

THE SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING – JUNE 26, 2024, AT 6:00PM

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A Regular Business Meeting of the Smithfield Township Board of Supervisors was held on February 7, 2024, at the Smithfield Township Municipal Center at 1155 Red Fox Rd, East Stroudsburg, PA 18301, and via Zoom.

Present are Supervisors Jacob Pride, Robert Lovenheim (joins at 6:13PM, leaves 8:15PM), and Michael Albert, Engineer Jon Tresslar, and Township Manager Julia Heilakka. Solicitor Ronold Karasek is not present.

Also present are Martha Carbone, Nate Oiler, Tiffany Drake, Pat Owens, JoAnn Norris, Pam Barrett, Kristine Karol, Marguerite Vecchio, Tarah Vecchio-Freeman, Jennifer Sibum, Sarah Lapping, David Young, and Vicky Ozgun.

**1. Chair Jacob Pride calls the meeting to order at 6:07PM.**

**2. Minutes:**

- a. June 12, 2024 – Regular Meeting. Michael Albert motions to accept the minutes, Jacob Pride seconds. No public comment. Vote: all in favor; motion carries.

**3. Announcements:**

- a. The Board held an Executive Session from 5:05PM to 5:55PM to discuss litigation and personnel matters.
- b. The Board's meeting schedule changes to 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of each month at 6:00PM, effective in August.

**4. Bills & Obligations:**

- a. Consider: 6/26/2024 – \$90,346.42 (General Fund: \$90,297.33, Fire Tax Fund: \$31.91, EMS Tax Fund:\$17.18). Michael Albert motions to approve the bill pack, Jacob Pride seconds. Vote: all in favor; motion carries.

**5. Reports:**

- a. Solicitor's Report – none.
- b. Engineer's Report – Jon Tresslar submitted NPDES permit information to the Monroe County Conservation District (MCCD) and is pursuing easements for the Green Mountain Drive Bridge. JoAnn Norris and Pam Barrett ask about easements. Jon Tresslar clarifies the wingwalls are outside the current easements.
- c. Environmental Advisory Council (EAC) – Pat Owens states the EAC has been meeting regularly and is learning about their responsibilities. The EAC has commented on two ordinances and plans to research wetlands restrictions.
- d. Board of Supervisors – none.

**6. Presentation: Monroe County Vector Control. Aaron Lombard discusses the Monroe County mosquito-borne disease control program. He discusses mosquito myths, the life cycle of mosquitoes, the symptoms of West Nile virus, integrated pest management, surveillance**

methods, reducing human-caused habitats, and biological and chemical controls. Kristine Karol asks about mosquito management and Martha Carbone asks about registering bees.

**7. Consent Agenda:**

- a.** Consider: Smithfield Gateway Request – Escrow Subaccount A.
- b.** Consider: Approve Findings of Fact & Conclusions of Law re: Healthy Minds Conditional Use Application.
- c.** Consider: Adopt Resolution No. 561 – Brodhead Creek Regional Authority Service Area.

Michael Albert motions to approve the consent agenda, Robert Lovenheim seconds. Michael Albert states this escrow is not related to roads or infrastructure. Pam Barrett states the escrow should be pulled. Jon Tresslar replies the Township is not involved in the bond between the developer and PennDOT. Kristine Karol asks what happens if the developer runs out of funds and Pam Barrett asks about the TIF. Michael Albert discusses the bond and explains how a TIF works. Jon Tresslar confirms this escrow is complete. Pam Barrett states the developer is selling property and taxpayers will be responsible for new school students.

Kristine Karol asks to see draft resolutions before the meeting, and asks about the BCRA resolution. Jacob Pride explains the resolution. Vicky Ozgun discusses a water right-of-way. Vote: all in favor; motion carries. Pam Barrett asks if the Township should activate a bond. Jon Tresslar states again that the bond for the roads is held by PennDOT. Tim Snow asks about the bond. Jon Tresslar replies bonds are checked and placed at 110%, it is in the best interest of the developer to finish the project, and explains the difference between an improvement and maintenance bond. Pam Barrett states St. Luke's is for sale.

**8. Old Business:**

- a.** Consider: Franklin Hill Manor Subdivision. Michael Albert motions to table, Robert Lovenheim seconds. No public comment. Vote: all in favor; motion carries.
- b.** Consider: Green Mountain Dr. Right-of-Way. Jon Tresslar suggests the Moyer Realty Advisors proposal. Michael Albert motions to approve, Robert Lovenheim seconds. JoAnn Norris confirms this is for easements. Vote: all in favor; motion carries.
- c.** Discuss: Research on Prices Landing. Jon Tresslar states he determined that Prices Landing Ln from River Rd. to the first house belongs to the Township, and the property owners have rights for ingress and egress. The Board confirms their intention is to keep the road private and needs legal guidance for how to correctly move forward. Marguerite Vecchio states she spoke with Middle Smithfield Township, who has no interest in the road. Sarah Lapping asks about maintenance.
- d.** Public Hearing: Draft Ordinance No. 250 – Wetland's Amendment. This draft ordinance update the standards and criteria for wetlands and deletes a section on validity challenges based on case law. This hearing was advertised in the Pocono Record and begins at 7:25PM. Michael Albert states the ordinance was discussed at the EAC meeting. Jacob Pride reads the recommendation from the Monroe County Planning Commission (MCPC). Pam Barrett states wetlands must be protected

because of floods. Jacob Pride states this ordinance strengthens the Township's current ordinance, and discusses what this ordinance changes. Pam Barrett states the Township does not need development at Shawnee and the residential market has gone to hell. Robert Lovenheim states discussion on SVPRD is irrelevant.

