



**Middle Smithfield Township
Board of Supervisors Minutes
January 23, 2020**

The regular meeting of the Middle Smithfield Township Board of Supervisors was held on Thursday, January 23, 2020 at 7pm at the Schoonover Municipal Building, with Annette Atkinson presiding.

Board of Supervisors present; Annette Atkinson, Mike Dwyer and Mark Oney. Also, in attendance, Township Solicitor Michael Gaul, Esq., Township Engineer Christopher McDermott, P.E., Township Special Projects Engineer Ben Kutz, P.E., and Township Secretary Michele Clewell.

Greg Hillard, P.E. of Bohler Engineering was also present for the Dollar General Land Development Plan.

Pledge of Allegiance

Approval of Minutes

Annette Atkinson made a motion to approve the January 6, 2020 minutes. Mike Dwyer seconded the motion. Motion passed 3-0.

Report of Executive Session(s)

Attorney Gaul reported that an executive session was held prior to the meeting to discuss legal matters with the Township Solicitor.

Correspondence

None

Preview of 2020

Annette Atkinson announced that the Preview of 2020 would be moved to the end of the agenda.

Treasurer's Report

Payables

General fund; Mike Dwyer made a motion to approve the general fund payables in the amount of \$118,576.59. Mark Oney seconded the motion. Motion passed 3-0.

Mike Dwyer made a motion to approve the sewer fund payables in the amount of \$86,503.67. Annette Atkinson seconded the motion. Motion passed 3-0.

Mike Dwyer made a motion to approve the golf course payables in the amount of \$6,553.28. Mark Oney seconded the motion. Motion passed 3-0.

Mike Dwyer made a motion to approve the Community and Cultural Center payables in the amount of \$911.30. Annette Atkinson seconded the motion. Motion passed 3-0.

Solicitors Report

None

Engineers Report

Dollar General Land Development Plan; Greg Hillard, P.E. of Bohler Engineering was present on behalf of the Dollar General.

Mr. Hillard stated that he would like to ask for two modification requests, review the outstanding issues within the Township Engineer's comment letter dated December 26, 2019 and answer any questions the Board of Supervisors had.

Mr. Hillard described the planned development. Dollar General intends to construct a left turn lane on Route 209, which is required by PennDOT. The Dollar General property will include 30 parking spaces, curb returns, and a concrete pad for trucks to turn onto in order to enter the site.

General discussion followed regarding the stormwater detention basins, building architecture location of improvements, sidewalks, trees plantings, fire lanes, sprinklers, neighboring property owners right-of-way encroachment, water and sewer.

Mike Dwyer stated that the plan does not show sprinklers and/or a fire lane behind the building. Attorney Gaul stated that Dollar General may have issues with obtaining a building permit if there are no sprinklers. Ben Kutz discussed the emergency exit, that should be part of the building process.

There was discussion as to why the building cannot be moved and stormwater managed by cascading the stormwater through the slope that exists from the building to the wetlands on the property. Mr. Kutz stated that front yard setback, variances and berms have to be considered. Mr. Oney stated that the infiltration is going into the wetlands and by having the big detention pond, it is taking a lot of the property. Mr. McDermott stated that the wetlands cannot be used as a stormwater feature. Mr. Hillard stated that they also have a release rate requirement that must be met with the stormwater. Mr. Kutz stated that the loading ratios required for the project determine the size of the basin required.

Attorney Gaul asked if easements are needed for the driveway. Mr. Hillard replied that easements were necessary. Bohler Engineering will prepare the documents. The cemetery property across the street will also be encroached upon. Dollar General will ask the property owner to consent to the encroachment.

Mr. Hillard stated that they are working on acquiring the right-of-way on both sides of the site.

Mike Dwyer asked if Dollar General has a HOP from PennDOT. Mr. Hillard replied that Dollar does not have one yet, but Dollar General has been working with PennDOT, and he is confident that PennDOT will issue a permit. There are only minor issues with the plan that still need to be resolved. Mike asked if the Dollar General development will negatively impact the development potential of the neighboring properties. Mr. Hillard replied that it would not.

