

The regular meeting of the Middle Smithfield Planning Commission was held at 7:30 p.m. on Thursday, December 17, 2009 at the Schoonover Municipal Building.

Members present: Jay E. Huffman, Bob Vandercar, Mark Oney, Scott Schaller, Parin Shah and John Petrizzo. Also present were Attorney Jennifer Ann Wise, R. Douglas (Doug) Olmstead, Jr., P.E., Michele Clewell and several interest parties.

Minutes of the previous meeting held November 19, 2009 were approved upon a motion by Scott Schaller, second by Bob Vandercar. Motion carried 6-0.

The zoning officers' report was accepted as presented.

Plan Submission

Shergoh Alkilani of Route 209 Bypass Associates presented The Crossings at Marshalls Creek Minor Subdivision plan for submittal.

Mr. Alkilani stated that originally the tract of land had four lots but due to the condemnation of one lot for the Penn DOT By-Pass project, only three remain and he is proposing a two lot subdivision that would encompass a 12.58 acre parcel zoned for commercial use.

Attorney Wise asked if the plan depicted the original four lots. Mr. Alkilani said yes.

The park and ride existing parking was shown on the plan.

Parin Shah made a motion to accept to submittal for The Crossings at Marshalls Creek Minor Subdivision Plan. John Petrizzo seconded the motion. Motion carried 6-0.

Plan Reviews and Unfinished Business

Shergoh Alkilani of Route 209 Bypass Associates provided an update regarding The Crossings at Marshalls Creek Land Development Plan. Mr. Alkilani stated that he met with Penn DOT on site and they have provided some guidance toward the project. He stated that a traffic study will be conducted and hopes to have a revised plan for the next Planning Commission meeting.

Mark Oney stated that an extension of time to render a decision is required for The Crossings at Marshalls Creek Land Development Plan. There was discussion to provide the extension until March 16, 2010 as this date coincides with the minor subdivision plan. Mr. Alkilani verbally agreed to extend The Crossings at Marshalls Creek Land Development plan time extension until March 16, 2010 and will send a letter to confirm.

Plan Reviews and Unfinished Business

A letter was received from Frank J. Smith Jr. P.E. requesting the Catherine Driscoll and Charles & Elma Jean Scrimale Minor Subdivision Plan be tabled.

A letter was received from Ott Consulting requesting the Evergreen II Conservation Subdivision Plan be tabled and granting a 90 day time extension to render a decision.

After further discussion Scott Schaller made a motion to table the Catherine Driscoll and Scrimale Minor Subdivision Plan and the Evergreen II Conservation Subdivision Plan while granting the 90 day time extension for the Evergreen II plan. Jay Huffman seconded the motion. Bob Vandercar voted no. Motion carried 5-1.

A letter was received from Policelli Engineering, Inc. to table the John M. & Van D. Yetter Minor Subdivision Plan. Mark Oney made a motion to table the John M. & Van D. Yetter Minor Subdivision Plan. John Petrizzo seconded the motion. Motion carried 6-0.

Sketch Plans

Mr. Brick T. Linder, P.E. of Linder Engineering, Inc. presented a sketch plan for discussion purposes only on behalf of Frank Riccobono for the existing Children's Education and Learning Center located at Route 209 and Big Ridge Drive.

The sketch plan is designed to allow for the construction of a play area behind the existing learning center building and re-construct the stormwater detention system from the present detention basin to a new stormwater basin surrounding the existing wetland. The wetland originally delineated by Whitestone Associates was re-evaluated by C & H Environmental, and the revised wetland delineations were reviewed by the USAXOE and new JD issued. As a result, the revised wetland is isolated adjacent to the existing detention basin.

Mr. Linder explained it is their intent to design and construct a 5' wide berm, approximately 3' high to contain the flow between the new berm, Big Ridge Drive and the downslope side of the existing berm of the existing detention basin. The outlet would be an earth spillway on the northerly side that would discharge to the same location as were the flow presently leaves the site.

Mr. Linder stated that they met with the Monroe County Conservation District and although they do not have much control on this they liked what they saw.

The Planning Commission members thanked Mr. Riccobono and Mr. Linder. No action was required.

Discussion and Recommendations

A letter was received from the law firm of Matergia and Dunn formally withdrawing the Hidden Oaks Major Subdivision Plan. Bob Vandercar made a motion to accept the letter withdrawing the plan. Parin Shah seconded the motion. Motion carried 6-0.

Jay Huffman stated that he has submitted his letter of resignation and will not be returning in January 2010. After serving the township for over 30 years it's time to move on.

The Planning Commission members thanked Mr. Huffman for his dedicated service to the township and wished him well.

The 2010 meeting dates and time were discussed. Mark Oney made a motion to set the 2010 Middle Smithfield Township Planning Commission meetings for the third Thursday of each month at 7:00 p.m. Bob Vandercar seconded the motion. Motion carried. 6-0.

Public Comment

There was general discussion regarding paved parking areas, signs and sidewalks. No action was taken.

There being no further business mark Oney made a motion to adjourn the meeting at 8:35 p.m., seconded by Jay Huffman. Motion carried 6-0.

Respectfully submitted,

Michele L. Clewell, Recording Secretary
December 17, 2009