



Middle Smithfield Township Planning Commission Minutes October 16, 2025

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, October 16, 2025, at 5:30 pm at Schoonover Municipal Building.

The meeting was held in-person, with the opportunity for public participation through video and audio advanced communication technology ("ACT"), using the ZOOM internet application, including telephone option.

Planning Commission members in attendance: Bob Early, Parin Shah, Nick Theofilios, Carrie Wetherbee, and Mark Oney. Also in attendance, Planning Commission Solicitor Deborah Huffman, Esq. Township Engineer Ben Kutz, P.E. and Township Secretary Michele L. Clewell.

In Attendance on Zoom: Tom Wolfe.

Plan presenters: Anthony Maula

Call Meeting to Order

The meeting was called to order at 5:30 p.m. by Bob Early and was opened with the Pledge of Allegiance.

Approval of the Agenda and any Amendments:

Carrie Wetherbee made the motion to approve the agenda as written. Parin Shah seconded the motion. Motion passed 5-0.

Approval of the Minutes:

Carrie Wetherbee made the motion to approve the July 17, 2025, minutes. Parin Shah seconded the motion. Motion passed 5-0.

Correspondence

The Commission members acknowledged receiving an email dated July 26, 2025, from Robert Pholman, a resident in Country Club of the Poconos regarding an access road connection from the north section of the development. Mr. Early stated that many years ago when the development was being presented, there was discussion about using a golf path as an emergency access. There was no discussion to use Sellersville Drive or Tom X Road, but nothing was ever presented. Ben Kutz stated that there is no reflection of the inclusion of an emergency access connection on the current plan for CCP Phase 3 Section 5 and that the plans appear to be unchanged from the layout that received conditional approval many years ago. He also stated that it is hard to say if there was an expectation that this would be provided at the time of the original approval and without going through all the minutes there is no way of knowing. Mr. Early said Mr. Pohlman and anyone from the public is more that welcome to attend the monthly meetings. Mr. Oney stated that there was a lot of discussion on the supervisor's level on an emergency exit, and the township was going to investigate it, but now that the golf course is a private course the township cannot force the owners for the use of a golf path.

No action was taken.

Plan Submittals

Founders Reserve Major Subdivision Plan: Ben Kutz stated that the parcel is located off Route 402/Oak Grove Road. There are 10 lots proposed with onsite well and septic.

Attorney Huffman stated that she has a conflict with reviewing this plan as she represents Bob Brown.

Mr. Kutz stated that this is a complete submittal, and it will be reviewed in detail next month.

Parin Shah made a motion to accept the Founders Reserve Major Subdivision Plan for review. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Plan Reviews and Unfinished Business:

Mt. Nebo Apartments Phase 2 Preliminary / Final Land Development Plan: Anthony Maul stated that his engineer recently reviewed the township engineers' letter, and they are actively addressing his comments and expect to provide their response next week.

Mark Oney asked Mr. Maula who is the Fire Marshall that his engineer spoke with. Mr. Maula will investigate and respond once he speaks to his engineer. Mr. Early asked if sprinklers would be in the units and Mr. Maula said he would make sure that is verified by his engineer.

There was discussion regarding the open space and traffic studies. Mr. Maula stated that as there are 30 units and a separate project it is considered that a traffic study would not be needed. Mr. Kutz stated that a waiver request for the traffic impact study was submitted and that their office has no opposition to granting that request. Carrie Wetherbee questioned the flow of traffic at the garbage drop off area for the residents of the 30 units and Mr. Maula stated that they will look at it. Mr. Kutz stated that their office recommended that the access to the playground area tie into the sidewalks in front of the units as opposed to the parking lot since a parking space blocks access.

Mark Oney asked the members to review the engineers' comments and county comments for the next meeting.

A time waiver to render a decision will expire on November 27, 2025, and Michele Clewell will follow up with the plans engineer.

