

SMITHFIELD TOWNSHIP PLANNING COMMISSION
REGULAR MEETING – DECEMBER 12, 2024 AT 7:00PM

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

Also present are Brett Cartwright, Dan Harvey, Michael Iovacchini, Kristine Karol, AJ Kolba, Brenne Kolba, Attorney Joseph McDonald, Jared Predmore, Michael Preston, Alice Olenick, David Olenick, Allesson Rode, Tim Schnaitman, Frances Schryver, Ryan Troutman, Robert Weseloh, and Rick Wyckoff.

1. Chair Commissioner Amori calls the meeting to order at 7:08PM.

2. The Pledge of Allegiance is recited.

3. Minutes:

a. October 10, 2024 – Regular Meeting.

Commissioner Amori motions to accept the minutes. Commissioner Schryver asks for a status update on the bed and breakfast ordinance, which Julia Heilakka provides. Robert Lovenheim discusses the ordinance. Commissioner Strunk confirms Frances Schryver spoke at the October 10th meeting. Commissioner Moses seconds the motion. Vote: all in favor; motion carries.

b. October 17, 2024 – Joint Meeting.

Commissioner Amori motions to accept the minutes, Commissioner Munet seconds. Vote: all in favor; motion carries.

4. Old Business:

a. Consider: Franklin Hill Manor Minor Subdivision Planning Module – Table.

Commissioner Amori motions to table this item to the January 9th meeting, Commissioner Schryver seconds. Vote: all in favor; motion carries.

b. Consider: 3 Point Garden Estates Major Subdivision.

Attorney Joseph McDonald and Engineer Michael Preston of Ott Consulting present a major subdivision, which splits Parcel 16.92443 into seven lots. The most recent

Township Engineer review letter is dated December 5, 2024. Jon Tresslar has not yet received a title report, so he cannot comment on related items. Commissioner Amori expresses disdain of shared driveways.

Attorney McDonald disagrees that the resubmission of a plan resets the review period. Michael Preston discusses steep slopes and disturbance area, and confirms that he and Jon Tresslar will discuss technical items over a phone call. Attorney McDonald states a title report was submitted with the application, though Jon Tresslar has not received it.

Michael Preston discusses the waiver request letter of June 28, 2024, revised November 4, 2024. The applicant requests six waivers and one deferral. Commissioner Amori discusses disturbance and how to restrict tree cutting. Rick Wyckoff of LTS Homes states the stormwater plan shows disturbance; homeowners are bound by deed restrictions.

Waivers 2 & 3 are for curbing and sidewalks, SALDO 22-1014.A and 22-1015, because there aren't currently sidewalks in the area. Robert Weseloh of LTS Homes states that he could have subdivided to 15 lots, but chose to reduce the number to better suit the area. Commissioner Munet confirms driveways will be paved. Rick Wyckoff explains the limit of disturbance. Commissioner Amori suggests a 10-ft easement for sidewalks. Robert Weseloh confirms that can be accommodated. Jon Tresslar notes that a change of grade along the road may cause a problem.

Waiver #4 is for lot requirements, SALDO 22-1022.2 25, but this may not be necessary because a letter from Zoning Officer Ken Wolfe dated September 11, 2024, states the lots comply. Jon Tresslar states the zoning ordinance is silent on flag lots; Ken Wolfe determined that flag lots are permitted for zoning. Commissioner Amori states residential lots shall front on a street and have access to the street. Attorney McDonald replies that proposed lots 5 and 6 have 25 feet of frontage on 3 Point Garden Rd. Commissioner Amori confirms that lots 5 and 6 will own the driveways on 3 Point Garden, but lots 3 and 4 will have an easement for a shared driveway. Attorney McDonald and Jon Tresslar discuss frontage requirements. Jared Predmore asks about the definition of frontage. Attorney McDonald prepared a memo on the definitions and flag lots and will share it with Jon Tresslar, which discusses Section 22.1012.4. Jared Predmore states lots 5 and 6 do not have frontage on the public access road.

Ron Karasek states that if the applicant does not agree to an extension, the Commission must act tonight to put the plan before the Board of Supervisors before the timeframe runs out.

Waiver #5 mimics request #1, and Waiver #6, SALDO 22-1402.1.f regarding a private water supply, is rescinded.