Mr. Kutz stated that nothing stands out on the redline PennDOT plan. He anticipates that Dollar general is probably a few meetings away with PennDOT before getting the HOP approval.

In order to address buffer requirements, Mr. Hillard stated that additional trees were added to the left side of the property. There was discussion about putting windows in the front and faux awning and Mr. Hillard stated that he would speak to his client.

There was discussion regarding the well location as it is within 20 feet of the property boundary. As there will be central sewer, no secondary on lot system will be encroached upon.

Mr. Hillard stated that they are currently working on revisions to the plan based on Mr. Kutz comment letter, and that they intend to comply with the remainder of the comments.

The number of employees will be 6/7 a day working at the store.

The plan provides for 30 parking spaces with the MST Planning commission recommending that the additional 4 not be added.

The plan does not show sidewalks; however, Mike Dwyer said the ordinance requires it. Mr. Dwyer said PennDOT already set a precedent along Route 209. Mr. Dwyer wants the side walks as part of the condition for approval along Route 209. Mr. Kutz reviewed the Township SALDO, and noted that the Board of Supervisors has the authority to require sidewalks. Mr. Hillard will speak to PennDOT about the sidewalks.

Mike Dwyer made a motion to require Dollar General to install sidewalks along Route 209 (Milford Road). Mark Oney seconded the motion. Motion passed 3-0.

Mark Oney made a motion to table action on the Dollar General Land Development Plan until the February 27, 2020 meeting for engineering review and in order for issues listed below to be resolved:

- a. Fire lane access
- b. Sidewalks
- c. Sprinkler system
- d. Additional parking

Motion was approved by consensus.

Mark Oney made a motion, seconded by Annette Atkinson to grant the two (2) Requests for Modification of Regulation as stated:

- a. To permit the planting of Amur Maples instead of an approved deciduous tree listed the Ordinance and
- b. To permit a driveway with a center line less than 35 feet from the property line because PennDOT requires it.

Motion passed 3-0 to grant the Requests for a Modification of Regulations.

There was discussion to Skype the next meeting as Mr. Hillard is traveling from Pittsburgh.

Old Business

None

New Business

Appoint Nicholas Theofilos to the MST Planning Commission; Mark Oney made a motion to appoint Nicholas Theofilos to the MST Planning Commission. Annette Atkinson seconded the motion. Motion passed 3-0.

Rental Fee Waiver Request for Whispering Pines Banquet Hall for Monroe County Diamondbacks for February 22, 2020: Mark Oney made a motion granting the rental fee waiver. Mike Dwyer seconded the motion. Motion passed 3-0.

Resolution 1-2020-04 Joinder Deed for John Modica; Mark Oney made a motion to approve Resolution 1-2020-04. Annette Atkinson seconded the motion. Motion passed 3-0.

Preview of 2020

Township department and committee goals and highlights for 2020 are showcased in the Preview of 2020. A top priority of the Board of Supervisors in 2020 is to sell the golf course and complete the MST Cultural Center.

The Preview of 2020 PowerPoint presentation is available in its entirety on the township website at, www.middlesmithfieldtownship.com

Public Comment

None

Next Meeting

The next meeting will be held on Thursday, February 13, 2020 at 7pm.

Adjournment

Annette Atkinson made a motion to adjourn the meeting at 8:16pm. Mike Dwyer seconded the motion. Motion passed 3-0.

