

THE SMITHFIELD TOWNSHIP ZONING HEARING BOARD  
REGULAR MEETING – MAY 7, 2024, AT 7:00PM

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A Regular Meeting of the Smithfield Township Zoning Hearing Board was held on May 7, 2024, at the Smithfield Township Municipal Center at 1155 Red Fox Rd, East Stroudsburg, PA 18301.

Present are Board members Lucas Fuller, Guy Miller, and Marianne Cannell, Solicitor Jeff Durney, Stenographer Jennifer Higgins, Zoning Officer Ken Wolfe, and Administrative Secretary Lois Turr.

Also present are Township Solicitor Ronold Karasek, Attorney Robert Kidwell, Attorney Deborah Huffman, and approximately thirty members of the public.

**1. Chair Lucas Fuller calls the meeting to order at 7:00PM.**

**2. The Pledge of Allegiance is recited.**

**3. Minutes:**

**a. Regular Meeting of February 20, 2024; February 22, 2024; and March 5, 2024.**

Mr. Fuller motions to approve the minutes as presented, Mr. Miller seconds. Vote: all in favor; minutes accepted.

**4. Unfinished Business**

**a. Render a Decision on the application of M Manor Holding, LP.**

The applicant is appealing an Enforcement Notice issued by the Zoning Officer, dated September 18, 2023, which finds a Motocross Track located at 198 Craigs Meadow Road is in violation of the Zoning Ordinance. A transcript was taken regarding public comments and complaints.

Mr. Fuller motions to enter Executive Session at 7:04PM, Mr. Miller seconds: the Board enters Executive Session. The meeting resumes at 7:48PM.

Mr. Miller motions to uphold the Zoning Officer's Enforcement Notice dated September 18, 2023, which finds a Motocross Track located at 198 Craigs Meadow Road is in violation of the Zoning Ordinance, Ms. Cannell seconds. Vote: all in favor; motion carries.

Mr. Miller motions to deny the granting of a Special Exception, as the applicant does not meet the definition of a resort, Mr. Fuller seconds. Vote: all in favor; motion carries.

Ms. Cannell motions that the applicant does not meet the definition of a Membership Club, Mr. Fuller seconds. Vote: all in favor; motion carries.

**5. New Business: None.**

**6. Public Comments: None.**

7. **Adjournment:** There being no other business before the Board, Mr. Fuller motions to adjourn, Ms. Cannell seconds. Vote: all in favor; meeting adjourned at 8:05PM.

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Minutes Recorded by Lois J. Turr and Julia Heilakka

Respectfully submitted,



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Julia Heilakka  
Township Secretary