has been submitted for Stage 1B-Final Plan for the Shawnee Planned Residential Development 2005 Tentative Plan. The project is for 294 residential units i.e. 190 townhouses and 104 single family and cottage lots. There is central water and central sanitary sewer.

On December 14, 2005 the Township Board of Supervisors approved this stage with conditions; namely (1) that all outside agency approvals be received (2) compliance with the Township Engineer Review Letter (3) performance security be provided for the required improvements (4) discussions with the Fire Chief and Township Engineer to determine if emergency vehicles can safely negotiate two (2) curves; and, if not, the curve radii of the roads would need to be increased and (5) split rail fencing be provided around the detention basins.

Mr. Ted Hunter (obo the Applicant) was present. He reviewed the background of the PRD including Woodland Village, Oakdale and North Slope as all part of the already constructed Stage 1a. He now wants final plan approval of the 2005 Tentative Plan, Stage 1b.

He provided some history on the 2005 Plan and the numerous permits already received i.e. Water Obstruction and Encroachment Permit, Stream Crossing, NPDES so. The PENNDOT HOP is still pending.

The Township Engineer, M. Hutchison, went through the Township Engineer Review Letter of July 13, 2022 to determine if the five (5) conditions have been met.

As to fire truck access, the Applicant needs to meet with the fire companies-see Condition 4 Comments. Mr. Hunter's response was "traffic calming" with appropriate radius design.

A Joann Norris wanted to know if a wetlands delineation was performed. The road is "all mud." Mr. Hunter's response was the ACOE determines wetlands and bog turtle habitat. As to stormwater concerns, the Post-Construction Storm Water Plan will not allow any water to leave the property that is greater than pre-development run-off.

Anthony Giovanini, Esquire spoke obo the Shawnee Preservation Society. His position is that the 2005 Plan conflicts with the 2009 Settlement Agreement. Mr. Hunter's response is that the Settlement Agreement specifically reserves Shawnee's right to proceed with the 2005 Plan.

A Peter Savine stated that Hunter cannot proceed with the 2005 Plan as he has proceeded with a 2007 plan that now overrides the 2005 Plan. Martha Carbone states that Shawnee Valley has a contract with the SVPS and the Township and is now "trying to get out of it."

Finally, Joan Barnwell (and Steve Barnwell) are members of Shawnee Village POA. They want to know who does the law serve? They do not trust the Board...what Board?

On motion by Commissioner Strunk and seconded by Commissioner Schryver and on a vote of 4-0, the Plan was tabled to the August 11, 2022 Meeting so the Applicant has an opportunity to address the Township Engineer Review Letter that was just issued yesterday on July 13, 2022.

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 additional.

9. Adjournment:

There being no other business coming before the Commission and on motion by Commissioner Schryver, seconded by Commissioner Albert and on a unanimous vote of 4-0, the meeting was adjourned at 8:15 p.m.

Karasek Law Offices, LLC

By: 

Ronald J. Karasek, Esquire

PA I.D. No. 23233

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