

SMITHFIELD TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING SEPTEMBER 12, 2024

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A Regular Meeting of the Smithfield Township Planning Commission was held on September 12, 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, James Munet, Doug Schryver, David Strunk, and Nicole Carney, Supervisor Robert Lovenheim, Solicitor Ronold J. Karasek, Township Engineer Jon S. Tresslar, Administrative Coordinator Dyana Salvi, and Conservation & Recreation Director Alex Jackson. Commissioner Robert Moses is not present.

Also present are Brett Cartwright, Kristine Karol, Will Niedzwiecki, Pat Owens, Jared Predmore, A.J Kolba, Tim Scaffer, Tate Stone, Nate Oiler, Elan Bird, George Wallis, and Laurie Harriton.

1. **Chair Scott Amori calls the meeting to order at 7:03PM.**
2. **The Pledge of Allegiance is recited.**
3. **Minutes:** None.
4. **Old and Unfinished Business:**

- a. **Consider: 3 Point Garden Estates Major Subdivision.**

Commissioner Amori motions to table 3 Point Garden Estates Major Subdivision, Commissioner Schryver seconds. Vote: all in favor; motion carries.

AJ Kolba and Tim Scaffer ask for updated information. Brett Cartwright suggests phone notifications updates. Julia Heilakka states a mailing list was created to provide updates to residents. Tate Stone confirms the plan is through LTS Homes.

- b. **Discuss: Draft Lighting Ordinance.**

Alex Jackson states the Township received an engineering review of the draft ordinance and considers changes. Jon Tresslar acknowledges the proposed ordinance could prohibit outdoor recreation activities after dark. Jon Tresslar and the Commissioners discuss T&M's reviews. The Commissioners discuss preexisting, non-conforming light structures. The Commissioners discuss relief provisions. There are currently no Township staff certified for measuring and handling a light meter.

5. **New Business and Plans to Act Upon:**

- a. **Consider: Riley Zone Change Request & Draft Ordinance No. 253.**

Will Niedzwiecki states he recently purchased parcel 16.3.2.15, which is zoned RC. He requests to change the zone to ED for agriculture, to create a farm store with greenhouses and livestock. Pat Owens discusses possible environmental impacts. The Commissioners discuss the

criteria for ED and future zoning impacts. Jared Predmore clarifies deed restrictions. Robert Lovenheim considers keeping the current zoning, with a conditional use.

**b. Accept Plan: Water Gap Wellness LDP.**

Commissioner Amori motions to accept the plan for review, Commissioner Strunk seconds. Vote: all in favor; motion carries.

**c. Accept Plan: Joseph Widmer LDP.**

Nate Oiler discusses the plan briefly; Jon Tresslar confirms engineering is complete. Commissioner Strunk motions to accept the plan for review, Commissioner Schryver seconds. Vote: all in favor; motion carries.

**d. Discuss: Informal Sketch Plan for 630 Seven Bridge Rd.**

Nate Oiler presents an informal sketch plan for parcel 16.7.3.52, which is presently a dilapidated pizzeria. There is a proposal to develop the site, which includes aligning the intersection of Buttermilk Falls and Gap View Drive. There was a previous plan on the site, which has been changed to meet modern standards. There is a current NPDS permit, and discussion with PennDOT regarding the road alignment. Pat Owens discusses environmental impacts with a stream on the property. Waivers are required, with the benefit of the road alignment. Elan Bird notes a concern for finding tenants. George Wallis states this property was previously looked at as having a high success rate. Brett Cartwright notes the road safety concerns and considers adding a traffic light at the intersection of Gap View Drive and SR 209. Laurie Harriton suggests possible rerouting options, and notes concern for landscaping.

**e. Consider: Recommendation of Draft Ordinance No. 252 – Bed & Breakfast Update.**

Julia Heilakka states the draft ordinance has been updated since this draft. It is scheduled for the Board of Supervisor meeting on October 22, 2024, and the commission should plan to review this at their October meeting.

**f. Discuss: Sign Ordinance Joint Session Request: September 26th at 7:00PM.**

The Commissioners discuss having the joint session on October 17, 2024, at 7:00PM to discuss the new sign draft ordinance.

**6. Public Comments:**

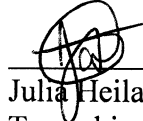
- a. Brett Cartwright asks for a solution for Gap View Drive safety concerns.
- b. Kristine Karol comments that developers are buying property and asking the Township for relief.

7. **Adjournment:** There being no other business before the Commission, Commissioner Amori motions to adjourn, Commissioner Munet seconds. Vote: all in favor; meeting adjourned at 8:44PM.

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Minutes Recorded by Dyana Salvi

Respectfully submitted,



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Julia Heilakka  
Township Secretary  
Smithfield Township