



MIDDLE SMITHFIELD TOWNSHIP
BOARD OF SUPERVISORS MINUTES
February 8, 2018

The regular meeting of the Middle Smithfield Township Board of Supervisors was held on Thursday, February 8, 2018 at 7pm at the Schoonover Municipal Building with Annette Atkinson presiding.

Supervisors present, Annette Atkinson, Mike Dwyer and Mark Oney. Also in attendance: Township solicitor Michael Gaul, Esq., Assistant Township Secretary Joan Woisin, Zoning Officer Shawn McGlynn, stenographer Donna Kenderdine and various members of the public.

Pledge of Allegiance

Approval of Minutes

Annette Atkinson made a motion to approve the January 25, 2018 minutes. Michael Dwyer seconded the motion. Motion passed 3-0.

Report of Executive Session(s)

Solicitor Gaul stated that, immediately prior to the meeting, the Board of Supervisors held an executive session with the Township Solicitor to discuss pending Township legal matters, including tonight's public hearing.

Public Hearing

Public Hearing for:

- A. Proposed Resolution Confirming The Deemed Revocation Of The Township's Tentative Approval Of The Development Plan For The Planned Residential Development Formally Known As "Big Ridge" And Commonly Referred To As "Country Club Of The Poconos" Or "Country Club Of The Poconos At Big Ridge", As To A Portion Of The Lands In The Planned Residential Development, Consisting Of 320.53 Acres, More Or Less, And Affecting The Real Property Commonly Known As 119 Tom X Road, Tax Parcel No. 9/10/1/86, And
- B. Proposed Ordinance - Parcel Identifier No. 09733400033428 and An Ordinance Of The Township Of Middle Smithfield, Monroe County, Pennsylvania, Setting Forth An Amendment To The Code Of Ordinances Of The Township Of Middle Smithfield, As Heretofore Amended, Amending Part II, "General Legislation", Chapter 200 "Zoning", Appendix "A" "Middle Smithfield Township Zoning Map Of 2010-A", To Change The Zoning District Classification Of Certain Property, Of Approximately 320.53 Acres, Plus Or Minus, In Size, Commonly Known As 119 Tom X Road, Tax Map Parcel No. 9/10/1/86, And Parcel Identifier No. 09-7334-00-03-3428, A Portion Of The Land Contained Within The Tentatively Approved Development Plan For Big Ridge (Later Country Club Of The Poconos) Planned Residential Development, From Prd Planned Residential Development District To C-2 Commercial District.

Annette Atkinson made a motion to open the Public Hearing at 7:15pm; Mark Oney seconded. Motion passed 3-0.

Donna Kenderdine kept a stenographic record of the hearing.

Solicitor Gaul explains the rules and purpose of the public hearing. He states that there are 2 public hearings and suggested that they be handled as one public hearing.

The Board of Supervisors agreed, by consensus, that the public hearings for the proposed Resolution and Ordinance would be handled in a combined Public Hearing. Solicitor Gaul advised the audience that comments applicable to either the propose Resolution or Ordinance would be taken received in a single hearing.

Solicitor Gaul marked and presented the Township exhibits for the Public Hearing:

