

SMITHFIELD TOWNSHIP PLANNING COMMISSION
REGULAR MEETING – MAY 9, 2024 AT 7:00PM

A Regular Meeting of the Smithfield Township Planning Commission was held on May 9, 2024, at the Smithfield Township Municipal Center at 1155 Red Fox Rd, East Stroudsburg, PA 18301, and via Zoom.

Present are Commissioners Scott Amori, Chris Bowers, Robert Moses, James Munet, Doug Schryver, and David Strunk, Supervisor Robert Lovenheim, Solicitor Ronold J. Karasek, Township Engineer Jon S. Tresslar, Administrative Coordinator Dyana Salvi, and Conservation & Recreation Director Alex Jackson. Commissioner Nicole Carney was not present.

Also present are Brett Cartwright, Kristine Karol, and Rick Wychoff.

1. Chair Scott Amori calls the meeting to order at 7:02PM.

2. The Pledge of Allegiance is recited.

3. Minutes:

a. Regular Meeting of April 11, 2024.

Commissioner Amori motions to approve the minutes, Commissioner Strunk seconds. Vote: all in favor; minutes accepted.

b. Joint Session Meeting of April 17, 2024.

Commissioner Schryver motions to approve the minutes with a request for a change of Commissioners present, Commissioners Amori and Moses abstain from the vote due to being absent, Commissioner Munet seconds. Vote: all in favor; minutes accepted.

New Business and Plans to Act Upon:

c. Land Development Plan- Franklin Hill Manor.

Ronold Karasek states the Monroe County Planning review letter was received; an 8th review letter was required. Commissioner Schryver clarifies details of a required easement.

Commissioner Amori motions to approve the Franklin Hill Manor plan, Commissioner Moses seconds. Alex Jackson confirms the required terms. Vote: Commissioners Amori, Moses, Strunk, Bowers, and Munet in favor; Commissioner Schryver opposed: motion carries (5-1). Commissioner Schryver states his reasoning for opposing.

d. Sketch Plan for 3 Point Garden Estates.

Mike Preston and Rick Wychoff from LTS Homes present a seven-lot sketch plan on parcel 16.92443 within an R-1 zoning district. Commissioner Amori notes concerns for shared driveways and stormwater rain gardens. Rick Wychoff describes the benefits of utilizing flag

lots. Kristine Karol asks for clarification of the term. The Commissioners discuss the possibilities of implementing roads and driveways.

e. Discuss: Draft Signs and Billboards Ordinance.

Commissioner Amori addresses undesirable signs located within the Township. Alex Jackson references page no. 23 of the draft sign ordinance which addresses temporary promotional signs. Commissioner Amori states the temporary signs are not permitted within the current sign ordinance.

Commissioner Strunk states the Cigarette Outlet has their lighting facing down, and Pocono Beer had their lighted sign turned off; Brett Cartwright confirms this change. Robert Lovenheim states he spoke with the business owners to create a compromise.

Alex Jackson provides feedback from the Monroe County Planning Commission; there could be complications regarding free speech. Commissioner Amori praises the use of illustrations. Commissioner Schryver references the township of Freeport, Maine where regulations are strictly enforced. Kristine Karol states these signs are regulated at the state level. Commissioner Munet suggests creating a signage theme for the Township. Commissioner Amori states it may be a challenge, but not impossible. Brett Cartwright states it may be desirable. Robert Lovenheim states signs may be allowed on public property. Brett Cartwright questions Alaska Pete's signage.

f. Discuss: Draft Amendment to C 27-401(3)(D).

This draft ordinance proposes changes to wetland regulations and deletes a portion on validity challenges. Robert Lovenheim states the new ordinance allows for a clear and thorough understanding of wetlands.

Commissioner Munet motions to recommend the draft ordinance to the Board, Commissioner Strunk seconds. Vote: all in favor; motion carries.

g. Support Letter for DCED GTRP Grant.

Alex Jackson states the Township is interested in applying for a new phase grant for Marshalls Falls. This would add a viewing platform and staircase to the existing bridge, leading to the trails. A support letter of recommendation is required to move forward.

Commissioner Strunk motions for the Planning Commission to submit a letter of recommendation for the DCED GTRP Grant, Commissioner Amori seconds. Alex Jackson explains this will be accessible with ambulatory access. Vote: all in favor; motion carries.

4. Old and Unfinished Business:

a. Draft Lighting Ordinance Update.

Alex Jackson provides feedback from the Monroe County Planning Commission. Additional equipment and training are recommended, along with possible litigation required for electronic signage. Commissioner Strunk asks if the language regarding electronic billboards is discussed in the ordinance. Alex Jackson explains it will be provided in the new signage draft. Alex Jackson discusses initiating a meeting with Commissioner Amori and the Monroe County Planning Commission to discuss lighting terms.

b. Course in Community Planning.

Alex Jackson states there was a three-session community planning course, where members of the Commission attended. Commissioner Bowers provides a brief summary.

5. Public Comments: None.

6. Adjournment: There being no other business before the Commission, Commissioner Amori motions to adjourn, Commissioner Schryver seconds. Vote: all in favor; meeting adjourned at 8:22PM.

Minutes Recorded by Dyana Salvi

Respectfully submitted,



Julia Heilakka
Township Secretary
Smithfield Township