The (10) Requests for Modification of Regulation will be thoroughly reviewed at the next meeting.

Carrie Wetherbee made a motion to table action on the Mt. Nebo Apartments Phase 2 Preliminary-Final Land Development Plan. Nick Theofilios seconded the motion. Motion passed 5-0.

Carrie Wetherbee made a motion recommending the township sign the planning exemption mailer for the sewage service area as the 30 units will be serviced by the township central sewer system. Parin Shah seconded the motion. Motion passed 5-0.

CCP Phase 3 Section 5 - Land Development Plan: An email was received from the owner, Bob Brown requesting the plan be tabled for discussion as they continue to work on the plan. Bob Early stated that this is the same plan from November 2011 and for the Township had granted time extensions for 13

years. In 2024 the plan was revoked and is now back again. Mr. Early stated that the owner or engineers should be requested to attend in person to provide an update. Mr. Kutz stated that this was a conditionally approved plan, but items were not resolved and there are notable issues with the plan. The extension of time expires December 17, 2025.

Carrie Wetherbee made a motion to table action on the CCP Phase 3 Section 5 - Land Development Plan. Parin Shah seconded the motion. Motion passed 5-0.

Other Reviews and/or Recommendations

Comprehensive Zoning Ordinance Amendment: Mark Oney stated that the recommendations that the Planning Commission members previously provided to the Supervisors were incorporated into the proposed ordinance presented this evening.

Carrie Wetherbee made a motion to recommend to the Board of Supervisors to adopt the zoning ordinance amendment as written. Parin Shah seconded the motion. Motion passed 5-0.

Conditional use Application, Anthony Maula: Mr. Maula stated that he has purchased the former Exploria corporate building off of Route 209. This is a steel structure and the need for a conditional use hearing is to change the use of offices to apartments. He plans to call it the Atrium at Middle Smithfield.

Mr. Maula stated that he envisions the 1st floor with a gymnasium, a room for zoom type meetings for the residents to use, a glass ceiling and having an open area park on the inside of the building. The density in place will only allow (44) units in the building and there is already parking in place. The main level will have (1) or (2) entrances, as it will not look like a motel with doors located on the main floor. The shape of the building will not change.

Attorney Huffman stated that the Planning Commission is to make recommendations to the Board of Supervisors as the Board has scheduled the conditional use hearing for November 13, 2025.

Parin Shah made a motion to recommend the following conditions be considered by the Board of Supervisors at the conditional use hearing for Anthony Maula's The Atrium at Middle Smithfield on November 13, 2025:

1. Provide documentation from the township, that there are adequate EDU's (Equivalent Dwelling Units for the proposed apartments)
2. Provide documentation from PA American Water that there is adequate water for the building
3. Provide documentation that there is adequate parking for tenants and guests
4. There will be no more than 44 units.
5. Dedicate open space for the residents of the complex.
6. Show on a plan the internal pedestrian cross walks
7. Driveways
8. Show a plan of the traffic flow
9. Install pedestrian paths
10. Install lightening in the parking area as well as to and from the parking areas
11. Install safety lightening in the common areas
12. Provide fire hydrants
13. Provide for garbage dumpster areas
14. Provide the mailbox area with lighting

15. Aesthetic pleasing exterior of building
16. Confirmation that the site modifications do not trigger a land development
17. Address all the township engineers' comments.

Nick Theofilios seconded the motion. Motion passed 5-0.

New Business

None

Continuing Education

Penn State Extension: Carrie Wetherbee stated that she has not received any webinar information since Peter Wolfhurst retired. Michele Clewell will look into and report her findings.

Public Comment

None

Next Meeting

November 20, 2025, at 5:30 p.m.

Adjourn

Parin Shah made a motion to adjourn the meeting at 6:51 p.m. Nick Theofilios seconded the motion. Motion passed 5-0.

Respectfully submitted,

Michele L. Clewell
Township Secretary
October 16, 2025