Respectfully submitted,

Michele L. Clewell,
Township Secretary
January 23, 2020

General fund

Num	Name	Memo	Credit
18185	Middle Smithfield Township 2019 GOB	2019 GOB installment	12,732.81
18186	John Petrizzo	return of bid bond deposit	500.00
18187	209 Enterprises	inv 101-13892 cold patch	314.88
18188	A.J. Smith Electric Motor Service	inv 37241 chains, bearings	175.50
18189	AFLAC	insurance a/c y2051	384.26
18190	Alura Business Solutions LLC	invs 34486,34817,34886,34941 computer maint	2,953.75
18191	Amazon	6045787810579207 supplies	232.74
18192	American United Life Insurance Company	G00612999 2/1-2/29	2,357.51
18193	Angela Nevin	elected auditors meeting pay invs 6787742115,45699,54043,54821,55044,56365	65.00
18194	Autozone	parts	179.55
18195	Bergey's, Inc	inv ph671470r parts	152.68
18196	Blackburn Truck Bodies, LLC	inv 5017 plow lights	518.55
18197	Blue Ridge Cable	0377113-01 internet Woodale	68.16
18198	C.S. Davidson, Inc	inv 139152 Permit Manager	1,850.00
18199	Claude S. Cyphers, Inc	invs 6900099,690243 parts	458.48
18200	Corporate Protective Services	invs 610,616 armed guard	3,631.84
18201	Cramer's Home Center	inv 1912-542721 parts	76.41
18202	Francis C. Disalvo	invs 01092066530,531	99.85
18203	Good's Store, Inc	inv 166515 Depue uniforms	174.26
18204	Gotta Go Potties, Inc	invs 93661,93662 porta potties	145.00
18205	Hunter Keystone Peterbilt, LP	invs x210087608,774,9906 parts	664.42
18206	Joyce Fenical.	elected auditors meeting pay	65.00
18207	King, Spry, Herman, Freund & Paul LLC	Legal Fees 144313-320	4,144.00
18208	Lawson Products, Inc.	inv 9307285710 parts	363.29
18209	Mailfinance	inv n8093370 postage machine	478.74
18210	Middle Smithfield Township 2012 GOB	2012 GOB General Fund installment	3,434.00
18211	Miggys Five	a/c 15 Jan supplies	95.20
18212	Neopost	7900 0444 6025 7144	2,000.00
18213	Northeast Fire Services & Inspections, LL	inv s20-010 fire system repairs	1,525.00
18214	Orkin Pest Control	inv 292504 pest control	185.47
18215	PA Chapter of APA	2020 renewal	112.00
18216	PA Municipal Health Insurance Cooperative	inv 21376-0 health insurance 2/1-2/29	54,073.43
18217	PA One Call System, Inc.	inv 842595 monthly acitivity fee	23.59
18218	PAPCO	invs 2871137,2877592 propane	1,308.01

18219	Pennsylvania American Water	1024-220008909318 Bark Park	15.92
18220	Penteledata	inv b3626125 e-mailboxes	291.84
18221	PMRS	45-027-5N pension	12,357.90
18222	Pocono Record	inv 216890 public notices	148.44
18223	PSATS CDL Program	inv-64699-y6k7 testing	101.00
18224	Regina Ireland-Auer	meeting pay	235.00
18225	RICOH USA, Inc	inv 5058441050 additional copies	241.61
18226	Schoonover & Vanderhoof, Architects LLC	inv 15724 security renovations	1,000.00
18227	Staples Advantage	inv 8055946303,8056960839,8057046807	579.83
18228	Stengel Bros., Inc.	inv 431194 springs & parts	2,620.73
18229	Super Heat, Inc	inv 99303 heating repairs	405.82
18230	Tracker Software Corporation, Inc	inv 296-005 Oct 2019-Sept 2020 pubworks	3,586.00
18231	Triad Truck Equipment, Inc	inv 0086501-in parts	134.00
18232	Tulpehocken Spring Water	inv 5708830 water	64.99
18233	Verizon	450395041000125 -5702230503	370.13
18234	PMRS	45-027-5N pension admin fees	<u>880.00</u>
			118,576.59

