

SMITHFIELD TOWNSHIP PLANNING COMMISSION  
COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA  
REGULAR MEETING OF JUNE 9, 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 Ronald J. Karasek, Esquire both of whom were also physically present in the meeting room. Also, Supervisor Pride was present as an observer.

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

**4. Minutes:** The Regular Meeting Minutes of the May 26, 2022 were approved on motion of Commissioner Albert, seconded by Commissioner Chair Amori and on vote of 4-0<sup>1</sup>.

The Joint Meeting Minutes of the May 26, 2022 were approved on motion of Commissioner Chair Amori Albert, seconded by Commissioner Moses 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.

Donald A. Haas, RLA (of Bogia Engineering, Inc) appeared on behalf of the Applicant as its Planning Professional. He discussed the project which involves changes to the existing site by the construction of a two-story storage building (33,000 sq. ft.) with a 30-foot wide drive aisle, a grassed island, a stormwater detention basin and landscaping. No office space is proposed; and, the detention basin is wholly within the Borough. He stated that the project should reduce traffic; and, he distributed an updated SALDO Waiver and Deferral Request Letter.

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<sup>1</sup> Commissioner Scvhyver arrived a few minutes late so he was not present for these votes.

Township Engineer Tresslar confirmed that the detention basin is wholly within the Borough so a township stormwater review will not be necessary. He also states that there are "quite a few" technical comments in his Review Letter but the Applicant should be able to comply. In review of his Letter, the following comments were made:

- Number 1: A special exception use is needed to expand a non-conforming use; further, a variance will be needed to allow the increase of the non-conforming use from the existing 12,360 sq. ft. floor area to 19,500 sq. ft. The increase is 7,140 sq. ft. and only a 4,120 sq. ft. increase is allowed
- Number 2: there is compliance with an updated maximum building coverage %
- Number 10: There must be a forty (40') foot minimum separation distance between buildings where the existing separation is thirty (30') feet. A variance may be needed
- No. 12: Four (4) trees are to be located; and, the Commission stated that these trees are to be healthy, not distressed and be subject to a Maintenance and Replacement Agreement
- No. 44: Improve the street to township standards. The Commission is of the opinion that this cannot be required as the project is part of an existing use

Commissioner Albert raised the lighting issue i.e. the number of lights (as he has done with prior projects). Also, there was an issue as to a sidewalk requirement; and, Commissioner Albert stated : " I will take all the sidewalks I can get."

At this point, the SALDO Waiver Deferral Letter was addressed:

- The SALDO requires existing buildings, driveways, sewer lines, storm drains, culverts etc. (and other man-made features) within two hundred (200') feet of the site. See No. 31 of the Tresslar Review Letter where he supports a partial waiver if an aerial photo is provided
- The Stormwater Ordinance requires a Stormwater Management Plan. However, the detention basin is in the Borough with proposed discharge into an existing storm sewer within the Borough. See No. 64 of the Tresslar Review Letter. The Township Engineer supports a waiver provided the discharge point is identified to be within the Borough; however, Commissioner Chair Amori is concerned that a project re-design could change this
- The SALDO requires no excavation or fill to be steeper than 3:1. See No. 59 of the Tresslar Review Letter. The Township Engineer can support this waiver as long as the area is properly matted and controlled. Also, there is no impact to the public as any adverse consequence will affect the property owner only
- The Stormwater Ordinance requires that roof drains shall not be connected to streets, sanitary sewers or roadside ditches. See No. 65 of the Tresslar Review Letter. The Township Engineer supports this waiver as the roof drains connect to the storm sewer which outlets into a rain garden.

There was no official action taken on these waiver requests.

There being no further discussion, the project was tabled to the July 14, 2022 meeting on motion by Commissioner Chair Amori, seconded by Commissioner Moses and vote of 5-0.

**b) Project: Franklin Hill Manor-Preliminary LD<sup>2</sup> 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**

The Applicant's Planning Professional, Tighe Meckes, PE, was present. He states that the NPDES Permit was issued by the Monroe County Conservation District.

The Township Engineer raised the prior concerns of whether the private road will be improved to Township standards; and, if so, would the Township accept dedication of the road. He was also concerned with the lack of a cul-de-sac vs. a turn-around bulb.

