



MIDDLE SMITHFIELD TOWNSHIP  
PLANNING COMMISSION MINUTES  
July 20, 2017

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, July 20, 107 at the Schoonover Municipal Building with Bob Early presiding.

Members present: Bob Early, Parin Shah, Wayne Bolt and William Suriano. Alternate member, Carrie Wetherbee was also present for discussion purposes only. Also in attendance; Township Engineer Fred Courtright, P.E. Planning Commission Solicitor Deborah Huffman, Township Secretary Michele L. Clewell, plan presenters; Frank Smith, P.L.S. of Smith Surveyors, Deanna Schmoyer, P.E. of D&D Engineering, MST Supervisor Mike Dwyer and Construction and Robert Spano & Billy O'Neal for LNB Land Corp./Muller's Diner.

**Pledge of Allegiance**

**Approval of Minutes**

Parin Shah made a motion to approve the April 20, 2017 minutes. Wayne Bolt seconded the motion. Motion passed 4-0.

**Plan Submittals**

J. Bruce Bennett Minor Subdivision Plan; Frank Smith presented a minor subdivision plan on Behalf of the applicant to subdivide a 35.24 acre site located on Dancing Ridge Road. The plan is proposing to subdivide Lot 2 of 5.12 acres from Lot 1 of 35.24 acres. Middle Smithfield Township is purchasing the Lot 2 from J. Bruce Bennett.

Mr. Courtright stated that this is a complete submission and recommends acceptance based on his July 12, 2017 letter.

Wayne Bolt made a motion to accept the J. Bruce Bennett Minor Subdivision Plan for review. Parin Shah seconded the motion. Motion passed 4-0.

J. Bruce Bennett Sewage Planning Module; Parin Shah made a motion to accept the J. Bruce Bennett Sewage Planning Module for review. Wayne Bolt seconded the motion. Motion passed 4-0.

J. Bruce Bennett Land Development Plan; Deanna Schmoyer P.E. of D&D Engineering and Construction presented the J. Bruce Bennett Land Development plan on behalf of the applicant. Ms. Schmoyer stated that the proposed 5.12 acre parcel is intended for a 40'x70' municipal utility building for the storage of winter road materials. The driveway length is approximately 350' with a 12' stone driveway leading to the utility building.

Ms. Schmoyer stated that there are no wetlands and stormwater testing has been completed. She also stated that a request for a modification of the regulations is requested as the grid lines are no longer required to be shown on the plan.

Fred Courtright stated that he has reviewed the documents submitted and recommends the commission members accept the plan for review.

Wayne Bolt made a motion to accept the J. Bennett Land Development Plan for review. Bill Suriano seconded the motion. Motion passed 4-0.

### **Plan Reviews and Unfinished Business**

J. Bruce Bennett Minor Subdivision Plan; Mr. Courtright reviewed his comment letter dated July 14, 2017 as well as the Monroe County Planning Commission letter dated July 18, 2017 with the commission members. Mr. Courtright stated that the request for modifications of regulations require action as well as the sewage planning module.

Wayne Bolt made a motion to approve the request for a modification of regulations for the emergency grid numbers to not be shown on the plan as they are no longer used by Monroe County Emergency Services. Bill Suriano seconded the motion. Motion passed 4-0.

Parin Shah made a motion to accept and forward the sewage planning module to the Board of Supervisors. Wayne Bolt seconded the motion. Motion passed 4-0.

Parin Shah made a motion to recommend approval and forward the minor submitting plan to the Board of Supervisors subject to satisfactory addressing the township engineer's comments as outlined in his July 14, 2017 letter. Bill Suriano seconded the motion. Motion passed 4-0.

J. Bruce Bennett Land Development Plan; Fred Courtright asked Ms. Schmoyer to explain the erosion and sedimentation of the plan. Deanna Schmoyer stated that this is a gravel lot but it is impervious. Underground system will have a filter fabric. It will infiltrate and discharge is being calculated for a 100 year flood. Although under the disturbance threshold (0.96 acres), the plan has been submitted to the Monroe County Conservation District and a copy was been submitted to the Monroe County Planning Commission.

Fred Courtright discussed the water run-off from the down spots of the roof and recommended that a waiver be presented.

