

THE SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION
FEBRUARY 9, 2021

A Work Session of the Smithfield Township Board of Supervisors was held on February 9, 2021, at the Smithfield Township Municipal Center, at 1155 Red Fox Rd, East Stroudsburg, PA 18301, and via Zoom.

Present are Supervisors Jacob Pride, Robert Lovenheim, and Brian Barrett (via Zoom), Solicitor Ron Karasek, Engineer Jon Tresslar (via Zoom), and Office Manager Julia Heilakka.

1. Chair Jacob Pride calls the meeting to order at 4:04PM. A quorum is present.
2. Announcements
 - a. Jacob Pride announces the Board held an Executive Session on January 26, 2021 from 8:47PM to 9:00PM to discuss a cell tower zoning matter, and another Executive Session on Monday, February 8, 2021 from 10:18AM to 11:14AM to discuss litigation and attorney-client privilege matters.
3. Minutes – none.
4. Public Hearings: Water Gap Capital Partners, LLC – Conditional Use Application RE: Residential Drug, Alcohol and/or Substance Abuse Treatment in an R-1 (Low Density) Residential Zoning District. [This hearing was recorded by Donna Kenderdine Recording, LLC.] Robert Lovenheim motions to reopen the record, Brian Barrett seconds. Vote: all in favor; motion carries.

Robert Lovenheim motions to reopen the record for testimony, Brian Barrett seconds. Vote: all in favor; motion carries.

Jacob Pride motions to authorize the township solicitor to file a motion to stay the 45-day period to write an opinion if the conditional use record closes before the decision in the landowner curative amendment, Robert Lovenheim seconds. Vote: all in favor; motion carries.

Jacob Pride motions to schedule the next hearing for Tuesday, March 2nd at 4PM, Robert Lovenheim seconds. Vote: all in favor; motion carries.

Jacob Pride motions to adjourn the hearing until March 2nd at 4PM, Robert Lovenheim seconds. Vote: all in favor; motion carries.

5. New Business
 - a. Discuss: Redevelopment Authority Letter of Intent. Julia Heilakka states demolition funds of up to \$40,000 are available for residential properties and suggests pursuing this

for the Marshalls Falls house; the letter of intent is due February 26, 2021. The Board directs Julia Heilakka to prepare the letter.

- b. Discuss: Ordinance No. 229 – Permit Denial. Julia Heilakka summarizes the permit denial draft ordinance, suggested changes from 2018, and asks the Board if they want to pursue the adoption of this ordinance. Ron Karasek states the Planning Commission did not favorably review the ordinance. The Board decides to change the ordinance to check only for real estate tax and sewer delinquencies on that individual property in Smithfield Township.
- c. Discuss: Amending Zoning Ordinance – Incl. River Road Properties & Clarifications. Robert Lovenheim states this is not ready to be discussed. The Board discusses the concept of a scenic corridor. Brian Barrett suggests sharing the draft ordinance with the public. Michael Albert states there is some confusion related to the ED zone, because a lot of residents do not know that the ED zone exists in the first place. Ron Karasek states a lot of the changes are syntax. The Board debates when members of the public should be involved in the process of updating the ordinance.
- d. Discuss: Requiring Certificate of Occupancy (CoO) Inspection Before Resale. Julia Heilakka states Robert Lovenheim spoke to Middle Smithfield Township (MST), who requires CoOs on resale. Our Zoning Officer is in favor of it; and asks the Board if they are interested. Robert Lovenheim states MST only sends out their building inspector. The Board discusses the idea and decides to research other townships' ordinances.
- e. Discuss: Grant Opportunities. Julia Heilakka states DCNR's grant round is open and closes on April 14th. The Board discusses different grant ideas and decides to apply for a Greenways and Trails grant for the Vision Loss Trail and a Park Rehabilitation and Development grant.
- f. Discuss: Parks Commission (PC) & Environmental Advisory Council (EAC). Julia Heilakka states neither of these boards have met in years and asks the Board if they would like to disband the boards or keep them intact. Brian Barrett states the Smithfield's EAC was the first formed in Monroe County. The Board discusses the history of the PC and EAC, and what style of committee may be more beneficial to the township. The Board decides to begin the process of disbanding the Parks Commission and EAC.
- g. [Not on Agenda] MDJ Germano Lease. Brian Barrett states the township received the signed lease from Monroe County and motions to accept the lease, Robert Lovenheim seconds. Jacob Pride reminds the Board that the work sessions are intended to be nonvoting. Vote: all in favor; motion carries.
- h. [Not on Agenda] Appraisal of Property. Robert Lovenheim states there are two properties owned by Gary Swartz for the Board to consider appraising. Robert Lovenheim motions to authorize up to \$4,000 for the appraisal of two properties owned by Gary Swartz,

subject to a pending grant application to DCNR for funding, Brian Barrett seconds. Vote: all in favor; motion carries.

6. Bills to be Paid – none.

7. Public Comment

a. Jon Tresslar states he will attend a deposition tomorrow at 10:00AM.

8. Brian Barrett motions to adjourn, Robert Lovenheim seconds: meeting adjourned at 5:18PM.

Minutes recorded by Julia Heilakka

Respectfully submitted:

Brian Barrett, Secretary