- T1. Copy of Proposed Ordinance
- T2. Copy of Proposed Resolution
- T3. Notice of Public Hearing
- T4. Letter to Pocono Record advertising Notice of Public Hearing
- T5. Proof of Publication Notice in the Pocono Record
- T6. Township Secretary's correspondence with Middle Smithfield Township Planning Commission
- T7. Middle Smithfield Township Planning Commission Letter recommending Approval
- T8. Township Secretary's correspondence with Monroe County Planning Commission
- T9. Letter from Monroe County Planning Commission
- T10. Township Secretary Correspondence to Monroe County Law Library
- T11. Copy of Letter of Notice of Public Hearing sent to Property Owners
- T12. List of Returned Mail
- T13. Press Release issued by Township
- T14. Certification of Posting
- T15. 1988 Tentative Agreement
- T16. Middle Smithfield Township Golf Advisory Committee Letter recommending Approval
- T17. Middle Smithfield Township Economic Development Committee Letter recommending Approval
- T18. Pocono Chamber of Commerce Letter recommending Approval
- T19. Map of Proposed Zoning District Amendment
- T20. Map of Proposed Zoning District Amendment
- T21. Map of Proposed PRD to C2 Zoning District Amendment
- T22. Map of Elevation Contour Lines – Country Club of the Poconos
- T23. Map of Wetland Indicators – Country Club of the Poconos
- T24. Map of Steep Slopes – Country Club of the Poconos
- T25. Map of Environmental Constraints – Country Club of the Poconos
- T26. Aerial Photograph– Country Club of the Poconos
- T27. List of CCP Open Space supplied by Gary Summers

T28. Letter from Durney & Worthington LLC, Attorneys for Country Club of the Poconos Homeowners Association and the Country Club at the Poconos Condominium Association asking for continuance of 60 days.

Michael Gaul gave a brief history of Country Club of the Poconos Planned Residential Development and the proposed Resolution and Ordinance.

Solicitor Gaul invited public comment on the proposed Resolution and Ordinance. The following is a list of speakers.

Speakers:

Bob Pohlman – 3149 Pine Valley Way

Joe Memoli – Vice Chairperson of the Economic Development Committee

David Mills – 2005 Muirfield Way

Gary Summers – 3174 Pine Valley Way

Judy Summers – 3174 Pine Valley Way

Diane Petruski – 107 Outlook Court

Ray White – 3166 Pine Valley Way – Chair of Golf Advisory Committee and President of Homeowners Association North

Tom Wolf – 1733 Big Ridge Drive – Condo Owner and member of HOA board

Larry Dymond – 141 Dalmar Place

Carol Demerest – CCP South

Mike Barrone – 1805 Big Ridge Dr

Mark Rodgers – 212 Aspen Commons

Bob Early – Middle Smithfield Township Resident and Chair of Planning Commission

Annamarie Pohlman – 3149 Pine Valley Way

Karen Davila-Davis – 524 Eagle Dr

Jacqueline Brantley – Pine Valley Way, CCP North

Mr. Lipkin – Sellersville Drive

Judy Summers – 3174 Pine Valley Way

There were no further members of the public who desired to make comment at that time.

The comments of the speakers are contained in the stenographical record. The record is incorporated into these minutes.

At 9:23 pm, Annette Atkinson made a motion to recess the public hearing to the Board's next regular meeting on February 22, 2018 at 7:00pm. Michael Dwyer seconded the Motion.

Public Comment: Will the public be able to ask questions at that time? Attorney Gaul replied that the public will be able to make public comment similar to tonight's hearing.

Motion passed 3-0.

Annette Atkinson made a motion to table consideration of action on the proposed Ordinance and Resolution to the Supervisors' February 22, 2018 regular meeting. Michael Dwyer seconded the motion. No public comment was made. Motion passed 3-0.

Annette Atkinson made a motion for a five minute recess; Michael Dwyer seconded; motion passed 3-0.

At 9:30 pm (approximately), Annette Atkinson made a motion to reconvene the Board of Supervisors' meeting, seconded by Mark Oney. Motion passed 3-0.

Committee Reports

- a. Eastern Monroe Regional Park Commission – Bike Park is closed for winter; Mt. Nebo Park signage being designed. No meeting in January 2018.
- b. Parks and Recreation – Meeting was held on February 5, 2018, Jenna Componovo was reappointed Chair at the BOS 2018 Reorganization meeting. Michelle Dellavalle was appointed Vice Chair and Jaime Frailey appointed Secretary. Dog Park was renamed W. Leroy Lewis Dog Park on January 25, 2018.
- c. Historical Commission – Carrie Wetherbee was reappointed as Chair at the BOS 2018 Reorganization meeting. Bob Huffman was voted Vice Chair and Ken Johns was voted Secretary. Memory Makers and Calendar Topics for 2018/2019 will be Influential Women of Middle Smithfield Township. There is a vacant seat on the Board.
- d. Economic Development Committee – Township is collaborating with local bank to provide construction loans for LERTA applications. Overall consensus on Shop Local was positive. There was a ribbon cutting for El Valley Family Diner.

