



MIDDLE SMITHFIELD TOWNSHIP  
PLANNING COMMISSION MINUTES  
November 19, 2020

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, November 19, 2020 at 5:30 pm at the Schoonover Municipal Building with Bob Early presiding.

Planning Commission members present: Bob Early, Parin Shah, Wayne Bolt, Mark Oney, Nick Theofilos and Alternate Member Carrie Wetherbee. Also, in attendance, Township Engineer Chris McDermott, P.E., Planning Commission Solicitor Deborah Huffman, Esq. and Planning Commission Recording Secretary Holly Freese.

Plan Presenters in Attendance: Deanna Schmoyer P.E., from D&D Engineering and Vijay Gogia on behalf of Gogia Properties. Sydney Dominguez on behalf of Bushkill Creek Village Minor Subdivision.

**Pledge of Allegiance**

**Approval of Minutes**

Wayne Bolt made a motion to approve the October 22, 2020 minutes. Parin Shah seconded the motion. Motion passed 5-0.

**Announcements**

None

**Plan Submittals**

None

**Plan Reviews and Unfinished Business**

Bushkill Creek Village Minor Subdivision: Chris McDermott, P.E. stated that the plan consists of Two repository lots being joined and a small section being removed from the northern portion and being added to the other lot. The reason being that Sydney Dominguez's home is currently over his property line. The buildable area that will be produced on the repository lot will be small and will be a challenging lot to develop.

The lots are in the area of with Winona Falls Sewage Treatment Plant.

A comment letter was received from Donald S. Pensyl II, P.L.S. dated November 18, 2020. The letter addressed the review letter from Chris McDermott, P.E. dated November 17, 2020. Mr. Pensyl asked for Conditional Approval to be granted.

Mr. McDermott expressed concern over the gravel road that services Mr. Dominguez's home

along with several others. A portion of this road is on the repository lots, so the plan will need to show some sort of easement or resolution so that whoever builds there can get to their home. Mr. McDermott stated that figuring out whose right-of-way this is and who has the rights to use it is one of the main concerns on the plan. The deed also has no mention of access to the road. He stated it might be worth taking a look at the original subdivision to see if there is any mention of the road.

Mr. McDermott also stated that the composition of the road needs to be added to the plan.

Other comments in the letter dated November 17, 2020 should be easy to address by Mr. Pensyl and are technical details. The Property Identification Number (PIN) and the deed needs to be referenced in the plan. Mr. Pensyl might want to defer to Attorney Huffman on the form of that note.

Mr. McDermott stated that a certification letter from the Township stating that access to the sewer system will be provided.

Mr. Early suggested that the plan be cleaned up and the Mr. Pensyl should address the Township Engineer's comments and come back to the December 17, 2020 Planning Commission meeting before Conditional Approval is granted.

Wayne Bolt made a motion to table the plan until the December 17, 2020 meeting to allow time to respond to the Township Engineer's comments. Nick Theofilos seconded the motion. Motion passed 5-0.

Middle Smithfield Township Comprehensive Plan Update: Mr. Oney stated that the Township is in the process of putting together a steering committee, consisting of members of Township committees, that will be approved at the next Board of Supervisors meeting. Mr. Oney and Tom Comitta took a two-hour tour of the Township to see what has changed since 2007 and was impressed with what has been done. The first meeting of the Steering Committee will be Tuesday, December 1, 2020 via Zoom. Mr. Oney stated he hopes the Planning Commission will be actively involved in reviewing and critiquing the updates.

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

Gogia Properties 5169 Milford Road Apartments Sketch Plan: Deanna Schmoyer, P.E. presented a formal sketch plan for two apartment buildings, containing six, single-story units located near the Perkins Plaza in the C1 Commercial District. Apartments are Conditional Use in this Zoning District. Each unit will be approximately 900-1,100 square feet.

The proposed property is three acres, with 2.3 buildable acres, with a stream in the back of the property that is assumed wetlands for the purpose of the sketch plan.

Access will be off of State Route 209, using an existing driveway in the plaza. This driveway is mostly likely already medium to high volume. However, Mr. McDermott suggested pulling the original Highway Occupancy Permit (HOP) to see if there were any conditions or restrictions in place. A traffic study should also be done to see how much the traffic will increase and at what times.

Emergency vehicle access also needs to be looked at. Mr. McDermott suggested talking to the fire company to see if they are comfortable with the way the access is set up, because there's not a lot of room for a truck to turn around near the apartment buildings. Mr. Oney asked about sprinkler systems for the building. Ms. Schmoyer stated that the buildings will be sprinklered and connected to central water and sewer. Mr. Early asked if Pennsylvania American Water services the plaza. Ms. Schmoyer will look into it to see if they will have to join the public water system or create their own water system.

Mr. Shah asked about access to each unit. Ms. Schmoyer stated that the ordinance requires a center hall with access to each apartment. This will be shown on the architectural drawing and final plans. Mr. Shah stated that due to COVID-19, separate exterior entrances for each apartment might be something to consider. Ms. Schmoyer stated that there might need to be multiple entrances to the building anyway, depending on building code, which would disperse the number of people using one entrance.

Mr. McDermott suggested looking into having the apartment's sidewalks connect to the sidewalks at the plaza for walkability.

Mr. McDermott will follow up with a formal review letter.

### **New Business**

Zoom Meetings: The Planning Commission agreed to meeting via Zoom for the December 17, 2020 meeting at 5:30 pm. Ms. Freese will send a meeting link.

### **Discussion**

The Township has adopted families in need for the holidays. There are trees at the Township building with gift tags on them with presents to buy. If you are interested in buying a gift, please let Ms. Freese know. Gifts must be returned to the Township Building the week of December 7, 2020.

### **Continuing Education**

Penn State Extension Land Use Webinar Series: Carrie Wetherbee updated everyone on the last

webinar about the cost of food due to the pandemic and people relocating to rural areas; slides were sent to the committee.

**Public Comment**

None

**Next Meeting**

December 17, 2020 at 5:30pm.

**Adjournment**

Wayne Bolt made a motion to adjourn the meeting. Nick Theofilos seconded the motion. Motion passed 5-0.

Respectfully submitted

Holly Freese  
Recording Secretary  
November 19, 2020