Mr. Courtright stated that he would recommend the planning commission approve of the land development plan subject to addressing his comment letter of July 20, 2017.

Bill Suriano made a motion to grant the request for modification of regulations for the emergency grid numbers to not be shown on the plan as they are no longer used by Monroe County Emergency Services. Wayne Bolt seconded the motion. Motion passed 4-0.

Wayne Bolt made a motion to grant the waiver for the roof drains into the stormwater. Parin Shah seconded the motion. Motion passed 4-0.

Bill Suriano made a motion to recommend approval of the J. Bennett Land Development Plan submit to the Township Engineers comment letter dated July 201, 2017. Wayne Bolt seconded the motion. Motion passed 4-0.

Mr. Suriano asked Supervisor Mike Dwyer what the building is for. Mr. Dwyer stated that the township has been looking for a location for some time in order to service the residents of the Wooddale Area more efficiently.

Since the township is governed under the PA Second Class Code, an appraisal of the land was required at a cost of \$500. The 5 acres has been appraised at \$37,000. This information was then sent to the property owner. Frank Smith and Deanna Schmoyer have provided invaluable reasonable pricing. The hope is that the bids come in for the building at \$47,000.

To section off the road materials on site, the township will use jersey barriers already in stock. A tarp roof will be placed over the cinders/salt for this year. Mike Dwyer stated that if he had to guess, with engineering, legal and hard costs the township estimates the cost to be \$110,000 which includes the price of the 5 acres.

Dr. Suriano asked Supervisor Dwyer to explain the land purchase by the Township, its cost and all associated costs (i.e. legal, appraisal, building structure, etc.) ; Mr. Dwyer stated that what the township has always done is load up the trucks with materials and or fuel, drive to Wooddale, drop the load and then drive back here. Round trip for one truck is 1 ½ hours, currently we have five trucks for the Wooddale area; this is unproductive time and labor. We estimate that in roughly three years the building will be paid for with the money saved from having to travel back and forth from Wooddale to the municipal garage.

Bob Early stated that this is very forward thinking of the township and Mr. Suriano thanked Mr. Dwyer for his explanation.

#### **Other Reviews and/or Recommendations**

LNB Land Corp. /Muller's Restaurant Sketch Plan; Robert (Bo) Spano and Billy O'Neal (contractor) presented a sketch plan for a 24'x48' proposed deck that will be built along the side of the Muller's Restaurant. The deck will be attached to the building.

Carrie Wetherbee asked if parking would be moved to add the deck. Mr. Spano stated that only one parking space would be moved. Mr. O'Neal stated that parking spot will be added as well.

Mr. O'Neal stated that the new deck will go over the existing stairs but a piece of deck and stairs will be removed.

The sketch plan submitted does show the traffic flow.

Fred Courtright and Attorney Huffman reviewed the SALDO ordinance in order to look up the definition of "Land Development Plan". Upon review of the definition and discussion with the applicant that no roof would be added to the proposed deck, it was determined that a land development plan is not required but a site development plan for submittal to the zoning/building department is required.

Upon advice of the Township's Legal Counsel and Engineer indicating that a Land Development Plan is not required, Bill Suriano made a motion to recommend approval of the LNB Land Corp. /Muller's Diner request described in its sketch plan. Wayne Bolt seconded the motion. Motion passed 4-0.

### **New Business**

None

### **Discussion**

Supervisors Mid-Year Report; A copy of the Township's Mid-year Review that was presented to the public on July 13, 2017 was provided for the members.

Broadhead Watershed Association; Michele Clewell provided handouts for the members regarding the BWSA annual River Ramble that will be held on Sunday, August 7<sup>th</sup> and the Pocono Heritage Land Trust together with the BWSA Golf Tournament held at CCP on Saturday August 19<sup>th</sup>.

### **Continuing Education**

Penn State Summer/Fall 2017 Webinars; Carrie Wetherbee viewed the latest webinar on Economic Development. She stated that she will email the presentation to everyone as it is sixty pages.

### **Public Comment**

None

### **Next Meeting:**

August 17, 2017 at 5:30pm

### **Adjournment**

Bill Suriano made a motion to adjourn the meeting at 6:18pm. Parin Shah seconded the motion. Motion passed 4-0.

Respectfully submitted,

Michele L. Clewell  
Township Secretary  
July 20, 2017