Various residents were present i.e. Stephen P. Hettel, James G. Lang and Lynn C. Lesone (and son) all who live along the southwesterly side of Albert Lane.

The Township Engineer submitted a Review Letter (Second Review) dated June 9, 2022 which consisted of sixteen (16) pages and sixty eight (68) comments. There was discussion of a 15' vs. 18" pipe and whether the earthen berms per lot will absorb the stormwater runoff rate pre- and post-development as one resident complained that he does not want the runoff to go onto his farm. The Township Engineer stated that the Homeowners' Association will be required to keep the berms in good repair; and, if not and assuming there is an access easement, the Township will have the authority to enter upon the land and perform the repairs.

There was an issue of isolated wetlands on proposed Lot No. 4 where the inner buffer is fifty (50') feet; however, the Plan reflects a one hundred and fifty (150') feet outer buffer. This is in error as the outer buffer is one hundred (100') feet so the proposed house on Lot No. 4 is outside of the buffer. While there is also a swale concern, as per the Township Engineer and since no stream is involved...perhaps just hydric soils...and since the stormwater leads away from the wetlands, this is not a concern.

There was a discussion of the eight (8) SALDO and Stormwater Waivers (as per the Applicant's Planning Professional letter of April 29, 2022) as follows:

- Request for a waiver to provide a Landscaping Plan since street trees and buffers are shown on the plan; and,
- Request for a waiver to provide a Lighting Plan since there is no street lighting in this rural area; and,
- Request for a waiver to provide sidewalks since there are no sidewalks in this rural area; and,
- Request for a waiver of an easement around stormwater facilities as a blanket easement will be provided; and,
- Request for a waiver from a minimum eighteen (18") inch pipe so the Applicant could use the existing twelve (12") inch pipe under Franklin Hill Road and the existing fifteen (15") CMP under Albert Lane<sup>3</sup>; and,
- Request for a waiver from using the NRCS Curve Data; and,

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<sup>2</sup> While the reference on the Plan is "Land Development," it appears to be a subdivision plan.

<sup>3</sup> The Township Engineer would not recommend this waiver

- Request for waiver allow construction within the outer wetland buffer; however and as noted above, the buffer is one hundred (100') feet and not one hundred and fifty (150') feet as noted on the Plan; and,
- Waiver for providing a twenty (20') foot access easement around the proposed infiltration berms since a blanket easement will be provided.

There was a motion by Commissioner Chair S. Amori and seconded by Commissioner D. Schryver to table both the Plan and the official action on the waivers until the next Planning Commission Meeting to be held on July 14, 2022.

**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.

The Township Engineer prepared an Acceptance-for-Review letter dated June 7, 2022. However, the Applicant requested that the Plan be tabled so, upon motion of Commissioner Albert and seconded by Commissioner Chair Amori, the Plan was tabled to the next Planning Commission Meeting to be held on July 14, 2022.

**d) Project: Stratz Used Auto/Car Lot**  
**Location: 2600 Milford Road**  
**Subject: Conditional Use Application**  
**District: ED (Economic Development) Zoning District**

No action needed as the application was withdrawn. This plan should be removed from future agendas.

**e) Project: Shawnee Valley Planned Residential Development (PRD)**  
**Location: Southern side of Shawnee Valley Road**  
**Subject: Plan-2005 Final Plan-Stage 1B**  
**District: N/A**

A Land Development Plan has been submitted for Stage 1B-FinalPlan for the Shawnee Planned Residential Development. 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. The Township Engineer believes these conditions were never addressed.

The Township Engineer prepared an Acceptance-for-Review Letter; and, on motion of Commissioner Albert and seconded by Commissioner Chair Amori, the Plan was accepted for review on a vote of 5-0.

The Township Engineer raised the question as to what ordinance the Plan should be reviewed against i.e. the ordinance in 2005 or the present ordinance as there has been a seventeen (17) year delay? A Solicitor opinion was requested.

As no one was present on behalf of the Applicant; and, there being no further discussion, the matter was tabled (on motion of Commissioner Albert and seconded by commissioner Bower and vote of 5-0) to the next Planning Commission Meeting to be held on July 14, 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**

**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 5-0, the meeting was adjourned at 8:25 p.m.

Karasek Law Offices, LLC

By: 

Ronald J. Karasek, Esquire  
PA I.D. No. 23233

Solicitor to Smithfield Township