

SMITHFIELD TOWNSHIP PLANNING COMMISSION
REGULAR MEETING – JUNE 13, 2024, AT 7:00PM

A Regular Meeting of the Smithfield Township Planning Commission was held on June 13, 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, Nicole Carney, Doug Schryver, and David Strunk, Supervisor Robert Lovenheim, Solicitor Ronold J. Karasek, Township Engineer Jon S. Tresslar, Administrative Coordinator Dyana Salvi, and Township Manager Julia Heilakka. Commissioner James Munet was not present.

Also present are Brett Cartwright, Nate Oiler, Pat Owens, JoAnn Norris, Martha Carbone, Ted Hunter, and Pete Sauvigne.

1. Chair Scott Amori calls the meeting to order at 7:01PM.

2. The Pledge of Allegiance is recited.

3. Minutes:

a. Regular Meeting of May 9, 2024.

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

b. Joint Session Meeting of May 15, 2024.

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

4. New Business and Plans to Act Upon:

a. Shukaitis Estate Revised Sketch Plan.

Nate Oiler presents a revised sketch plan of the Shukaitis Estate, consisting of three lots with discussion of driveway alternatives. Nate Oiler states a concern for a 3-foot shoulder widening; it would be close to a utility pole and could create stormwater concerns. Commissioner Strunk discusses space for future sidewalks. Jon Tresslar states the stormwater must be addressed.

b. Change in Zoning District for Stroudsburg Pocono Airport, Inc.

Nate Oiler states the area surrounding parcel 16.7.1.4 are M-1 zones; there is a request to change the zoning district from R-1 to M-1. Pat Owens states the Environmental Advisory Council is concerned about the tributary that runs through the property. Commissioner Schryver states protections have been placed to protect the environment, and a study had been conducted in the tributary. The Commissioners discuss reasons for rezoning.

Commissioner Strunk motions to recommend approval with the condition that adjacent property owners are notified, Commissioner Bowers seconds. Vote: Commissioners Strunk, Amori, Bowers, and Carney in favor, Commissioner Moses abstains, and Commissioner Schryver opposes, motion carries.

c. Sketch Plan for Shawnee Valley Planned Residential Development.

Ted Hunter presents Shawnee Valley Stage 1B; the original plan was approved in 2005. Proposed changes to the approved plan include reducing land development, changing building designs, and increasing the number of homes. The Monroe County Conservation District was notified, and discussed issuing a minor amendment

Martha Carbone states there was a binding settlement on the entire PRD plan, which is still in place. Pat Owens states the Environmental Advisory Council should review the plan to discuss environmental impacts. She discusses the environmental changes taken place from 2005 to 2024. Ted Hunter states that all permits have been renewed. Pete Sauvigne states the original plan had two stories, with the current one having three. Ted Hunter states they always have been three stories. JoAnn Norris asks for the acreage and clarifies road access. Brett Cartwright asks for the difference between plans. Martha Carbone states the 2007 plan had more environmental protections. Ted Hunter discusses the changes between plans and stages.

d. Ordinance Amending Chapter 27 – Re: 4.2 Acres from R-1 to M-1 Zoning District. See item 4b.

e. Discuss next STBS/STPC Joint Session.


After discussion, the Commission decides not to schedule a joint session. Julia Heilakka agrees to complete the updated detailed terms and present them to the Planning Commission. JoAnn Norris clarifies the difference between an ordinance and resolution.

5. Old and Unfinished Business: None.

6. Public Comments: None.

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

Minutes Recorded by Dyana Salvi
Respectfully submitted,



Julia Heilakka
Township Secretary
Smithfield Township