

THE SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS  
REGULAR BUSINESS MEETING  
JANUARY 25, 2023

---

A Regular Business Meeting of the Smithfield Township Board of Supervisors was held on January 25, 2023, at the Smithfield Township Municipal Center at 1155 Red Fox Rd, East Stroudsburg, PA 18301, and via Zoom.

Present are Supervisors Jacob Pride and Robert Lovenheim, Solicitor Ronold Karasek, Engineer Jon Tresslar, and Township Manager Julia Heilakka. Supervisor Brian Barrett is not present.

Also present is Peter Begley.

1. Chair Jacob Pride calls the meeting to order at 6:00PM. A quorum is present.
2. The Pledge of Allegiance is recited.
3. Announcements – none.
4. Minutes
  - a. Robert Lovenheim motions to approve the minutes from the January 3, 2023 reorganization and regular meetings, and the January 11, 2023 regular meeting, Jacob Pride seconds. No public comment. Vote: all in favor; minutes accepted.
5. Reports
  - a. Solicitor’s Report – Ron Karasek states the auditors’ case is complete and he is working on the Vigon/Slater project. The agreement for Eagle Valley Self Storage has been sent to Attorney Cramer, and the easement agreement for a waterway is pending.
  - b. Engineer’s Report – Jon Tresslar discusses Pay Application 1 & 2 for the fishing pier at Waterfront Park and the Board discusses concerns regarding ADA compliance. Jon Tresslar will survey the site and provide a recommendation to the Board.
6. New Business
  - a. Consent Agenda
    - i. Consider: Resolution No. 521 – ICA Acknowledgement.
    - ii. Consider: Waterfront Wellness Park Phase 1 – Payment App No. 1.
    - iii. Consider: Ratify Regular Meeting Actions from January 11, 2023, Meeting.

Jacob Pride explains Resolution No. 521 acknowledges that BCRA can purchase the Pocono-Jackson Joint Water Authority. Robert Lovenheim motions to table the Waterfront Wellness Park Pay Application No. 2 and approve the remaining items, Jacob Pride seconds. No public comment. Vote: all in favor; motion carries.

- b. Presentation: Pocono Mountain United Way. Todd Nemura asked to table his presentation until the August 8<sup>th</sup> meeting.
- c. Discuss: Solar Ordinance – Brodhead Watershed Association (BWA) Involvement. Julia Heilakka explains changes to draft ordinance suggested by the Planning Commission and discusses feedback from BWA. The Board decides to follow the overlay suggested by BWA because placing solar only in the M-1 district may prove exclusionary.
- d. Discuss: Warehouse Ordinance. Ron Karasek reviewed warehouse ordinances from surrounding townships and attached a copy of the current ordinance regarding truck terminals. The Board must determine if the definitions are sufficient, where warehouses should be permitted, minimum lot size, storage of hazardous materials, and use regulations. The Board discusses definitions and requiring sprinklers and an emergency access road around the perimeter of the site.

Julia Heilakka states the draft ordinance must be sent to the planning commissions by February 21<sup>st</sup>, so the Board can recommend the draft ordinance with changes at their February 8<sup>th</sup> meeting. Jon Tresslar states warehouse size is controlled by maximum building coverage and maximum impervious surface percentages. Jacob Pride wants heavier screening requirements when adjacent to a residential zone. Julia Heilakka states current setbacks and lot coverages are 40ft and 35% in the ED zone and 35ft and 35% in M-1, respectively. Jacob Pride asks if a square footage maximum on the size of a warehouse is exclusionary. Ron Karasek replies no. The Board will email Ron individual feedback on the draft ordinance and discuss the draft again on February 8<sup>th</sup>.

- e. Discuss: Airstrip Rd Declaration of Taking. Ron Karasek met with Attorneys Marc Wolfe and Courtney Kanzinger, who are completing the title work to determine if a portion of Airstrip Rd was actually abandoned by a railroad company or not. Solicitor Karasek reviewed the cost reimbursement and cooperation agreements. The status of the road must be determined before the Board can move forward.

## 7. Board of Supervisors Report

- a. Robert Lovenheim asks about the status of River's Edge Bike Park. Julia Heilakka replies the township is awaiting a cost estimate from LVL Engineering regarding producing a set of as-built plans, and then needs to reach out to Middle Smithfield Township to discuss cost sharing and how to move forward with satisfying M CCD's concerns.

## 8. Bills

- a. Approve: \$98,854.45 (General Fund). Robert Lovenheim motions to pay the bills, Jacob Pride seconds. No public comment. Vote: all in favor; motion carries.

## 9. Public Comment

- a. Peter Begley commends the township for handling the rezoning request hearing on January 11, 2023 so well.
- b. Jon Tresslar suggests pursuing the Pocono Mountain Visitors Bureau (PMVB) grant to fund expenses at River's Edge Bike Park.
- c. Robert Lovenheim states he discussed the potential for a food waste composting facility for Monroe County with Chris Barrett of PMVB.

10. Robert Lovenheim motions to adjourn, Jacob Pride seconds; meeting adjourned at 6:52PM.

---

Minutes recorded by Julia Heilakka

Respectfully submitted:



---

Julia Heilakka, Assistant Secretary