



MIDDLE SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS  
AUGUST 12, 2021 MINUTES

The regular meeting of the Middle Smithfield Township Board of Supervisors was held on Thursday, August 12, 2021 at 7:00 pm at the Schoonover Municipal Building.

The meeting was held in-person, with the opportunity for public participation through video and audio advanced communication technology ("ACT"), using the ZOOM internet application, including telephone option.

Board of Supervisors present: Annette Atkinson, Mark Oney and Mike Dwyer. Also present were Township Solicitor Michael Gaul, Esq., Township Engineer Christopher McDermott, P.E., Township Secretary Michele Clewell,

Residents & Public in-person: Debbie Kulick, Kevin Dixon and Johathan Kulick Cummings.

Plan presenters; Deanna Schmoyer, P.E. of D&D Engineering and Construction, LLC and Robert Weseloh of LTS Homes, LLC.

No one participated through "ACT".

The meeting was called to order at 7:00 p.m. by Chairman Annette Atkinson and it was opened with the Pledge of Allegiance.

**Approval of Agenda**

Annette Atkinson made a motion to approve the agenda. Mark Oney seconded the motion. Motion passed 3-0.

**Approval of Minutes**

Annette Atkinson made a motion to approve the July 22, 2021 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.

**Announcement**

None

**Committee & Department Reports**

The Economic Development Committee has a vacancy on the committee and anyone interested to please contact Patrice Dume, EDC Manager at [pdume@mstownship.com](mailto:pdume@mstownship.com)

There is also a vacancy on the Parks & Recreation Committee, interested applicants should contact Christopher Rain at [crain@mstownship.com](mailto:crain@mstownship.com)

*All the committee and department reports are available on the township website at [www.middlesmithfieldtownship.com](http://www.middlesmithfieldtownship.com)*

### **Correspondence**

Broadhead Watershed Association thanked the Supervisors for the Township's donation and being a River Steward

### **Treasurer's Report**

Payables Mike Dwyer made a motion to approve the general fund payables in the amount of \$102,298.69. Mark Oney seconded the motion. Motion passed 3-0.

Mike Dwyer made a motion to approve the sewer fund payables in the amount of \$65,708.40. Annette Atkinson seconded the motion. Motion passed 3-0.

Mike Dwyer made a motion to approve the golf course payables in the amount of \$16,546.73. Mark Oney seconded the motion. Motion passed 3-0.

Mike Dwyer made a motion to approve the liquid fuels payables in the amount of \$216,889.70. Mark Oney seconded the motion. Motion passed 3-0.

### **Solicitors Report**

None

### **Engineers Report**

Highland Oaks Final Major Subdivision Plan; Chris McDermott stated that the Highland Oaks Final Major Subdivision plan was accepted and reviewed by the Middle Smithfield Township Planning Commission on July 22, 2021 and was recommended approval subject to addressing his comment letter of the same date.

The plan is substantially identical to the preliminary plan previously approved by the Board of Supervisors.

Mr. McDermott stated that the applicant should address the requirement of dedication of open space and/or the payment of recreation fees in lieu of dedication. Lot sizes range from 1.9 to 2.6 acres. Mr. Weseloh asked for a waiver of the fees in lieu of open space.

Mr. Weseloh stated that there are no plans to create an HOA/POA.

Ms. Schmoyer stated that the plans provided at the meeting tonight have been revised to reflect the Township Engineers July 22, 2021 comments.

There was discussion regarding the impervious area assumptions used for the stormwater calculations. Stormwater calculations are based, in part, on an assumed 2,500 sq. ft. foot print for the house on the lot. Attorney Gaul stated that the language on the plan appeared more informational, than a limitation. The language should be revised to make clear that improvements to a lot cannot exceed the assumed impervious surface without approval of the Townships, which would likely also require new stormwater management plans for the lot.

