

THE SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION
SEPTEMBER 9, 2020

A Work Session of the Smithfield Township Board of Supervisors was held on September 9, 2020, at the Smithfield Township Municipal Center, at 1155 Red Fox Rd, East Stroudsburg, PA 18301, and via Zoom due to the COVID-19 pandemic.

Present are Supervisors Brian Barrett, Robert Lovenheim, Jacob Pride, Solicitor Ron Karasek, and Officer Manager Julia Heilakka. Also present are attorneys Marshall Anders (via Zoom), James Fareri, Peter Layman, and F. Andrew Wolf, and members of the public including Martin Bartholomew, Nefertiti Campbell, Denny Douds, Valerie Laco-Gansy, John Shoemaker, and others.

1. Chair Brian Barrett calls the meeting to order at 4:00PM. A quorum is present.
2. Public Comments on the Agenda – none.
3. New Business
 - a. Loan request of \$125,000 from First National Bank of PA. Robert Lovenheim motions to approve the letter, Jacob Pride seconds. Brian Barrett states he will vote against it. Vote: motion carries.
4. Unfinished Business.
 - a. Curative Zoning Ordinance Amendment Request of Water Gap Capital Partners, LLC. Solicitor Ron Karasek states the hearing closed on August 11th and the attorneys have filed briefs. [This portion of the minutes was recorded by Donna Kenderdine Recording.]

Robert Lovenheim motions to accept the curative amendment with additional conditions: lots must be a minimum of 25 acres, all activities related to treatment must be on-site, and no more than 60 persons shall be treated at one time; Jacob Pride seconds.

Public Comment: John Shoemaker states the Planning Commission voted unanimously against this. Brian Barrett states he plans to vote against the motion.

Valerie Laco-Gansy states part of the determination involved an inspection from someone at Smithfield Township. The Township gave notice of the inspection, which allowed the Wellness Center time to prepare. Marshall Anders states no Board member would want this next to their own home.

Denny Douds asks why a private investigator was hired and if those findings will be made public. Brian Barrett replies he received a Right-to-Know request for this information and the solicitor is determining whether the information is public. Ron Karasek reminds the Board that public comment does not require a response.

Nefertiti Campbell appreciates that the Board sent an investigator, but she would have appreciated a heads up. The pattern of operation changed the day the investigator arrived. The Wellness Center belongs in a B-2 or ED zone. She is concerned about the safety of her family; people are walking around unsupervised.

Martin Bartholomew is concerned that placing conditions on the property will not adequately control the business. The applicant managed public relations from the start, and this process feels rushed. John Shoemaker states this amendment is being considered for one business and is creating a liability for the township.

Vote: Robert Lovenheim in favor, Jacob Pride in favor, Brian Barrett opposed; motion carries. Ron Karasek states he will address the comments related to the investigator for the attorneys.

- b. Bushkill Emergency Corps Liaison. Brian Barrett motions to appoint Jacob Pride as liaison to the Bushkill Emergency Corps and Robert Lovenheim as the alternate, Robert Lovenheim seconds. Vote: all in favor; motion carries.

5. Minutes

- a. Jacob Pride motions to approve the minutes from the September 2, 2020 Work Session, Brian Barrett seconds. Vote: all in favor, minutes accepted.

6. Announcements

- a. Jacob Pride states the Board held an Executive Session from 2:40PM – 3:20PM for meeting with counsel regarding confidential client information.

7. Bills to be Paid – none.

8. Public Comment - none

9. Jacob Pride motions to adjourn, Brian Barrett seconds; meeting adjourned at 4:55PM.

Minutes recorded by Julia Heilakka

Respectfully submitted:


Brian Barrett, Secretary