

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, June 17, 2010 at 7:00 p.m. at the Schoonover Municipal Building with Mark Oney presiding.

Members present: Mark Oney, Bob Early, Parin Shah, John Petrizzo and Scott Schaller. Also present were Township Solicitor Jennifer Ann Wise, Township Engineer R. Douglas Olmstead (Doug) Jr. P.E., township Secretary Michele Clewell and several interested parties. Bob Vandercar and Bob Chartock were absent.

Bob Early made a motion to approve the May 20, 2010 minutes. Scott Schaller seconded the motion. Motion carried 5-0.

Plan Submissions

Doug Olmstead reported that the Marek Morawiec Minor Subdivision Plan submittal prepared by Frank J. Smith, Jr. P.L.S. is complete. The purpose of the plan is to attempt to cleanup existing non-conformities. One of the existing dwellings on Parcel 2 can be moved, so that only 1 dwelling will remain on the property. By adding Parcel 1-A to Parcel 2 it is creating a 20' buffer around the remaining dwelling, and by adding Parcel 2-A to Parcel 1 they are keeping the existing areas the same.

Bob Early made a motion to accept the submittal of Marek Morawiec Minor Subdivision Plan. Scott Schaller seconded the motion. Motion carried 5-0.

Sketch Plans

Mr. Joseph DiGregorio of Romec, Inc. presented Elmwood Estates Lot 7, Sketch Plan. He explained that Romec Inc. would like to reclassify Lot 7 in Elmwood Estates from "Open Space" to "Buildable Lot". The lot is approximately a 5.5 acre parcel.

Mr. DiGregorio stated that if the parcel is changed to a buildable property, Middle Smithfield Township will benefit from additional tax revenue and Romec Inc. will benefit from a sale during these tough economic times.

Attorney Wise asked Mr. DiGregorio "when was the Homeowners Association formed" per the requirement on the Plan Notes, and Mr. DiGregorio answered "a Homeowners Association was never formed".

Ownership of Lot 7 was discussed at length. Mr. DiGregorio stated that Romec, Inc. is the owner of Lot 7 and they receive the tax bills but do not pay the taxes on them.

Parin Shah, John Petrizzo and Bob Early all agreed that the original plan was submitted under the Conservation Subdivision development option of the zoning ordinance to maximize the number of lots that could be created and as part of the Conservation Subdivision development

option, Lot 7 was designated as open space and now the developer wants to change it. The board members stated that “no, it’s not right to ask for something different now”.

Attorney Wise stated that Mr. DiGregorio needs to talk to his engineer and determine what is the number of acres that was required for open space under the Conservation Subdivision option to determine whether there are any additional acres that were included within, Lot 7 and still keep the original Plan in complete compliance with the ordinance requirements and if acreage is properly available, then he could come back to the Planning Commission.

Attorney Wise also stated that Romec, Inc. should research ownership of Lot 7.

There was discussion that Romec, Inc. should form the homeowners association and turn Lot 7 over to the HOA per the Plan Notes.

Plan Reviews and Unfinished Business

John M. and Van D. Yetter Minor Subdivision Plan - Attorney Wise reported that a letter was received today from Attorney James J. Holzinger of Boyer, Holzinger, Harack and Scamilio representing John M. and Van D. Yetter Minor Subdivision Plan, requesting the minor subdivision plan be tabled and granting the Township an additional 90 days beyond the current time limit for review of the plan due to illness by Attorney Smolenski who could not be in attendance on behalf of her clients, Mr. and Mrs. Klingensmith.

John Petrizzo made a motion to accept the letter to table action and grant the 90 day time extension for the John M. and Van D. Yetter Minor Subdivision Plan. Parin Shah seconded the motion. Motion carried 5-0.

Children’s Education and Learning Center – Doug Olmstead reported that a letter was received from Brick Linder, P.E. of Linder Engineering, Inc. on behalf of the applicant, Frank Riccobono, providing a 90 day time extension to the governing body to render a decision on the Site Alteration Plan.

Mr. Olmstead stated that he spoke with Mr. Linder and he got the impression that a revised plan would be ready for the next regular meeting.

Bob Early made a motion to accept the letter providing a 90 day time extension for the Children’s Education and Learning Center Site Alteration Plan. Scott Schaller seconded the motion. Motion carried 5-0.

Parin Shah made a motion to table action on the Children’s Education and Learning Center Site Alteration Plan. Mark Oney seconded the motion. Motion carried 5-0.

The Estates at Great Bear Hotel Addition Land Development Plan – A letter was received from Attorney Ralph Matergia on behalf of Great Bear Resorts, LLC formally withdrawing its application for Land Development on its proposed hotel project.

Parin Shah made a motion to accept the letter from Attorney Ralph Matergia and declare the Estates at Great Bear Hotel Addition Land Development Plan withdrawn. John Petrizzo seconded the motion. Motion carried 5-0.

Mark Oney announced that the next regular Planning Commission meeting will be held on July 15, 2010 at 7:00 p.m.

There being no further business the meeting adjourned in regular order upon a motion of Parin Shah and seconded by Bob Early. Motion carried 5-0.

Respectfully submitted,

Michele L. Clewell,
Recording Secretary
June 17, 2010