

**SMITHFIELD TOWNSHIP PLANNING COMMISSION  
COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA  
REGULAR MEETING OF NOVEMBER 12, 2020 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 D. Schryver, R. Moses, D. Strunk, M. Albert and K. Wichman were all physically present in the meeting room at the Township Municipal Building. The meeting was also streamed remotely via ZOOM.

In addition to the above Commissioners, the other Township officials who attended the meeting were Township Supervisor Robert Lovenheim, Township Engineer Jon S. Tresslar, PE and PLS and Township Solicitor, Ronold J. Karasek, Esquire, of the Karasek Law Offices, LLC, all of whom were all physically present in the meeting room.

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

**4. Minutes of Regular Meeting of October 8, 2020:** Upon motion of Commissioner S. Amori and seconded by Commissioner D. Strunk and on a unanimous vote of 6-0, the Regular Meeting Minutes were approved.

**Minutes of Special Meeting of October 14, 2020:** Upon motion of Commissioner S. Amori and seconded by Commissioner D. Strunk and on a unanimous vote of 6-0, the Special Meeting Minutes were approved.

**5. Public Comments: None.**

**6. Plans to Act On:**

**a) Manovski Preliminary/Final Minor Subdivision Plan**

The property is located on the southern side of Davis Court and approximately 250 feet southwest of the intersection with Davis Court and Cherry Valley Road and is situate in the R-1 (Low Density Residential) Zoning District. The plan proposes a residential subdivision of two (2) lots with Lot No. 1 consisting of 1.72 net acres and Lot No. 2 consisting of 1.34 net acres with an existing dwelling. Water and sanitary sewer will be on-lot.

Brian D. Courtright, PLS, was present on behalf of the Applicant who advised that a Revised Plan was filed on October 14, 2020. This revision was based upon the Township Engineer Review Correspondence (Review No. 1) dated September 10, 2020.

Mr. Courtright prepared Response Correspondence dated October 14, 2020 in which the Applicant requested two (2) SALDO waivers. The Planning Commissioners recommended one waiver in which a title report would not be required. Another waiver was to inter alia depict man-made features within two hundred feet (200') of the site. Rather than proceed with a waiver, the Commissioners recommended that the Applicant certify on the Plan that there are no wells and septic systems within two hundred feet (200') of the site. This would obviate the need for a waiver.

In the meantime and since Mr. Tresslar had not yet had an opportunity to review the Revised Plan, the matter was tabled on motion by Commissioner Amori and seconded by R. Moses and on unanimous vote of 6-0.

**b) SR Squared, LLC Preliminary/Final Minor Subdivision and Lot Consolidation Plan**

The property is located on the northern side of Milford Road situate within the existing ED (Economic Development) Zoning Development with an area of 22.441 acres and consists of five (5) existing buildings. It is situate on the northern side of Milford Road.

The plan proposes to subdivide existing Lot No. 2 into two (2) lots. Lot No. 1 will have an area of 5.001 acres with the five (5) buildings located thereon and will be serviced by on-lot water and public sanitary sewage and Lot No. 2 will have an area of 17.440 acres of woodlands.

The Applicant's Planning Professional, Frank J. Smith, Jr., PLS, filed a Revised Plan on October 19, 2020 and also forwarded correspondence dated November 11, 2020 requesting that the matter be tabled. Based upon this letter and on motion of Commissioner Amori and seconded by Commissioner Albert and on a unanimous vote of 6-0 official action on the Revised Plan was tabled.

**7. Unfinished Business:**

**a) Water Gap Capital Partners, LLC-Conditional Use Application**

Township Ordinance No. 238 was adopted by the Township on September 9, 2020. This ordinance was adopted pursuant to a Petition for a Landowner Curative Zoning Amendment filed by Water Gap Capital Partners, LLC to site a private drug, alcohol and substance abuse treatment center in an R-1 (Low Density Residential) Zoning District. This amendment was approved by the Township with Findings of Fact, Conclusions of Law and Decision dated September 22, 2020.<sup>1</sup>

Pursuant to the Ordinance, the approval of a drug, alcohol and/or substance abuse treatment in a residential zone must proceed as a conditional use<sup>2</sup>. Under the Township Zoning Ordinance, conditional uses require review by the Township Planning Commission.

Since this matter was placed on the agenda only a day or so ago, the Planning Commissioner Chair Amori was of the opinion that there was not sufficient notice to all interested parties to attend the meeting and provide comment, if any.

Since the conditional use public hearing before the Board of Supervisors is scheduled for the Supervisors' Work Session of Wednesday, December 2, 2020 at 4:00 pm, the Commission decided to table the review for this meeting and reschedule the matter for a review

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<sup>1</sup> An appeal of that Decision has been filed by various township residents to Monroe County Docket Number 5584 Civil 2020. That appeal is still in the pleading stages.

<sup>2</sup> On July 28, 2020, the Township adopted Ordinance No. 237 which established an ED (Economic Development) Zoning District. As per the Township Solicitor, a "rehabilitation facility" is a permitted use in this ED Zone and such facility is defined to include inter alia drug and alcohol treatment centers. Therefore, the conditional use in question is site specific to the Water Gap property and not throughout the entire R-1 District.

Smithfield Township Planning Commission  
November 12, 2020  
Page Three (3)

at a special meeting to be held at 3:00 pm on December 2, 2020 (which is immediately before the Supervisors' public hearing).

On motion by Commissioner Amori and seconded by Commissioner Schryver, the matter was tabled to December 2, 2020 at 3:00 pm.

**8. New Business:**

The Solicitor inquired as to the status of the Kahn Stroudsburg Apartment Complex Sketch/Concept Plan. There was some brief discussion as to whether the concept was a "true" mixed use. While the Township Engineer prepared comprehensive Review Correspondence dated November 10, 2020, the Applicant has not yet requested a review so no action needs to be taken, especially since the plan was not on the agenda.

**9. Public Comment: None.**

**10. Adjournment:**

There being no other business coming before the Commission and on motion by Commissioner Chair S. Amori, seconded by D. Schryver and on a unanimous vote of 6-0, the meeting was adjourned at 7:40 p.m.

Karasek Law Offices, LLC

By: 

Ronald J. Karasek, Esquire

PA I.D. No. 23233

Solicitor to Smithfield Township