

THE SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING – SEPTEMBER 10, 2024, AT 6:00PM

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A Regular Business Meeting of the Smithfield Township Board of Supervisors was held on September 10, 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, and Michael Albert, Solicitor Ronold Karasek, Engineer Jon Tresslar, and Township Manager Julia Heilakka.

Also present are Jim DePetris, Doug Olmstead, Martha Carbone, JoAnn Norris, Nadia Colon, Brett Cartwright, Kristine Karol, and Art Kroll.

**1. Chair Jacob Pride calls the meeting to order at 6:02PM. A quorum is present.**

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

**3. Announcements:**

- a. The Board held an Executive Session from 5:30PM – 6:00PM today to discuss the Back 9 MX litigation.
- b. Save the Date: Smithfield Township Trunk or Treat & Fall Fest is October 26<sup>th</sup> from 1:00PM to 4:00PM.
- c. Upcoming meetings will be listed on the bottom of the agenda.

**4. Minutes:**

- a. August 27, 2024 Regular Meeting. Robert Lovenheim motions to approve the minutes, Michael Albert seconds. Vote: all in favor; motion carries.

**5. Bills & Obligations:**

- a. Ratify: 08/25/2024 – \$46,946.07 (General Fund: \$46,486.07, Escrow Fund: \$460.00).
- b. Consider: 9/10/2024 – \$156,671.91 (General Fund: \$100,595.88, Liquid Fuels Fund: \$46,476.03, Capital Improvement Grant Fund: \$9,500.00)

Robert Lovenheim motions to approve the bills, Michael Albert seconds. Vote: all in favor; motion carries.

**6. Reports:**

- a. Solicitor's Report. Ron Karasek states the Township has five open lawsuits and has been reviewing draft amendments. Judge Zulick granted the injunction against Back 9 MX; if someone violates that order, please contact the Township.

- b. Engineer's Report. Jon Tresslar states the Township will have E&S for the Vision Loss Trail by the end of this week. Wawa recently began construction and the Township received three new plans. Martha Carbone and JoAnn Norris ask about SVPRD, and Jon Tresslar confirms the developer does not have a developer's agreement in place yet.
- c. Township Manager's Report. None.
- d. Supervisors' Comments. Michael Albert continues to meet on a weekly basis for the signage ordinance. They are ready for a joint session.

**7. Old Business:**

- a. Consider: Request Planning Commission Reviews of Draft Lighting Ordinance. Michael Albert motions to table this item, Robert Lovenheim seconds. No public comment. Vote: all in favor; motion carries.

**8. New Business:**

**a. Consider: Approve Consent Agenda.**

- i. Consider: Authorize Complaint in Civil Enforcement in re: Smithfield Township v. Michael Ellis.

Robert Lovenheim motions to approve the consent agenda, Michael Albert seconds. No public comment. Vote: all in favor; motion carries.

- b. **Discussion: Smithfield Gateway Status Update.** Jim DePetris and Doug Olmstead discuss challenges the Smithfield Gateway project faces. They did not receive grant funding to finish road improvements, and not having road access is preventing the property from being used as collateral. The Chelsea site cannot be developed until updates occur on SR 447, which will cost an additional \$2.4 million.

Doug Olmstead states Mosiers Farm Rd will drastically change how traffic operates in that area once it's complete. Phase 1 is \$1.6 million over budget, a 35% overrun. PennDOT will not allow additional pads to be developed until upgrades to SR 209 are complete. Phase 2 costs \$3 million, and the Sheetz developer (proposed at Parcels 16.8.2.21-4 and 16.8.2.21-5) will be required to contribute funds.

Jim DePetris states they will pursue funding through a PA SITES grant. PennDOT picks the contractor on this project. They are close to being prepared to submit for the relocation of Dunkin' and potentially a Popeye's across the street.

Doug Olmstead states they are finalizing a study for whether or not the Chelsea property could support data centers. They are considering three 60-ft-tall buildings at 600,000 sq. ft. each, but no engineering has occurred. Jim DePetris states they just signed a lease with a daycare and are working with the Smithfield Sewer Authority to

bring sewer down SR 209. Michael Albert asks for improvements to SR 209 now. Doug Olmstead requests the Board send him an email so he can forward it to the contractor.

- c. **Consider: Authorize Advertisement of Draft Ordinance No. 253 – Revisions to Nuisance Ordinance.** The Board discusses the ordinance. Michael Albert motions to authorize advertisement of Ordinance No. 253, Robert Lovenheim seconds. Brett Cartwright discusses water needs of data centers. Vote: all in favor; motion carries.
- d. **Consider: Select Date for Joint Session with Planning Commission re: Signage Revisions.** The Board requests Planning Commission availability on September 26<sup>th</sup> or October 17<sup>th</sup> at 7:00PM. Jacob Pride motions to advertise upon confirming Planning Commission availability, Robert Lovenheim and Michael Albert second. No public comment. Vote: all in favor; motion carries. Julia Heilakka states the draft ordinance will be available on the website no later than end of day on September 16<sup>th</sup>.

**9. Public Comments:**

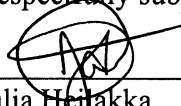
- a. Nadia Colon requests the use of Waterfront Park House for a Mommy & Me fitness group. The Board will research if a private business can use Township facilities.
- b. Kristine Karol requests clarification on Smithfield Gateway improvements and the TIF. Michael Albert explains that if the developer goes bankrupt, PennDOT will pull the bond and finish SR 209. Jacob Pride explains the TIF and grant funding from multimodal grants and local share account grants.
- c. Kristine Karol asks for clarification on the Chelsea property. Jacob Pride replies it is the property behind Dairy Queen and Odd-Lot. Jacob Pride reminds all parties the Township cannot reject a project on basis of the applicant not yet having outside approvals. Jacob Pride explains public improvements occurring in the area.
- d. Brett Cartwright states a 10% contingency is low.
- e. Art Kroll asks about SVPRD and expresses traffic concerns. Jacob Pride states Hollow Rd is a PennDOT road that the Township plows.

**10. Adjournment:** There being no other business before the Board, Robert Lovenheim motions to adjourn, Michael Albert seconds. Vote: all in favor; meeting adjourned at 7:35PM.

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Minutes Recorded by Julia Heilakka

Respectfully submitted,

  
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Julia Heilakka  
Township Secretary