

**Smithfield Township Planning Commission
County of Monroe, Commonwealth of Pennsylvania
Regular Meeting on May 11, 2023, at 7pm.
Meeting Minutes**

1. Call to Order:

A Regular Business Meeting of the Smithfield Township Planning Commission was held on May 11, 2023, at the Smithfield Township Municipal Center at 1155 Red Fox Road, East Stroudsburg, PA 18301, and via Zoom. The meeting was called to order by Planning Commission Chair Scott Amori at 7:00PM.

2. Members Present:

A quorum was present. Planning Commission members present include Commissioners Scott Amori, Robert Moses, Michael Albert, Douglas Schryver, David Strunk, and Chris Bowers. Commissioner Mitch Bowyer was absent.

In addition to the above Commissioners, also in attendance were Township Engineer Jon Tresslar, PE, Township Solicitor Ronold J. Karasek, Esquire, Township Supervisor Robert Lovenheim, and Township Budget & Finance Manager Lucas DeBartolo.

Also present from the public included the following individuals who shared their names: Scott Miller of Spotts, Stevens & McCoy.

3. Pledge of Allegiance was recited.

4. Minutes for Review:

Joint Work Session with Supervisors on May 1st, 2023
Regular Meeting on April 13, 2023

Commissioner Chair S. Amori motioned to accept both sets of minutes as written, seconded by Commissioner C. Bowers. All votes in favor (6-0), minutes accepted.

Commissioner Chair S. Amori comments that he enjoyed the Joint Work Session with the Supervisors, and felt it was very helpful.

5. Public Comments on the Agenda: None.

6. New Business and Plans to Act On:

- a. Land Development Plan – Franklin Hill Manor – Tabled

Continues to be tabled – no action taken.

- b. Land Development Plan – First Energy East Stroudsburg Service Center – Pole Yard Expansion.

Scott Miller discusses the project. Commissioners discuss waiving of the Subdivision and Land Development process.

Commissioner D. Strunk discusses how there are no large upgrades and stormwater items are the only thing that needs to be addressed.

Commissioner D. Strunk motions to recommend that the plan be approved and the SALDO process be waived pending receipt of escrow funds and pending the Township Engineer determining stormwater items are adequately addressed. Seconded by Commissioner Chair S. Amori. All votes in favor (6-0), motion carried.

Commissioner M. Albert comments to confirm that if the Township Engineer has stormwater issues that are not addressed than this recommendation will not stand.

- c. Sketch Plan – JPSPA Realty, LLC.

Applicant was not present at the meeting – it is unknown if they were aware of the meeting. Commissioners discuss plan, five possible buildings including a proposed Sheetz. No action required and no action taken by the Commission.

- d. Parking Requirements (addition to agenda)

Commissioners discussed further research into amending the townships parking requirements and will plan for further investigation.

7. Old and Unfinished Business:

- a. Discuss & Consider: That the Planning Commission ask the Supervisors to request the Planning Commission to develop, recommend for approval and then implement a specific onboarding plan for new Planning Commission Volunteers.
- b. Discuss & Consider: A motion of the Planning Commission for a periodic report of activities of the Zoning Officer and Building Inspector or permits applied for, granted (or refused), Zoning Violations Cited and any Legal status of those Zoning Violations.
- c. Review of Action on the following prior recommendations.

No action taken on any old or unfinished business. Carried over from prior meetings.

8. General Public Comments:

No public comments.

9. Adjournment:

There being no other business before the Commission, Commissioner D. Strunk motions to adjourn, seconded by Commissioner D. Schryver. All in favor (6-0), motion carried. The meeting was adjourned at 7:15pm.

Minutes recorded by Lucas DeBartolo.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Lucas DeBartolo', written over a horizontal line.

Lucas DeBartolo

Recording Secretary

Smithfield Township Planning Commission