

SMITHFIELD TOWNSHIP
MONROE COUNTY, PA

**NOTICE, ADVERTISEMENT AND AVAILABILITY FOR REVIEW OF
PROPOSED AMENDMENTS TO THE SMITHFIELD
TOWNSHIP CODE OF ORDINANCES, CHAPTER 27-ZONING ORDINANCE TO ADD A NEW ZONING
SECTION SETTING FORTH DEFINITIONS, REGULATIONS AND OTHER REQUIREMENTS FOR THE USE
AND INSTALLATION OF SOLAR ENERGY SYSTEMS AND THE CLARIFICATION FOR WAREHOUSES
AND RELATED BUILDING TYPES AND USES BY RE-DEFINITION OF A WAREHOUSE (AND RELATED
USES AND BUILDINGS) AND REGULATIONS AND REQUIREMENTS FOR SUCH WAREHOUSES AND
BUILDINGS AND NOTICE OF PUBLIC MEETING ON SUCH AMENDMENTS**

Notice is hereby given that the Township of Smithfield, Monroe County, Pennsylvania, will hold a special meeting on Monday, March 27, 2023 at 6:00 p.m. at the Township Municipal Building, 1155 Red Fox Road, East Stroudsburg, PA. At that meeting and as a meeting agenda item, there will be a public hearing to consider and vote on whether or not to adopt proposed Township Ordinance No. ___ which would amend the Township Code of Ordinances, Chapter 27-Zoning Ordinance to add a new zoning section for the installation of solar energy systems and clarification and re-definition of warehouses, new definitions for related uses and use regulations for both the solar and warehouse uses.

Under Solar Energy Systems, there will be new definitions for several solar-related terms including inter alia "Accessory Solar Energy Systems"-ASES (an allowed use permitted by right in all zoning districts) and a "Solar Energy Facility"-SEF (allowed as a conditional use in the RE, ED and M-1 zoning districts), "Agrivoltaics", "Solar Array", Solar Easement", "Solar Panel", "Solar Related Equipment", "Financial Security" along with use and dimensional regulations including layout, design, installation and ongoing maintenance of the system pursuant to several national standards (such as the American National Standards Institute and the National Electric Code and others) and good industry practice, placement of conduits and wiring, mounting and/or location of the system i.e. roof, wall or on the ground, solar array locations, height limitations, noise management, setback requirements, glare management, buffering, vegetative cover, safety/warning requirements, stormwater management, security, access, decommissioning, financial security and an emergency response plan.

Under Warehouses, there will be a re-definition of the term "Warehouse" along with added definitions for "Fulfillment Center", "Logistics Distribution Center and/or Depot" and "Wholesale Establishment". The amendments will recite that a warehouse (as presently allowed in the ED Zoning District) will still be allowed (but only as per the new definition) as a principal permitted use but only up to a maximum gross floor area of fifty thousand (50,000) square feet. Further, warehouses (regardless of square footage) wholesale establishments, logistic distribution centers/depots and fulfillment centers shall only be allowed in the M-1 (Industrial) Zoning District and only as a conditional use. The amendments will include additional conditional use requirements including inter alia the nature of the activities, the types of materials and their storage and disposal, the scale of the operation, environmental impacts, off-street parking and (if necessary) a Traffic Study. Additional use regulations shall include inter alia maximum square feet of gross floor area, height limitations, off-street parking requirements, access drives, truck entrance and loading/unloading zones, main access point within two (2) miles of at least one (1) arterial road, proper disposal of oil, grease and related hazardous products, no outdoor storage is allowed, a minimum distance between buildings, an emergency access road, a mechanical truck roof-top snow/ice scarper and all buildings must be sprinkled.

Any and all interested persons or parties are invited to attend the meeting and public hearing and offer public comment prior to the Board taking official action. This meeting will also be live-streamed where for computers: <https://zoom.us/j/98905134303?pwd=a1Q5UC91RUtGYlhxQ2hadndwME1UQT09> and where the

Meeting ID Number is "989 0513 4303" and the Meeting Passcode is "smithfield"; and, if joining by phone, the call-in number is 1-929-205-6099 and where the Meeting ID Number is the same and the Passcode is "8634158642". Immediately following this public hearing and on the same day, time and place, the Township Supervisors will then continue with the public meeting to inter alia consider, vote and/or take official action on the zoning change or on any of the matters discussed at the public hearing; otherwise, another public hearing will be scheduled upon due and proper notice prior to taking such official action. A full copy of the complete text of the proposed ordinance has been delivered to the County Law Library and this newspaper for examination by the public and a full copy of the complete text of the proposed ordinance and zoning map may also be examined without charge at the Township Building (at the address noted above) Monday through Friday during its business hours (8:00 a.m. - 4:00 p.m.) by requesting a copy of same from the Township Secretary; or, a copy of the ordinance may be obtained at cost upon payment to the Township of its copy charge for same.

Ronold J. Karasek, Esquire
Smithfield Township Solicitor