

The regular meeting of the Middle Smithfield Township Planning Commission was called to order on Thursday, October 16, 2014 at 7:00p.m. at the Schoonover Municipal Building with Mark Oney presiding.

Members present: Mark Oney, Bob Early, Parin Shah, Carrie Wetherbee and Dr. William Suriano, Planning Commission Solicitor Todd Weitzman, Esq., Township Engineer Fred Courtright, P.E. and Township Secretary Michele Clewell were also in attendance. (Wayne Bolt was absent).

Charles Niclaus, P.E. of Niclaus Engineering, Diane Reimer Senior Vice-President of ESSA Bank Trust and Sal Caiazzo, P.E. of Hanover Engineering Associates, Inc. were also present.

Approval of Minutes

Bill Suriano made a motion to approve the minutes of September 18, 2014. Bob Early seconded the motion. Motion passed 5-0.

Plan Submittals

ESSA Bank & Trust Preliminary/Final Land Development – The ESSA Bank & Trust purchased the former FNCB Bank and have determined that they do not have sufficient parking due to combining two branches into one location.

Mr. Niclaus stated that based on Fred Courtright review letter dated October 13, 2014 revisions were completed and include: the “Supersede Note” and “Lighting” information.

Mr. Courtright stated that with his comments addressed and shown on the plan, he would recommend acceptance of the plan.

Bob Early made a motion to accept the plan as submitted based on the engineers recommendation. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Plan Reviews and Unfinished Business

ESSA Bank & Trust Preliminary/Final Land Development – Mr. Niclaus provided Request for Modifications for discussion.

Mr. Courtright recommended approval of all six waivers and moving the plan and modification requests onto the Supervisors.

- Bob Early made a motion to waive the SALDO requirements in Section 170-152 B; sheet size. Bill Suriano seconded the motion. Motion passed 5-0.
- Parin Shah made a motion to waive the SALDO requirements in Section 170-152 F (1); Note Uses. Bill Suriano seconded the motion. Motion passed 5-0.

- Carrie Wetherbee made a motion to waive the SALDO requirements in Section 170-152 D; Plan information (not changed). Bill Suriano seconded the motion. Motion passed 5-0.
- Mark Oney made a motion to waive the SALDO requirements in Section 170-153 A; Center Line Profiles. Carrie Wetherbee seconded the motion. Motion passed 5-0.
- Bill Suriano made a motion to waive the SALDO requirements in Section 170-153 D; Water Supply and Distribution Plans. Carrie Wetherbee seconded the motion. Motion passed 5-0.
- Bob Early made a motion to waive the SALDO requirements in Section 170-153 E; Sewage Collection and Disposal Plans. Bill Suriano seconded the motion .Motion passed 5-0.

Bob Early made a motion to recommend approval of the plan and to forward to the Board of Supervisors. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Plan Submittal

Meegan Minor Subdivision; Sal Caiazza, P.E. of Hanover Engineering Associates, Inc. stated that the subdivision proposes (4) lots. Two of the (4) lots will have existing buildings on them where the other (2) will not.

The sewage planning module was provided at the meeting and additional information will be provided tomorrow (Friday).

Mark Oney stated that a letter was received from Fred Courtright regarding the submittal. Fred Courtright stated that as the sewage planning module was not received until this evening, a letter waiving the time limits to send it to PA DEP should be provided. Mr. Caiazza agreed and stated that a letter would be forthcoming. Mr. Courtright stated that he spoke to Dave Manter, SEO and he did witness all the sewage tests. Mr. Courtright stated that he does not have a problem if the members wish to accept the submittal.

Parin Shah made a motion to accept the plan and the sewage planning modules subject to a written letter waiving the specific time frame requirements to process the planning modules. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Reviews and/or Recommendations

None

New Business

None

Discussion

- a. Patricia J. Griffin submitted a letter of resignation; Michele Clewell stated that the Board of Supervisors accepted Ms. Griffin letter of resignation from the Planning Commission and Park Commission at their last regular meeting. Mark Oney stated that Ms. Griffin was always prepared.

Continuing Education

Carrie Wetherbee stated that copies of yesterday course have been provided by the township and if anyone is unavailable to view the webinar, copies of the presentation are available online. Ms. Wetherbee stated that the webinar was very informative.

Public Comment

None

Next Meeting

Thursday, November 20, 2014

Adjourn

Carrie Wetherbee made a motion to adjourn the meeting at 7:20 p.m. Bill Suriano seconded the motion. Motion passed 5-0.

Respectfully submitted,

Michele L. Clewell
Recording Secretary
October 16, 2014