

SMITHFIELD TOWNSHIP PLANNING COMMISSION
 COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA
 REGULAR MEETING ON JUNE 10, 2021 AT 7 P.M.
 MEETING MINUTES

1./2. Call to Order and Members Present

The meeting was called to order at 7:01 p.m. by Chair Scott Amori. Along with Commissioner Amori, Commissioners M. Albert, M. Bowyer, and D. Schryver were physically present in the meeting room at the Township Municipal Building. Commissioners B. Moses and D. Strunk were absent. The meeting was also streamed via Zoom.

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

Present were also neighbors of the proposed Mixed Use-Development (Dr. Kahn) on Independence Rd.

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

4. Minutes: Commissioners were presented with and read through the draft minutes, prepared by Township Solicitor Ronold J. Karasek, Esquire. Commissioner D. Schryver raised that the minutes did not accurately reflect his vote on recommending the Wireless Communication Facilities Ordinance for adoption by the Board of Supervisors. Commissioner D. Schryver voted against recommendation and proposed updating the minutes to reflect his true vote.

The Minutes of May 13, 2021 were approved with Commissioner D. Schryver's correction on a motion of Planning Commission Chair S. Amori, seconded by Commissioner D. Schryver and vote of 4-0. The last sentence of New Business Item 3 shall read "Upon that review and upon motion by Commissioner Amori (and seconded by Commissioner Albert) and on a vote of 4-1, the WCF Ordinance was recommended for adoption. Commissioner Schryver voted against the motion."

5. Public Comments: None.

6. Plans to Act On: None.

7. Unfinished Business:

a) Preliminary/Final Minor Subdivision Plan Lands of Andrew Shukaitis

Mr. George Fetch, PLS, appeared before the Commission, along with the Applicant. The Township Engineer gave an overview of his comments from his review letter of June 10, 2021. Mr. Tresslar mentioned his receipt of additional materials requested of the Applicant, including an updated Deed. Mr. Tresslar also requested a Title Report. Mr. Fetch questioned why a Title Report was necessary and Mr. Tresslar explained it was to demonstrate whether or not easements exist on the property being subdivided. At that point, Mr. Fetch agreed to produce that letter and comply with other provisions outlined in the Township Engineer's review letter.

Planning Commission Chair S. Amori raised whether or not the subdivided property must have access to a roadway that meets Township specifications, as outlined between Subdivision and Land Development Ordinance (SALDO) requirements 1008.1 and 1008.3.

Upon a motion of Commissioner M. Albert, and second by Commissioner D. Schryver, the Commission recommended that the Board of Supervisors approve the plan and grant waivers from the SALDO sections 1008.1 and 1008.3, with a vote of 3-1. Planning Commission Chair S. Amori voted against the motion.

8. New Business:

1) Dr. Kahn – Independence Road Mixed-Use Development Preliminary Land Development Plan

This Preliminary Land Development Plan was withdrawn from consideration on behalf of the Applicant through a letter dated June 10th, 2021 from their Engineer.

As a result of the withdrawal, Commissioner M. Bowyer raised whether or not there might be a checklist for applicants to review before submission to ensure that the Township does not have the "burden" of determining fit and correctness against the SALDO. Mr. Tresslar explained that a checklist does exist for the Township to determine for administrative completeness, but the burden for reviewing the matter rests with the Township Engineer and Township Solicitor. Expenses for said reviews are generally drawn down from escrow accounts that developers hold with the Township. Planning Commission Chair S. Amori shared the sentiments of both Mr. Tresslar and Commissioner M. Bowyer.

No action being required, a Mr. Chris Hess (of Stonegate Dr) asked whether or not the Applicant had to resubmit their application if they intended to make another attempt. Mr. Tresslar explained that the Applicant would be required to resubmit, and all administrative procedures would return to the beginning of the process as well.

2) Approve: Stanislav V. & Julia P. Manovski — Sewage Facilities Planning Module.

Commissioner M. Albert questioned whether or not formal action was necessary on this item. Mr. Tresslar stated that formal action was required. Commissioner M. Albert moved to approve the Chairman's signature on the Sewage Facilities Planning Module. Commissioner D. Schryver seconded the motion and it was carried 4-0.

3) [7b] Discuss: Dangerous Structures options in the Township with the Zoning Officer.

Township Zoning Officer Ken Wolfe was not in attendance. The Commission expressed regret that Mr. Wolfe was not in attendance but invited him to attend the July meeting for the purposes of discussing the (existing) Dangerous Structures Ordinance as well as questions on other enforcement matters. Township Supervisor Chair J. Pride expressed he would find time to talk with Mr. Wolfe to relay this information.

Upon a motion by Commissioner M. Albert and second by Planning Commission Chair S. Amori, and vote of 4-0, the item was tabled until July and Township Zoning Officer Wolfe's attendance was requested for said meeting.

9. Public Comments: None.

10. Adjournment:

There being no other business coming before the Commission and on motion by Commissioner M. Albert, seconded by Planning Commission Chair S. Amori, and on a unanimous vote of 4-0, the meeting was adjourned at 7:31 p.m.

Respectfully submitted,

Jacob A. Pride

DRAFT