Mark Oney made a motion with Annette Atkinson's seconding the motion to approve the Highland Oaks Final Major Subdivision Plan subject to the following conditions;

- a. Comply with the Township Engineer's Letter dated July 22, 2021,
- b. Addressing the Township Solicitor's and Township Engineer's comments to include specific covenants on the plan,
- c. Signed Improvements Agreement satisfactory to the Township Solicitor,
- d. Financial Security for improvements satisfactory to the Township Solicitor,
- e. Stormwater Agreement satisfactory to the Township Solicitor and Township Engineer,
- f. Cost Estimate satisfactory to the Township Engineer and Township Solicitor,
- g. Contribution to the maintenance fund for the stormwater and inspections escrow,
- h. Payment of outstanding professional fees,
- i. Obtain Driveway Permits
- j. Fee in lieu of open space,
- k. Buffer screen satisfactory to the Township Engineer review

### **Old Business**

None

### **New Business**

Annette Atkinson made a motion to amend the meeting agenda, so as to add an item for action on the appointment of a new member to the Park & Recreation Commission. Mike Dwyer seconded the motion. Motion passed 3-0.

Rental Fee Waiver Request for Whispering Pines Banquet Hall for RISE Fundraiser; Mark Oney made the motion to grant the waiver of fees for the rental of the banquet hall for the RISE fundraiser. Mike Dwyer seconded the motion. Motion passed 3-0.

Public Hearing on September 23, 2021 regarding the draft Comprehensive Plan Update. Mark Oney made a motion to schedule and advertise a public hearing for the Comprehensive Plan Schedule and Advertise the Board of Supervisors before the Board of Supervisors on September 23, 2021. Annette Atkinson seconded the motion. Motion passed 3-0.

Appoint Maureen Krinsky to the Parks & Recreation Board; Mike Dwyer noted, with regret, that Michelle Dellvalle had resigned from the Parks & Recreation Board, Mike

Dwyer made a motion to appoint Maureen Krinsky to fill the remaining term of Michelle Dellvale on the MST Parks & Recreation Board. Annette Atkinson seconded the motion. Motion passed 3-0. Note: There is still one more vacancy on the Parks & Recreation Committee (remaining term of Belinda Basnight)

**Public Comment**

None

**Adjournment**

Annette Atkinson made a motion to adjourn the meeting at 7:39p.m. Mike Dwyer seconded the motion. Motion passed 3-0.

Respectfully submitted,

Michele L. Clewell, Township Secretary  
August 12, 2021

**General fund**

<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
19840	Middle Smithfield Township 2019 GOB	2019 GOB installment	12,545.31
19841	AFLAC	Insurance Acct Y2051 - August 2021	384.26
19842	Alura Business Solutions LLC	Inv. 38378, 38400	412.50
19843	American United Life Insurance Company	G00612999 8/1/2021 - 8/31/2021	2,322.29
19844	ATCO International	Inv. I0581348 Tarex	561.75
19845	Autozone	Inv. 6787316644 Motor Oil	51.45
19846	Bradco Supply Co	Inv. 206974, 206977	1,510.10
19847	Bushkill Emergency Corps	2021 Fall Gala Gold Sponsor	775.00
19848	Claude S. Cyphers, Inc	Inv. 710522, 710622	48.76
19849	Cleveland Brothers	INv. SERV7508309, SERV7516210	3,423.78
19850	Cramer's Home Center	Inv. 7/16/2021-7/30/2021	2,208.83
19851	Dailey Resources, LTD	Inv. 159327 Cyclinder	11.00
19852	Donna G. Kenderdine, RPR	Inv. 125-21 Public Hearing - HSC Marshalls Creek, LLC	256.40
19853	Doreen Monkowski	Deposit Return - Pavillon Rental - Echo	50.00
19854	Earth Rated	Inv. 48555 - Bark Park Poop Bags	270.00
19855	Felix Marzan.	zp 214115 - Zoning Permit Refund	75.00
19856	Five Star Equipment	Inv. P94647 Parts	449.73
19857	Gotta Go Potties, Inc	Inv. 107319 Echo Lake Inv. 11219 - 8 LED Recess Light Baffles & GFI Breaker at CCP	85.00
19858	Huffmans' Electric	Mailboxes	460.96
19859	Krueger's Sheet Metal	Inv. 23016 Tarp Shields	115.00
19860	Lawson Products, Inc.	Inv. 9308583224 Parts	234.96
19861	Leroy Lewis	August 2021 Contracted Maintenance- Dog Park	200.00
19862	Miggys Five	Inv. 6/30	55.85