Sewer fund

Num	Name	Memo	Credit
13781	AT&T	0195333847001	\$ 42.47
			\$
13782	Middle Smithfield Township 2019 GOB	2019 GOB Installment	32,016.15
			\$
13783	ALLSTATE SEPTIC SYSTEMS, LLP	329796	536.25
			\$
13784	B. Newhart & Sons, Inc.	01142020	1,540.00
			\$
13785	Cedarville Engineering Group. LLC	10367	1,222.75
			\$
13786	Commonwealth of PA EMERGENCY SYSTEMS SERVICE	1135419	500.00
			\$
13787	COMPANY	0226720-IN	1,699.70
			\$
13788	KING SPRY HERMAN FREUND & FAUL		2,128.00
			\$
13789	MST2012GOB	MST 2012GOB installment	10,113.54
			\$
13790	PA ONE CALL SYSTEM, INC.	842600	38.76
			\$
13791	PENNSYLVANIA AMERICAN WATER	1024-210031497597	15.92
			\$
13792	WASTE MANAGEMENT	3416647-0203-0	2,448.87
			\$
13793	GILMORE & ASSOCIATES, INC.	191669 - Mt. Nebo Pump Station/Force Main	447.84
			\$
13794	GILMORE & ASSOCIATES, INC.	192554 - Mt. Nebo Pump Station/Force Main	1,844.54
			\$
13795	MET-ED	100044863148 WL Island View	28.40
			\$
13796	MET-ED	100016914275 - PS#5 Municipal & 209	260.10
			\$
13797	MET-ED	100018446334 - PS#3 McCole & 209	144.19
			\$
13798	MET-ED	100018440378 PS#4 Maple Ln	262.42

13799	MET-ED	100016867432 PS#8 LOTP	\$	185.53
13800	MET-ED	100018442556 - PS#7 McCole & NP	\$	145.08
13801	MET-ED	100081035618- Lift Station	\$	21.86
13802	MET-ED	100083606630 PS#9 Oak Grove	\$	117.95
13803	MET-ED	100018448652 Main STP	\$	3,785.26
13804	MET-ED	Rt 209	\$	21.40
13805	MET-ED	100016629691 - Sleepy Hollow Fairway	\$	180.66
13806	MET-ED	100076823768 WL Mtn Pass	\$	832.49
13807	MET-ED	100080913799 Off Sleepy Hollow	\$	153.65
13808	MET-ED	100044877809 - Clubhouse Dr	\$	27.16
13809	MET-ED	100080916826 - PS#2 Fairway Villas	\$	47.44
13810	MET-ED	100080920901 - Tree Tops	\$	33.38
13811	MET-ED	100018353951 PS#6 Sellersville	\$	279.42
13812	VERIZON	250-395-051-0001-57 PS#6 Sellersville	\$	39.07
13813	VERIZON	450-395-051-0001-14 PS#5 Municipal & 209	\$	39.60
13814	VERIZON	250-395-181-0001-01 PS#9 Oak Grove	\$	40.65
13815	VERIZON	250-395-204-0001-04 - PS#10 BRD	\$	39.15
13816	GILMORE & ASSOCIATES, INC.	192553	\$	1,532.50
13817	Middle Smithfield Township General Fund	9/1-12/31/19	\$	23,691.52
			\$	86,503.67

Golf fund

Date	Num	Name	Memo	Amount
01/10/2020	67362099	Met-Ed	100081748863 Golf maint bldg	(182.73)
01/13/2020	67402856	Met-Ed	100081784231 big ridge dr	(45.80)
01/13/2020	67405195	Met-Ed	100085171773 guard shack	(138.17)
01/13/2020	2182140	Verizon	223-8099	(640.10)
01/13/2020	2182139	Verizon	570-223-7378	(207.19)
01/23/2020	61187	Claude S. Cyphers, Inc.	invs 690747,769 parts	(392.86)
01/23/2020	61188	Commonwealth of PA	62699 food license	(82.00)
01/23/2020	61189	Hellers Gas, Inc.	invs 3373056,3372933 propane	(2,774.43)
01/23/2020	61190	King, Spry, Herman, Freund & Faul	inv 144317 cart purchase	(592.00)
01/23/2020	61191	Lawn & Golf Supply Co.	invs 42108.001 parts	(473.55)
01/23/2020	61192	Leon Clapper Plumbing.	inv 27148 plumbing repairs	(540.00)
01/23/2020	61193	Marshalls Creek Plumbing	inv 14987 irrigation repairs	(210.62)
01/23/2020	61194	NAPA Auto Parts	inv 2717-996577 parts	(23.15)
01/23/2020	61195	Verizon	250732879000110 - 5702237378	(207.19)
01/23/2020	61196	Verizon	250732882000156 - 5702238140	(43.49)

(6,553.28)

Cultural Center

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Credit</u>
01/23/2020	10035	Certified Testing Labs, Bethlehem	inv a25541 concrete testing	911.30

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