

SMITHFIELD TOWNSHIP PLANNING COMMISSION
REGULAR MEETING NOVEMBER 14, 2024

A Regular Meeting of the Smithfield Township Planning Commission was held on November 14, 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, James Munet, Douglas Schryver, Nicole Carney, and David Strunk, Supervisor Robert Lovenheim, Solicitor Ronold J. Karasek, Township Engineer Jon S. Tresslar, Administrative Coordinator Dyana Salvi, and Conservation & Recreation Director Alex Jackson.

Also present are Nate Oiler, AJ Kolba, Brynn Kolba, Kristine Karol, James Kelley, and Joseph Widmer.

1. Chair Scott Amori calls the meeting to order at 8:13PM.

2. The Pledge of Allegiance is recited.

3. Minutes:

a. Regular Meeting of October 10, 2024. – Tabled.

4. Old Business:

a. Consider: Franklin Hill Manor Minor Subdivision.

Ronold Karasek states there is a current extension through January 15, 2025. Commissioner Amori motions to table Franklin Hill Manor Minor Subdivision to the December 12th regular meeting, Commissioner Schryver seconds. Vote: all in favor; motion carries.

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

AJ Kolba expresses frustration with continuous tabling. Brynn Kolba asks for an opportunity for neighboring property owners to voice their concerns. Commissioner Amori states there is a request for an extension and the plan is scheduled for the December 12th regular meeting.

c. Consider: Water Gap Wellness LDP.

James Kelley from Barry Isett & Associates asks to discuss waivers. He states feedback was received from the Township SEO and no additional sewage will be generated. Jon Tresslar asks for clarification regarding the current use. James Kelley states the current use is a conference center and was issued a building permit. Jon Tresslar states stormwater concerns. Kristine Karol clarifies that the buildings are permitted and asks for information regarding the entrance roads. Ronold Karasek states an extension is needed.

Commissioner Amori motions to table Water Gap Wellness LDP to the December 12th regular meeting, Commissioner Strunk seconds. Vote: all in favor; motion carries.

d. Consider: Widmer LDP.

Nate Oiler states the project is on Milford Road at the intersection of Joel Street - parcel 16.7.1.52. There is an existing gravel driveway on the property, with a proposal for a 1,000 square foot building and 6 parking spaces. Nate Oiler states there are waiver requests and asks for relief. The Commissioners and Joseph Widmer discuss waiver requests, which include sidewalks, stormwater, landscaping, pipe size, parking, basin, slope grading, distance of project site, and distance from building to parking lot. Joseph Widmer states the proposal is for a one-story garage, designed to house trucks.

Commissioner Strunk motions to recommend that the Supervisors recommend the SALDO waivers, excluding sidewalks to consider adding at a later date, Commissioner Amori seconds. Vote: all in favor; motion carries.

Commissioner Strunk motions to recommend that the Supervisors approve the plan with the condition for consideration of the November 7th engineer review letter. Vote: all in favor; motion carries.

5. New Business:


- a. Discuss: PA Commons Realty, LLC Sketch Plan. – Tabled.**
- b. Accept: Healthy Minds Treatment Center Sketch Plan. – Tabled.**

6. Public Comment: None.

- 7. Adjournment:** There being no other business before the Commission, Commissioner Amori motions to adjourn, Commissioner Moses seconds. Vote: all in favor; meeting adjourned at 9:01PM.

Minutes Recorded by Dyana Salvi

Respectfully submitted,



Julia Heilakka
Township Secretary