

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, July 16, 2015 at 7 p.m. at the Schoonover Municipal Building with Mark Oney presiding.

Members present: Mark Oney, Bob Early, Parin Shah, Wayne Bolt, and Carrie Wetherbee. Planning Commission Solicitor Todd Weitzmann, Esq., Township Engineer Fred Courtright, P.E. and Township Secretary Michele L. Clewell. Dr. William Suriano was absent.

Frank J. Smith, Jr. of Frank J. Smith, Jr. Inc. and Kim Warner were also in attendance.

Pledge of Allegiance

Approval of Minutes

Carrie Wetherbee made a motion to approve the June 18, 2015 minutes. Wayne Bolt seconded the motion. Motion passed 5-0.

Plan Submittals

Roger & Teresa Kuntz Minor Subdivision Plan & Sewage Planning Module – Frank Smith, Jr. on behalf of his client presented the minor subdivision plan. The property is located off of Wooddale Road near the Wooddale church. Fred Courtright's letter date July 15, 2015 states that the material submitted to the Township for the project and the necessary items have been included in the submission, therefore recommends the Planning Commission accept the submission for review.

Wayne Bolt made a motion to accept the minor subdivision for review. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Roger & Teresa Kuntz Sewage Planning Module – Parin Shah made a motion to accept the module and forward it to the board of supervisors for action. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Sussex Bank Minor Subdivision & Sewage Planning Module – Frank Smith, Jr. on behalf of his client presented the minor subdivision plan. The property is located off of Mt. Nebo road. The Middle Smithfield/Smithfield Township lines goes through the southwest of the property, therefore, a courtesy copy of the plan was provided to Smithfield Township for their comments.

Fred Courtright's letter date July 15, 2015 states that the material submitted to the Township for the project and the necessary items have been included in the submission, therefore recommends the Planning Commission accept the submission for review.

Wayne Bolt made a motion to accept the submitted minor subdivision plan for review. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Sussex Bank Sewage Planning Module – Parin Shah made a motion to accept and forward the planning module to the board of supervisors for action. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Plan Reviews and Unfinished Business

Kim Warner Minor Subdivision Plan – Frank Smith, Jr. on behalf of his client presented the lot line adjustment minor subdivision plan. Fred Courtright stated that the county comments were received and their most important comment noted is that the plan does not indicate the existence/or location of a dwelling or driveway on the “Fornaro” parcel. A revised plan was provided to the commission members showing the existing dwelling or driveway on the “Fornaro” property. Mr. Courtright provided his review letter dated July 16, 2015 and recommends approval of the plan and granting the three modification requests.

Kim Warner Request for Modifications (3) - Parin Shah made a motion to approve the request for a modification of regulations to not be required to show that the wetlands are accurately shown on the plan as this is a lot line adjustment, no new building lots are being created and no improvements are proposed, therefore the requirement is not applicable. Bob Early seconded the motion. Motion passed 5-0.

Mark Oney made a motion to approve the request for modification of regulations to not be required to show steep slopes over 25%. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Wayne Bolt made a motion to approve the request for modification of regulations to not be required to show the grid numbers on the plan as the Monroe County Emergency Services no longer uses this system. Mark Oney seconded the motion. Motion passed 3-0.

Parin Shah made a motion to recommend approval and forward the Kim Warner Minor Subdivision Plan onto the board of supervisors. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Reviews and Recommendations

None

New Business

None

Discussion

Minimum Lot Frontage Requirement – Mark Oney met with the supervisors and provided them with an update and asked them if the planning commission gathered all the necessary information would they be willing to meet with them to review. The supervisors said they would be more than happy to meet with the planning commission members once they have all the information.

Continuing Education

Carrie Wetherbee stated that she was unable to view the webinar but thanked Michele Clewell for the link to go online to view at her convenience. Handouts of the presentation were also provided.

Annette Atkinson, Supervisor stated that the LERTA is on the agenda for the July 20, 2015 East Stroudsburg Area School District board meeting and asks that any member of the planning commission attend or send a letter of support and this would be extremely helpful to boost economic development throughout the township.

Adjournment

Bob Early made a motion to adjourn the meeting at 7:18 pm. Wayne Bolt seconded the motion. Motion passed 5-0.

Respectfully submitted,

Michele L. Clewell
Recording Secretary
July 16, 2015