19863	Ott Consulting Inc	Inv. May 2021, June 2021, July 2021	11,898.70
19864	Pennsylvania American Water	Inv. 1024-210033478776 (6/30-7/29)	149.46
19865	Penteledata	Inv. B3906855 (7/10-8/10)	465.09
19866	Praxair Dist Mid-Atlantic	Inv. 64828925 CO2 & Propane	186.04
19867	PSATS CDL Program	Inv. INV-96115-T7D6 CDL Drug DOT Test	60.00
19868	Staples Advantage	Inv. 3482468158, 3482983493	134.17
19869	Super Heat, Inc	Inv. 104263 Maintenance Garage AC Repair	296.32
19870	Tara Juszynski.	Deposit Return - Pavillon Rental 8/1 - Resica	50.00
19871	TCA, Inc	Inv. C.N. 1219-04 for Planning Srvs 6/9-6/26	3,229.60
19872	Verizon Wireless	Inv. 9884386684 Cell Phones (7/19-8/18)	244.37
19873	Warehouse Battery Outlet, Inc	Inv. 491755 Batteries	269.70
19874	Waste Management	Inv. 3564164-0203-6 Dumpsters (8/1-8/31)	580.88
81104662	Met Ed	100136420260 Library-Cultural Center	1,059.48
81104754	Met Ed	100138495898 Echo Lake	21.37
81207452	Met Ed	100114051681 Bark Park (7/6-8/4)	20.72
81207352	Met Ed	100073577916 Sellersville Light (7/8-8/5)	34.09
81207287	Met Ed	100069220836 River Rd Light (7/6-8/4)	20.82
19875	260 Great Beat LLC	Court Decision 9.90201 2021 Township Tax Refund	57.47
19876	Autozone	Inv. 6787335517 Motor Oil	40.56
19877	Blue Ridge Cable	Inv. 0377113-01 (8/13-9/12)	62.56
19878	Bradco Supply Co	Inv. 207425, 207432	203.85
19879	Cramer's Home Center	Inv. 2107-775704 Powerhouse Parts	210.92
19880	Driscoll Foods	Inv. 904623 45 Gal Black Liner Bags	845.50
19881	Georges Quickstop Cafe	Inv. 7/11-7/18/2021	1,033.88
19882	Gilmore & Associates, Inc.	Inv. 211332, 211333	4,121.10
19883	Gotta Go Potties, Inc	Inv. 107171, 107170, 107363, 107362	375.00
19884	Leon Clapper, Inc.	Inv. 29247 Loose Wire in Pump House	180.00
19885	Lewis ACE Hardware	Inv. 2094/1, 2107/1, 2116/1, 2117/1	230.62
19886	Milford Road Galaxy LLC.	Court Decision 09.8.1.7-2&4 - 2021 Township Tax Refund	2,449.59
19887	Monroe County Treasurers Office	Interim B Billing	20.40
19888	Osmayda Dircio.	Security Refund - Pavilion Rental 8/8 - Echo Lake	50.00
19889	PA Municipal Health Insurance Cooperative	Inv. 66621-0 - September Health Insurance	44,884.89
19890	PA One Call System, Inc.	Inv. 915234 Month Activity Fee	56.56
19891	Praxair Dist Mid-Atlantic	Inv. 71303930 CO2 & Propane	186.04
19892	RICOH USA, Inc.	1309321-1021529A1	287.16
19893	Shanel Jones.	Deposit Refund - Pavillon Rental Ressica 8/8	50.00
19894	Staples Advantage	Inv. 3484253818 Supplies	83.85
19895	Weitzmann, Weitzmann & Huffman, LLC	Inv. Mid-Sm-PC-21 Planning Commission	1,140.00
19896	Thomas & Wendy Leduc	Escrow Return - dp 210209	500.00

**TOTAL: 102,298.69**

**Sewer fund**

Num	Name	Memo	Credit
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{00904664}

