

THE SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS AND
SMITHFIELD TOWNSHIP PLANNING COMMISSION JOINT WORK SESSION
AUGUST 24, 2021

A Joint Work Session of the Smithfield Township Board of Supervisors (“Board”) and Planning Commission (“Commission”) was held on August 24, 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; Commissioners Scott Amori, Robert Moses, Michael Albert, David Strunk, Doug Schryver, Mitch Bowyer, and Bruce Sandy; Solicitor Ron Karasek, Engineer Melissa Prugar, and Office Manager Julia Heilakka.

Also present are Nina Gallotta, Vito Sanfilippo, Josephine Bartolotta, Kirsten Jones, Tom Rode, Michael Sak, Attorney Joshua Prince, Ally Cabrera, Gerry Burns, and other attendees.

1. Chair Jacob Pride calls the meeting to order at 4:02PM. A quorum is present.
2. Public Comments on the Agenda – none.
3. New Business – Economic District (ED) Zoning Amendment Discussion.

Jacob Pride explains the history of the ED Zone development, and proposes changes to the ordinance in two stages, a “skinny” ordinance to fix technical errors and immediate concerns and an “omnibus” ordinance to handle the more substantial changes.

The Board and Commission discuss acreage restrictions for building mixed-use development and the need for the ordinance to address how mixed-use properties and mixed-use buildings may be divided between residential and other uses. Michael Albert suggests mandating the first floor of a building be commercial.

The Board and Commission discuss the vision for the future of the township, how zoning should be written to accomplish that vision and prevent an overabundance of residential uses in commercial areas, open space concerns, population concerns, and the development of the township that will occur in the coming years.

Doug Schryver states the current ordinance does not reflect the original idea; the current ordinance is complicated. Scott Amori discusses how COVID may impact student enrollment. Development will occur whether we want it or not, so the township must guide it. Brian Barrett states the schools are not adequately reimbursed for the cost of educating students. Scott Amori leaves at 5:03PM.

Brian Barrett expressed concerns over eliminating design standards. The Board and Commission discuss bed and breakfasts, making residential uses conditional, and the differences between a mixed-use building vs. the Mixed-Use Development option vs. Incentivized Development.

Ron Karasek acknowledges that the ordinance as it exists now is confusing because of the three separate use standards for Mixed-Use Development, mixed-use building, and Incentivized Development Option. Jacob Pride suggests leaving the Mixed-Use Development option alone and updating Incentivized District and mixed-use building.

The Board and Commission review definitions from the proposed ordinance and determine that the following definitions should be revisited: artisanal, bed and breakfast, concentrated commercial mall, farmer's market, mixed use building, outdoor specialty market, indoor shooting range, and transient retail business.

4. Public Comment

a. Concerns related to an outdoor shooting range at Parcel ID 16.7.1.48.

Nina Gallotta states the outdoor shooting range operates for an excessive length of time and is extremely loud; she cannot enjoy the serenity of her property and wants to know how this will be addressed. The State Police only check for permits, they do not address noise complaints.

Robert Lovenheim states the problem is noise, and that this draft ordinance would allow indoor shooting ranges as a conditional use to ensure noise concerns are adequately addressed. Ron Karasek states the Township's firearms ordinance is under review and may not be enforceable as it is currently written.

Vito Sanfilippo asks where residents can discharge firearms in the township. The noise and duration of the sounds coming from the range is excessive; his grandchildren are afraid to go outside.

Josephine Bartolotta states her husband is a hunter and they have both visited shooting ranges before. The noise from this range is excessive. Doug Schryver leaves at 5:59PM.

Kirsten Jones is also concerned about safety, specifically stray or ricocheting bullets; who mandates safety concerns?

Tom Rode states Mr. Kolb talked to him. When the noise gets too loud, he calls Mr. Kolb and it quiets. He does not feel unsafe in the area.

Michael Sak is a certified NRA range development officer and founder of Raven Point Group. Mr. Kolb's range meets the NRA's safety requirements. While he is on premises, the noise at the range is approximately 90dBs. He cannot attest to sound levels when he is not there.

Attorney Joshua Prince represents Mr. Kolb and states that because the range was created before the township had a noise ordinance, any new ordinances will not affect the range. Ryan Kolb has taken additional steps to reduce the noise. The concern with indoor

shooting ranges is the cost. Michael Sak states Ryan Kolb is not reimbursed for his use of the range.

Ally Cabrera is a client of Raven Point Group. At the range, they use suppressors, do not fire automatic weapons, and follow safety procedures.

Gerry Burns references three concerns: safety, property value, and quality of life. There are two daycares and an animal hospital within $\frac{3}{4}$ mile of the range, his property value has decreased because of the noise, and the noise is disrupting his quality of life.

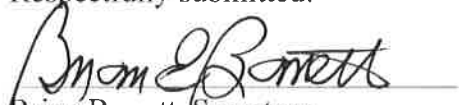
Josephine Bartolotta states she hears something that sounds like a machine gun at the range. Vito Sanfilippo states the noise occurs at all hours and on Saturdays and Sundays.

Tom Rode asks if Ryan Kolb sells his property, will the range be subject to a new ordinance? Ron Karasek replies that the range would be considered a nonconforming use. If the use is changed, any new ordinances would take effect.

5. Jacob Pride motions to adjourn, Brian Barrett seconds: meeting adjourned at 6:27PM.

Minutes recorded by Julia Heilakka

Respectfully submitted:


Brian Barrett, Secretary