

The regular monthly meeting of the Smithfield Zoning Hearing Board was held on Tuesday, February 20, 2024, at 7:00 P.M. in the Smithfield Township Municipal Center.

Chair Lucas Fuller called the meeting to order at 7:00 P.M. with the Pledge of Allegiance to the Flag.

**MEMBERS PRESENT:** Lucas Fuller (Chair); Guy Miller (Vice-Chairman); Marianne Cannell (Secretary); Jeffrey Durney (Solicitor).

Also present: Lois J. Turr (Recording Secretary); Donna Kenderdine (Stenographer); Ken Wolfe (Zoning Officer); Robert Lovenheim (Supervisor); Jay Morales (Applicant); Eric White (Applicant); approximately twenty residents signed in.

Mr. Miller made a motion, second by Ms. Cannell, to approve the minutes of the January 29, 2024, Regular/Reorganization Meeting as written; Motion carried.

**PUBLIC COMMENTS ON THE AGENDA:** None

**NEW BUSINESS:**

A Public Hearing on an Application of Jay Morales for a variance to install a 20-foot by 40-foot garage on the property located at 361 East Brown Street. A transcript was taken, all testimony was taken, and the hearing closed. Upon motion duly made and seconded, the variance request was denied (3-0).

A second Public Hearing on an Application of Low Impact Solutions, LLC for a variance from Section 27.511 and 27-1002 of the Zoning Ordinance to construct and operate an Inn on a property containing less than 10 acres. The proposed Inn is to be located on the property located at Eilenberger Landing, East Stroudsburg. A transcript was taken, all testimony was taken, and the hearing closed. The Board entered an Executive Session at 7:59 P.M. and reconvened the meeting at 8:13 P.M. Upon motion duly made and seconded, the variance request was denied (3-0).

**PUBLIC COMMENTS:** None

There being no further business before the Board. Mr. Fuller made a motion, second by Ms. Cannell, to adjourn the meeting at 8:20 P.M.; motion carried.

Respectfully submitted:

  
Lois J. Turr  
Recording Secretary