

## MEMO

TO: Smithfield Township Planning Commission  
FR: Ronold J. Karasek, Esquire, Township Solicitor  
DT: 10-10-2024  
RE: Special Exception Use-Specific Criteria. (These may overlap with existing regulations; and, the list is not exhaustive but merely illustrative.)

### 1. Performance Standards

- a. amount of building coverage
- b. amount of impervious coverage
- c. size of building envelope-front, back and side yards
- d. maximum height of building
- e. maximum square footage of building
- f. size of off-street parking
- g. loading and unloading areas
- h. two ways to enter/exit the property
- i. emergency entrance/exit way

### 2. Traffic Standards

- a. limiting the number of daily trips
- b. when would there be a need for a Traffic Study
- c. access to building from roads, driveways so on
- d. right-left turn only
- e. clear sight triangle

### 3. Environmental Standards

- a. when would there be a need for an Environmental Impact Study vs a lesser Impact Assessment Report
- b. protection of lakes, rivers, aquifers, wetlands, steep slopes and the like
- c. carbonate geology-sinkholes
- d. flooding concerns
- e. stormwater concerns

### 4. Community Concerns

- a. hours of operation
- b. days of operation
- c. number of employees
- d. noise, smoke, odors, fumes, electrical/electronic interference, radiation so on