Deferral #1 is SALDO 22-1008.3. Michael Preston requests not widening 3 Point Garden Rd. and Franklin Hill Rd; the code mandates and extra two feet of shoulder. The applicant offers to place stone. Robert Weseloh states spots on Franklin Hill Rd may

require a lot of stone, and placing the stone would remove trees and shrubs; they request only adding stone to 3 Point Garden Rd.

Jon Tresslar discusses the stormwater management ordinance. Infill testing is not yet complete, so the design may change if testing fails; a preliminary plan approval gives certain rights to the developer. Attorney McDonald confirms the plan will be submitted if the parcel can't meet NPDES requirements. Commissioner Strunk requests the applicant provide an extension.

Ron Karasek states the Commission can recommend that the plan be denied based on open waivers etcetera unless an extension is received. In the interest of disclosure, Ron Karasek states his son works for Ott Consulting. Commissioner Strunk voices concern for shared driveways, and Robert Weseloh states that avoiding flag lots would change the plan to a road with a cul-de-sac and 10 lots. He confirms the project still needs approvals from the Monroe County Conservation District; if he receives conditional approval, he will proceed with infiltration. Jared Predmore states there are elementary changes that should be corrected. Attorney McDonald states it is misleading to say there 103 outstanding items.

The Commission considers how or if they should vote to recommend the plan. Jon Tresslar states stormwater cannot be evaluated at this time. AJ Kolba states neighbors are frustrated, voices concerns for water runoff, and asks when to ask questions. Robert Weseloh will provide an extension for the project through January 29th so the Commission can discuss this project at the next meeting.

Commissioner Strunk is concerned about water flowing across the property. Robert Weseloh states the applicant is responsible for the water generated on the property, not for what flows through it from other properties. Tim Schnaitman owns two properties on Franklin Hill Rd. and has serious concerns because water erosion has exposed a high-pressure gas line twice. That property is solid rock, so infiltration will not be successful. Commissioner Amori states the Commission is very aware of stormwater concerns. Tim Schnaitman voices concerns for rain gardens, drilling, and blasting. Michael Iovacchini voices concern about the process; most constituents are not against the development, but the ability to speak has not been addressed. He did not receive a letter from the developer regarding the project until November 4, 2024. He is concerned about preliminary approval, stormwater drainage, lack of a good faith effort, the pump test, and the process and ability to provide input.

Commissioner Strunk motions to table this item until January 9, 2025, Commissioner Amori seconds. Vote: all in favor; motion carries.

c. Discuss: PA Commons Realty, LLC Sketch Plan.

This item will be removed from the agenda until the applicant contacts the Township.

d. Discuss: Lighting Ordinance.

Alex Jackson received the Monroe County Planning Commission (MCPC) review, which has six comments. The Board of Supervisors discussed enforcement provisions. This will be re-discussed by all parties once it is reviewed by council. Ron Karasek states lighting should be a standalone ordinance, and Commissioner Amori agrees.

e. Discuss: Special Exception Use Criteria.

Julia Heilakka received comments from the MCPC. Ron Karasek states provisions must be clear. The Commission will add a digital copy of the application to the requirements.

5. New Business:

a. Discuss: Healthy Minds Treatment Center Sketch Plan.

Ryan Troutman, engineer from Barry Isett Associates, and the developer, Dan Harvey, present a sketch plan for Parcel 16.9.1.22 on 32 acres adjacent to Totts Gap Rd, which will be served by private well and septic. The sketch plan proposes a 62-bed drug and alcohol rehabilitation facility. This parcel has conditional use approval.

The Commission discusses their desire to reduce parking requirements. Ryan Troutman will reconfigure parking lot out of the wetland buffers, and states the parcel will need to connect to public sewer because the line is within 5,000 feet. Kristine Karol confirm the building is 27,000 sq. ft. Ryan Troutman replies earth disturbance is listed at 13,500 sq. ft. because the building is two floors.

Ryan Troutman will document steep slopes, and the property does not meet trip requirements for a traffic study (500 trips a day); they estimate 370 trips a day. Dan Harvey states clients will not have cars on property; once a month, visitors are welcome on weekends. Commissioner Amori discusses service vehicles for the site.

