

The regular meeting of the Middle Smithfield Township Planning Commission was called to order on Thursday, June 18, 2009 at 7:30 pm. Jay E. Huffman presiding.

Members present: Jay E. Huffman, Bob Early, Scott Schaller, Parin Shah and John Petrizzo. Also present were Attorney Jennifer Ann Wise, R. Douglas (Doug) Olmstead, Jr., P.E., Michele Clewell, and Chris McDermott.

Bob Early made a motion to approve the April 16, 2009 minutes. Parin Shah seconded the motion. Motion carried 5-0.

The May 21, 2009 meeting was cancelled due to a lack of a quorum. No action required.

Plan Submission

Doug Olmstead stated that LTS Development LLC has submitted a Lot Line Revision Plan for Water Gap Preserve PRD. Jay Huffman stated that he has a business relationship with the applicant and will abstain from voting on this plan.

Mr. Olmstead stated that Highland Court has been shortened and realigned and the lots (12-21) around the cul-de-sac were redesigned to allow for Hemlock Road which is a "paper street" on the recorded plan. Bob Early made a motion to accept the Water Gap Preserve PRD Lot Line Revision Plan. Parin Shah seconded the motion. Motion carried 5-0.

Tabled Plans

Chris McDermott of Reilly Associates Engineering presented a letter on behalf of the applicant, David Lewis, requesting that the Lewis True Value Land Development Plan be tabled. Mr. McDermott explained that Mr. Lewis intended to relocate his True Value Hardware business to this site but has since relocated his business to another commercial property along Route 209.

He stated that Mr. Lewis still wishes to continue with the land development process and a letter extending the time limit for the Board of Supervisors decision will be forthcoming.

There was discussion that cross easements need to be addressed as well as discussions that the board did not want there to be continual requests for extensions. If Mr. Lewis does not have a plan to develop the property, after some yet undetermined amount of time, the board may ask Mr. Lewis to withdraw the plans.

Mr. McDermott stated that he will inform the applicant that the Planning Commission would like to move this plan along.

Scott Schaller made a motion to table the Lewis True Value Land Development Plan until the next regular meeting. Bob Early seconded the motion. Motion carried 5-0.

Discussion

There was a question from the audience regarding the Hemlock Ridge Major Subdivision Plan. Doug Olmstead stated that the applicant officially withdrew the plan.

Attorney Wise reported that revisions on the Zoning Ordinance are moving forward.

Attorney Wise reported that the Middle Smithfield Township Municipal Authority is very close to gaining additional sewage capacity from the Bushkill Group.

Attorney Wise reported that the MSTMA is working toward a sewer line extension with a gravity line from Country Club of the Poconos to Mt. Nebo Road and the installation of a new pump station. An H2O grant application has been submitted to the State through the assistance of Chuck Leonard and it has been hand-delivered to Senator Mellow's office.

Doug Olmstead reported that the Board of Supervisors has met with PA American Water Co. regarding the possibility of installing central water lines along Route 209 in conjunction with the installation of the sewer main.

There being no further business the meeting adjourned in regular order at 8:05 p.m.

Respectfully submitted,

Michele L. Clewell,
Recording Secretary