

SMITHFIELD TOWNSHIP PLANNING COMMISSION
REGULAR MEETING OCTOBER 10, 2024, AT 7:00PM

A Regular Meeting of the Smithfield Township Planning Commission was held on October 10, 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, James Munet, Douglas Schryver, and David Strunk, Supervisor Robert Lovenheim, Solicitor Ronold J. Karasek, Township Engineer Melissa Hutchison, Administrative Coordinator Dyana Salvi, and Conservation & Recreation Director Alex Jackson.

Also present are Brett Cartwright, Kristine Karol, Jim Kelley, and Frances Schryver.

1. Chair Scott Amori calls the meeting to order at 7:00PM.

2. The Pledge of Allegiance is recited.

3. Minutes:

a. Regular Meeting of August 8, 2024.

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

b. Regular Meeting of September 12, 2024.

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

4. Old and Unfinished Business:

a. Consider: Draft Ordinance No. 252 – Bed & Breakfast Update.

Ronold Karasek states the Monroe County Planning Commission provided feedback and suggests changing language that the owner must reside on the property. Robert Lovenheim clarifies the Board favors allowing the owner to reside on an adjacent property. Ronold Karasek reads the remaining feedback provided by the MCPC. The Commissioners discuss the number of rooms and guests permitted in a bed and breakfast. Robert Lovenheim discusses the lack of bed and breakfasts in the Township and criteria regarding providing breakfast on or off site. Commissioner Strunk describes previous complications of short-term rentals; he suggests having clear regulations that follow Township guidelines. Alex Jackson states concern for on-lot septic; Melissa Hutchison states this is based on area and maintenance.

Kristine Karol describes parking regulations. Commissioner Strunk states regulations are in accordance with zoning. Kristine Karol confirms that bed and breakfasts will be subject to hotel tax and asks for regulations for “heads on beds.” She asks how this

compares to an Airbnb. Robert Lovenheim clarifies the difference through the presence of the owner at or on an adjacent property of the bed and breakfast. Ronold Karasek reads off the requirements; it would be permitted in all districts. Commissioner Munet asks for the Planning Commission's comments to be considered by the Board. Frances Schryver states there will be no true residential communities. Brett Cartwright suggests bed rentals and guest houses be considered. Commissioner Strunk asks for consideration to only permit bed and breakfasts in residential zones. The Commissioners discuss the owner residing on the property; the owner must be present when having guests.

b. Consider: 3 Point Garden Road Major Subdivision – Tabled.

c. Consider: Water Gap Wellness LDP.

Jim Kelley from Barry Isett & Associates states comments were received by the engineer. Commissioner Schryver asks for clarification. Jim Kelley clarifies there is a proposal to build an 8,000-square foot recreation center for guests at the facility. Melissa Hutchison clarifies the existing use is a golf course and resort conference center.

Commissioner Amori motions to table Water Gap Wellness, Commissioner Strunk seconds. Vote: All in favor; item tabled.

d. Consider: Widmer LDP – Tabled.

This item was tabled.

5. New Business and Plans to Act Upon:

a. Discuss: PA Commons Realty, LLC Sketch Plan – Tabled.

This item was tabled because the applicant was not present.

b. Discuss: Special Exception Use Criteria.

Ronold Karasek states Back 9 MX filed a special exception use, arguing that it was a nonconforming use as a continuation of a nonconforming resort. There are no standards in the current ordinance for special exception use. The Commissioners discuss draft Ordinance No. 254 regarding special exception uses. Commissioner Strunk suggests adding more criteria. Kristine Karol confirms the ordinance is a draft.

c. Discuss: Proposed Planning Commission Participation at Township Trunk or Treat and Fall Fest Event.

Dyana Salvi asks for consideration of participation in the Township's Trunk or Treat and Fall Fest event, occurring on Saturday, October 26th.

6. Public Comment:

- a. Kristine Karol states concern that bed and breakfasts will be used for sex trafficking. She states Water Gap Wellness is a special exception, and states concern for permit issuing.
 - b. Brett Cartwright asks for consideration of bike paths/sidewalks from Delaware Water Gap to Shawnee.
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 8:29PM.

Minutes Recorded by Dyana Salvi

Respectfully submitted,



Julia Heilakka
Township Secretary