

SMITHFIELD TOWNSHIP PLANNING COMMISSION
COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA
REGULAR MEETING ON NOVEMBER 9, 2023 AT 7 P.M.
MEETING MINUTES

1./2. Call to Order and Members Present

The meeting was called to order at 7:00 p.m. by Chair Scott Amori. Along with Commissioner Amori, Commissioners M. Albert, C. Bowers, M. Bowyer, B. Moses, D. Schryver, and D. Strunk are physically present in the meeting room at the Smithfield Township Municipal Center, located at 1155 Red Fox Rd, East Stroudsburg, PA 18301. The meeting was also streamed via Zoom.

In addition to the above Commissioners, other Township officials who attended the meeting were Supervisors Jacob Pride and Robert Lovenheim, Budget & Finance Manager Lucas DeBartolo, Township Solicitor Ronold J. Karasek, Esquire, Township Engineer Jon S. Tresslar, PE and PLS, and Township Manager Julia Heilakka (via Zoom).

Present also were Attorney Richard Williams, Lynn Schwarz, Debra Tallada, Tammy Booth, Bob Marki, and Kristine Karol.

3. The Pledge of Allegiance to the Flag: is recited.

4. Minutes of Regular Meeting of October 12, 2023: Commissioner Amori motions to table the minutes, Commissioner Strunk seconds. Vote: all in favor; minutes tabled.

5. Public Comments on the Agenda: None.

6. New Business and Plans to Act On:

a) Franklin Hill Manor Land Development Plan.

This land development plan is tabled through December 29, 2023. Attorney Karasek will reach out to the applicant to determine if they want to provide another extension.

b) Verizon Wireless-Magick Cauldron Land Development Plan.

The Verizon Wireless/Magick Cauldron Land Development Plan proposes development on a 5.24-acre parcel, Parcel 16.7.1.35, adjacent to Airport Rd. The project proposes a fenced telecommunications area, 95-foot tall monopole, parking space, and access road on the southern portion of the property.

This plan was originally approved in 2020, but an alteration has required this plan to return to the Planning Commission. The updated plan reduces the fenced area around the monopole, moves the proposed access driveway, adds additional stormwater features, increases disturbance area, and adds a propane generator.

The Planning Commission discusses comments numbers 5,6, and 31 on the Township Engineer's review letter of November 2, 2023, and discusses requirements for a paved loading area and a separate unpaved parking space (these items are combined on the current plan). The applicant is willing to add the space to comply with zoning regulations.

Commissioner Amori motions to approve the Verizon Wireless/Magick Cauldron Revised Final Land Development Plan with the conditions that the applicant comply with the comments in the Township Engineer's comment letter of November 2, 2023, and the applicant receives a variance from the Smithfield Township Zoning Hearing Board for parking and loading requirements if they do not change the plan, Commissioner Moses seconds. No public comment. Vote: all in favor; motion carries.

c) Noise/Nuisance Ordinance.

The Commission discusses changes from the last meeting. Commissioner Amori discusses the difference between a nuisance and technical ordinance and that enforcement will be a challenge. The Commission discusses Noise Control Officers, Noise Control Investigators, and potential confusion regarding exceptions to the decibel limits.

Lynn Schwarz discusses amplified music audible from her home, and how the Liquor Control Board issues citations for music. Debbie Tallada discusses how to regulate noise generated by constant dirt bike usage, and the Commission discusses how decibel levels would affect the bike track. Tammy Booth and the Commission discuss the intent to permit public athletic field events and other outdoor activities while still managing noise from other entities. Bob Marki asks how the noise ordinance impacts nonconforming uses. The Commission discusses standardizing times for noise exceptions. Kristine Karol states the illegal business on Parcel 16.6.1.33 is expanding.

Supervisor Pride discusses the current action against Parcel 16.6.1.33 for the operation of an illegal bike track, and the timeline for the landowner's appeal of the Zoning Enforcement Letter, dated September 18, 2023, that will go before the Zoning Hearing Board on December 5, 2023. Commissioner Schryver states anyone could make a private suit against the bike park.

The Commission concurs with the spirit of the ordinance, and discusses state police enforcement of a local ordinance. Commissioner Albert motions to approve the spirit of the ordinance, understanding updates regarding the night's discussion must still be included, Commissioner Strunk seconds. No public comment. Vote: all in favor; motion carries.

d) Discuss: Draft Ordinance Re: Remove Treatment Centers from R-1 Zoning.

This draft ordinance redefines rehabilitation facility and shifts the use out of the R-1 zone and into the ED zone as a conditional use. This will not affect the Healthy Minds application, which is currently before the Board of Supervisors (BOS). Commissioner Strunk motions to recommend approval to the BOS, Commissioner Amori seconds. No public comment. Vote: all in favor; motion carries.

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, grated (or refused), Zoning Violations Cited and any Legal status of those Zoning Violations.

c) Review of Action on prior recommendations.

These items were carried over from prior meetings. No action was taken on any old or unfinished business.

9. Public Comment

Kristine Karol asks how to make public comments on ordinances and is directed to discuss comments at the BOS meetings.

The Planning Commission congratulates supervisor elect Michael Albert.

Kristine Karol asks about comprehensive plans and is directed to Commissioner Bowyer.

Adjournment:

There being no other business before the Commission, Commissioner Amori motions to adjourn, Commissioner Schryver seconds. Vote: all in favor; meeting adjourned at 8:14 p.m.

Respectfully submitted,



Lucas DeBartolo
Budget & Finance Manager
Smithfield Township



Julia Heilakka
Assistant Township Secretary
Smithfield Township