14664	ALLSTATE SEPTIC SYSTEMS, LLP	359241	142.50
14665	AT&T	0195333847001	45.13
14666	C.H. REED INC.	5314698	511.92
14667	Evoqua Water Technologies	905004647	6,039.15
14668	GILMORE & ASSOCIATES, INC.		7,631.48
14669	Link Computer Corporation	145333	563.44
14670	PA ONE CALL SYSTEM, INC.	915238	84.96
14671	PROSSER LABORATORIES, INC.	June	44,853.05
14672	W.G. MALDEN		1,999.95
14673	WASTE MANAGEMENT	3566272-0203-5	3,280.56
14674	MET-ED	100044863148 WL Island View	25.65
14675	MET-ED	100083606630 - PS#9 Oak Grove	55.42
14676	MET-ED	100076523768 WL Mtn Pass	437.67
14677	PENNSYLVANIA AMERICAN WATER	1024-210031497597 -Sellersville Hydt	16.83
14678	PENNSYLVANIA AMERICAN WATER	1024-220008909318 - Leroy's Ln	<u>20.69</u>
			65,708.40

#### Golf fund

<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
61716	Banko Beverage	Beer	188.78
61717	LT Verrastro Beverage	Beer	119.84
61718	Blue Ridge Communications	Acct. 0109950-03 Internet (8/5-9/4)	49.95
61719	Central Jersey Equipment	Inv. 1278346 Parts	107.97
61720	Claude S. Cyphers, Inc.	Inv. 709888 Parts	302.26
61721	Common Wealth of Pennsylvania	Inv. 301359 BU11298 Public Pesticide Applicator Certification	10.00
61722	JT Tree Service	Inv. 572 Tree Removal	1,500.00
61723	Merchants Insurance Group	Inv. A000231670 Commercial Package Prem. Adj. (5/1/2020-5/2/2021)	1,320.00
61724	Miggy's Corp 5	Acct. 15, Inv. 7/30 Hot Dog Rolls	6.74
61725	MST 2012 G.O.B.	Monthly Installment for 2012 GOB	863.02
61726	NAPA Auto Parts	Inv. 2717-089674, 2717-090924	58.93
61727	Orkin Pest Control	Inv. 466940 Pest Control	67.53
61728	Pepsi-Cola	Inv. LF210618672807 - Late Fee	6.80
61729	Steckel Publications, Inc.	Inv. 28511 Golfing Guide	385.00
61730	Stroudsburg Electric Motor	Inv. 3199259 Bearings	207.84
61731	Suburban Propane	Inv. 542365, 542366, 542367	2,475.13
61732	Turf Equipment & Supply Co.	Inv. 1153200-00, 1153200-01, 1155204-00	479.84
61733	Waste Management	Inv. 3565211-0203-4, 3565212-0203-2	949.61
61734	Allstar Pro Golf	Inv. INV24362 Ball Markers	261.48
61735	Bridgestone Golf Inc	Inv. 1003023083 Balls	515.52
61736	Dave"The Wiz" Muller Equipment	Inv. I210618322 Service to Bar Refrigerator/Freezer	364.00
61737	Fisher & Son Co., Inc.	Inv. 225834-IN Fungicide	4,376.26
61738	Gotta Go Potties	Inv. 107505 Porta Potties	180.00
61739	Lawn & Golf Supply Co.	Inv. 53889 Pulley	177.40

61740	Lewis Ace Hardware	Inv. 2169/1 Supplies	81.95
61741	Luz Pierson.	Whispering Pines Deposit Return for 8/7/2021 Rental	250.00
61742	PA American Water	Acct. 1024-210033261244 (7/8-8/5)	249.38
61743	Regina Farms.	Inv. 28564 Straw	281.70
61744	Turf Equipment & Supply Co.	Inv. 1155204-00 O-Rings & Kit Wheel Motor	43.97
61745	Verizon	Inv. 250-732-879-0001-10, 250-732-881-0001-73	555.26
81207153	Met-Ed	100081748863 Golf Maint Bldg (7/8-8/6)	110.57

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**TOTAL: 16,546.73**

**Liquid Fuels**

Num	Name	Memo	Amount
10090	Eureka Stone Quarry, Inc	Inv. 430770, 430959, 431456, 432156	39,226.41
10091	Midlantic Marking, Inc.	Inv. 14878 Line Striping	51,706.20
10092	Asphalt Maintenance Solutions, LLC	Inv. 5642 Chip Seal Material	79,489.50
10093	Eureka Stone Quarry, Inc	Inv. 432565, 432857, 433009, 433231	46,467.59

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**TOTAL: 216,889.70**