- e. Planning Commission - A major subdivision sketch plan was submitted on behalf of Classic Quality Homes for a 12 lot single family dwellings in the Wooddale area. The Commission also reviewed and unanimously recommended adoption of (i) the proposed Resolution confirming the deemed revocation of the tentative PRD approval as to the property commonly known as 119 Tom X Road (a portion of the land contained within the tentatively approved residential development plan for Country Club of the Poconos), and (ii) adoption of the proposed Ordinance changing the zoning classification for the property from PRD to C2.

Department Reports

- a. Sewer – Approximately 44% collection rate for January. Capital Improvements: Pump Station #1 is complete. Upgrade to Pump Station #6 should be completed by end of February. Frutchey sewer Extension has been ordered to proceed and will begin by end of February. This will be paid for using the LSA grant the Township received. There are 3 projects scheduled for this year- Pump Stations #3, #4 and #8 will be rehabilitated.
- b. Golf Course & Banquet Hall – Course is closed until April 2018; there are 17 hall rentals schedule for 2018 so far.
- c. Zoning - No report
- d. Public Works – Wooddale Facility has been a success in allowing Township employees to respond to conditions in the area quicker than last year. Assisted in a sewer line repair along Big Ridge Drive.
- e. Oak Grove Compost – Bins were cleaned out and yearly permit renewals submitted.

Engineers Report

None

Correspondence

No Correspondence

Treasurer's Report

Michael Dwyer stated the Township is in good financial health.

Mike Dwyer made a motion to approve the general fund payables in the amount of \$73,567.84. Mark Oney seconded the motion. Motion passed 3-0.

Mike Dwyer made a motion to approve the sewer fund payables in the amount of \$71,676.34 Annette Atkinson seconded the motion. Motion passed 3-0.

Mike Dwyer made a motion to approve the golf course payables in the amount of \$5,603.37. Mark Oney seconded the motion. Comment: Mr. Lipkin suggested giving members who don't use their membership a rebate towards the next year. Motion passed 3-0.

Solicitors Report

None

Engineers Report

None

Old Business

None

New Business

- a. Cedarville Engineering Group, LLC; Cedarville Engineering Group LLC submitted a proposal to Prepare an Application for a Small Water and Sewer Program Grant from the Commonwealth Financing Authority to be Used for the Rehabilitation of Three (3) Pump Stations. Annette Atkinson made a motion to accept the proposal; Mark Oney seconded; Motion passed 3-0.
- b. Cedarville Engineering Group, LLC; Cedarville Engineering Group LLC submitted a proposal to Prepare an Application for a Small Water and Sewer Program Grant from the Commonwealth Financing Authority to be Used to Construct a Sanitary Sewer Interceptor along Mt. Nebo Road. Annette Atkinson made a motion to accept the proposal; Mark Oney seconded; Motion passed 3-0.
- c. Resolution 02-2018-1; A Resolution of Middle Smithfield Township Authorizing the Township Secretary and Budget & Finance Manger as the Authorized Liaisons between Berkheimer and Middle Smithfield Township. Michael Dwyer made a motion to adopt the Resolution; Annette Atkinson seconded; Motion passed 3-0.

Public Comment

Mr. Lipkin suggested showing the residents of Country Club of the Poconos the difference in what each zoning category would cost the Township.

Adjournment

Annette Atkinson made a motion to adjourn the meeting at 9:42 pm. Michael Dwyer seconded the motion. Motion passed 3-0.

Respectfully submitted,

Joan H. Woisin
Assistant Township Secretary
February 8, 2018