Ryan Troutman requests feedback on a requirement for road widening on Totts Gap Road: he requests to widen only from Cherry Valley Drive to the driveway at Totts Gap Rd. Jon Tresslar suggests enforcing all road widening requirements, though the Commission should evaluate the rural character of the area against the development of the road. Kristine Karol states there will not be much future development in the area because of site characteristics.

Ryan Troutman discusses sidewalk provisions, and the Commission confirms a 10-ft easement is acceptable. Kristine Karol states the road is frequently used by pedestrians. The applicant will dedicate the requested right-of-way to the Township. AJ Kolba asks if the area needs a third rehabilitation center. Commissioner Strunk states the Commission does not have the authority to decide what developers build. Robert Lovenheim states this use is no longer permitted in the R1 zone.

Frances Schryver asks if there are levels of rehab centers that describe facility types and certifications like in New Jersey. Dan Harvey replies this facility is a full-service drug and alcohol rehabilitation certified by the state, but cannot speak on levels. Commissioner Amori states it is interesting for the Commission's edification, but is not relevant to the jurisdiction of the Commission. Kristine Karol believes is it relevant. Brenne Kolba states the facility will not draw people to the area, and voices concerns for the charm and character of the area. Commissioner Strunk states the Township must allow all uses.

Jon Tresslar confirms lighting will be reviewed in the land development process. Ryan Troutman confirms he is aware of and will comply with the conditional use conditions. He confirms the building can't go elsewhere on the property because of steep slopes, the Cherry Creek buffer, and a wetland buffer.

Brett Cartwright asks how the facility was originally permitted in an R-1 zone. Kristine Karol replies the Board of Supervisors made a mistake when trying to make sight-specific relief for another project. Commissioner Moses asks if the facility will accommodate court-ordered stays. Dan Harvey replies it is voluntary only. Kristine Karol states every client is required to sign a statement of voluntary attendance.

Frances Schryver asks what Water Gap Wellness is now. Kristine Karol replies the owners claims it's an inn or conference center, but buses residents to an offsite facility. Commissioner Amori states these are two separate projects and requests a timeline for next steps. Ryan Troutman expects a formal submission in the next month or two. Kristine Karol has comments on the plan.

b. Accept: Shukaitis Estate Minor Subdivision for Review.

Allesson Rode overviews the three-lot subdivision on Parcel 16.7.2.23-1, which creates two lots for existing structures and one new lot. A shared driveway agreement means no new driveways. David Olenick is cutting trees to create a better sightline on Hidden Valley Drive. Commissioner Amori motions to accept the Shukaitis Estate Minor Subdivision for review, Commissioner Schryver seconds. Vote: all in favor; motion carries.

c. Consider: Act 537 Update.

Manwalamink Sewer is being sold to PA American Water. The ownership change requires an Act 537 plan update, and the Commission must approve the change by December 20th. Ben Kutz, the engineer for the Smithfield Sewer Authority, has provided comments on the transfer.

Commissioner Amori motions to recommend approval of the Act 537 update based upon satisfaction of any comments from the Smithfield Sewer Authority, Commissioner Munet seconds. Vote: all in favor; motion carries.

d. Consider: Schedule Reorganization & Regular Meeting for 2025.

The Commission will have a Reorganization & Regular Meeting on January 9, 2025, at 7PM.

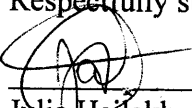
6. Public Comment:

- a. Commissioner Amori and Kristine Karol discuss the Healthy Minds Treatment Center Sketch Plan and when the public will be able to comment on the plan. Kristine Karol requests the Planning Commission visit the Healthy Minds site (Parcel 16.9.1.22), expresses concerns about the development of the site, and reminds the Commission she has two active court cases related to the property. Commissioner Amori states the Commission cares very deeply about dark sky.
- b. Brett Cartwright suggests taking breaks or having additional meetings to shorten the length of meetings.

- 7. Adjournment:** There being no other business before the Commission, Commissioner Munet motions to adjourn, Commissioner Schryver seconds. Vote: all in favor; meeting adjourned at 9:36PM.

Minutes Recorded by Julia Heilakka

Respectfully submitted,



Julia Heilakka
Township Secretary