Kristine Karol asks about stormwater. Jon Tresslar replies one purpose of a buffer is to filter stormwater runoff. Michael Albert motions to close the hearing, Robert Lovenheim seconds: the hearing closes at 7:34PM.

**9. New Business:**

- a. Consider: Adopt Draft Ordinance No. 250 – Wetlands Amendment. Michael Albert motions to adopt Ordinance No. 250, Jacob Pride seconds. No public comment. Vote: all in favor; motion carries.
- b. Public Hearing: Draft Ordinance No. 251 – Zoning Map Amendment per Stroudsburg-Pocono Airpark Application. The hearing opens at 7:35PM. This hearing was advertised in the Pocono Record. Nate Oiler presents a request that four acres of Parcel 16.7.1.4 be rezoned to M-1. The MCPC recommended a lot line adjustment, and the owner agrees to shift the lot line. Both the MCPC and Smithfield Township Planning Commission recommended approval.

Michael Albert states the EAC did not recommend approval due to concerns on what might be built; could the airport reopen? Nate Oiler replies FAA permits were terminated, he is not aware of a desire to reopen the airport. He also discusses where floodplains and wetlands are present, and approximates that a third of the proposed parcel is restricted from development. Pat Owens of the EAC states it is not clear where wetlands are and how much of the parcel is restricted.

Pam Barrett asks if anyone knows what the owner wants to do on the parcel. Nate Oiler does not know. Vicky Ozgun asks the Board to consider public safety, and states the Zoning Officer did not investigate shipping containers. Pam Barrett states the area is a cesspool; the owner is not present. Jacob Pride cautions not to conflate zoning with security.

Brett Cartwright states the development of this property would prevent the reopening of the airport. Pam Barrett states Robert Lovenheim loves developers. Michael Albert states supervisors meet individually because doing so in groups can violate the Sunshine Act. Julia Heilakka confirms the Township received the Zoning Officer's affidavit of posting and the MCPC's comment letter. Michael Albert motions to close the hearing, Robert Lovenheim seconds. Vote: hearing closes at 7:58PM.

Michael Albert motions to adopt Ordinance No. 251, Robert Lovenheim seconds. No public comment. Vote: all in favor; motion carries.

- c. Discuss: Park Security. Over the weekend, PA State Police responded to a call from Supervisor Pride at Minisink Park because of overcrowding, grilling, and swimming. Michael Albert states the parks are being abused. Tara and Marguerite Vecchio confirm that the people abusing the parks are not from the area. Michael Albert discusses hiring a part-time employee and charging fees to out-of-county visitors.

- d. Marguerite Vecchio and David Young ask about enforcement on weekends. Jennifer Sibum states constables can't enforce the ordinance. Michael Albert considers opening and closing parks. Pam Barrett wants a lifeguard at Minisink. The Board confirms swimming is not allowed. Jennifer Sibum states trash is a problem and something must be done. Michael Albert states a fee structure for nonresidents is imperfect, but may improve the situation. Martha Carbone confirms that something should be tried. Kristine Karol asks if the community members most affected by this have coordinated on efforts to mitigate the concerns.

Michael Albert states the Township needs to revamp its volunteer policy. Moving forward, staff will be required to be onsite during volunteer work, and volunteers will need to sign a liability waiver.

- e. Consider: Selection of Proposal for River's Edge Bike Park DCNR Grant. Jacob Pride recommends the T&M Associates proposal. Jacob Pride motions to approve the T&M Associates proposal, Michael Albert seconds. No public comment. Vote: all in favor; motion carries.

**10. Public Comment:**

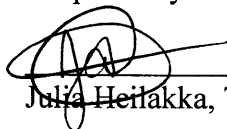
- a. Brett Cartwright states the intersection of Gap View Drive and SR 209 is dangerous. Vicky Ozgun asks for the status of cell tower. Julia Heilakka replies there is an extension until July 24, 2024. Kristine Karol states the Stroudsburg-Pocono hearing information is not on the website. Julia Heilakka states it is there. Kristine Karol states it's cumbersome to find out what's occurring at the meeting.
- b. JoAnn Norris states the Goldsmith house is in bad condition. Lynn Schwarz asks about the status of noise enforcement. Jacob Pride replies they are having a problem with ordering the sound meter.
- c. Pam Barrett states the Township did not do their job, and that shipping containers should not be allowed in the Township. Michael Albert replies the Zoning Officer does not investigate criminal activity; the State Police investigate criminal activity. Jacob Pride states shipping containers are temporary.
- d. Tiffany Drake asks for a new sign at Airport Rd and Milford Road. Vicky Ozgun states the Zoning Officer did not stop drag racing on the old airstrip.

**11. Adjournment:** Michael Albert motions to adjourn; meeting adjourned at 8:43PM.

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Minutes recorded by Julia Heilakka

Respectfully submitted,



Julia Heilakka, Township Secretary