

SMITHFIELD TOWNSHIP PLANNING COMMISSION
REORGANIZATION AND REGULAR MEETINGS – JANUARY 9, 2025, AT 7:00PM

The Reorganization and Regular Meetings of the Smithfield Township Planning Commission were held on January 9, 2025, at the Smithfield Township Municipal Center at 1155 Red Fox Rd, East Stroudsburg, PA 18301, and via Zoom.

Present are Commissioners Scott Amori, Dr. Nicole Carney, James Munet, Doug Schryver, David Strunk, and Jean Turn; Supervisor Robert Lovenheim, Solicitor Ronold J. Karasek, Township Engineer Jon S. Tresslar, Administrative Coordinator Dyana Salvi, Conservation & Recreation Director Alex Jackson, and Township Manager Julia Heilakka. Commissioner Chris Bowers is not present.

Also present are Brett Cartwright, Terrance Fagan, Kristine Karol, AJ Kolba, Bob Marki, Nate Oiler, Alice Olenick, David Olenick, Jared Predmore, Dana Schnaitman, Tim Schnaitman, Tim Snow, Bruce Weichel, Lynn Weichel, and other members of the public.

- 1. Chair Scott Amori calls the meeting to order at 7:00PM.**
- 2. The Pledge of Allegiance is recited.**
- 3. Announcements:**
 - a. Commissioner Amori welcomes Jean Turn to the Planning Commission; Bob Moses decided not to be reappointed, and he thanks Bob for his service.
- 4. Reorganization:**
 - a. Election of Officers:**
 - i. Chair. Commissioner Strunk motions to appoint Scott Amori as Chair, Commissioner Schryver seconds. Vote: all in favor; motion carries.
 - ii. Vice Chair. Commissioner Strunk motions to appoint Dr. Nicole Carney as Vice Chair, Commissioner Munet seconds. Kristine Karol asks about the duties of the Vice Chair, and Commissioner Amori replies that the Vice Chair runs the meeting in the absence of the Chair. Vote: all in favor; motion carries.
 - iii. Secretary. Commissioner Amori motions to appoint David Strunk as Secretary, Commissioner Turn seconds. Kristine Karol questions the duties of the Secretary, and Commissioners Amori replies the Secretary signs correspondence from the Commission. Vote: all in favor; motion carries.
 - iv. Recording Secretary. Commissioner Amori motions to appoint Dyana Salvi as Recording Secretary, Commissioner Schryver seconds. Vote: all in favor; motion carries.
 - b. Appoint: Planning Commission Liaison to Environmental Advisory Council.**

Commissioner Amori motions to appoint James Munet, Commissioner Strunk seconds. Vote: all in favor; motion carries.

c. Schedule Regular Meetings: 2nd Thursday of each Month at 7:00PM.

[See motion in 4.d]

d. Schedule Work Sessions: 4th Thursday of each Month at 7:00PM, as needed.

Commissioner Strunk motions to set the meeting times for regular meetings and as-needed work sessions, Commissioner Amori seconds. Vote: all in favor; motion carries.

5. Minutes:

a. November 14, 2024 Regular Meeting.

Commissioner Strunk motions to approve the November 14, 2024 Regular Meeting minutes, Commissioner Schryver seconds. Vote: all in favor, motion carries.

b. December 12, 2024 Joint Meeting.

Commissioner Strunk motions to approve the December 12, 2024 Joint Meeting minutes, Commissioner Munet seconds. Vote: all in favor; motion carries.

Kristine Karol asks if there is a time limit for how long after the meeting the minutes must be approved. She also comments on whether the members of the Planning Commission read the minutes and how to remember the meeting content. Members of the Commission responded that she can watch the recordings.

6. Old Business:

a. Consider: 3 Point Garden Major Subdivision – Tabled.

A request was submitted by the applicant to table this item, and Commissioner Amori suggests placing it on the February 13, 2025, meeting agenda. Ron Karasek notes that the extension is valid until January 29th, and Julia Heilakka states that the Board of Supervisors' agenda for the 28th will address this matter if no extension is received.

b. Consider: Franklin Hill Manor Minor Subdivision Planning Module.

There being no applicant present at the meeting, Ron Karasek indicates that the extension is valid only until January 15th. Commissioner Strunk requests that the extension deadline be included in the agenda line item. The Commission discusses whether this had gotten conditional or final approval yet, and notes that the Board of Supervisors may need to consider the planning module and the entire plan at their meeting on January 14th if no extension is granted.

7. New Business:

a. Consider: Shukaitis Estate Minor Subdivision.

Nate Oiler from RKR Hess and Alice and David Olenick (the Applicant) provide an overview of the project. There are two existing houses on the tract, one with a driveway and the other with access on Hidden Valley Drive. The subdivision proposes creating a new parcel for an existing house, Lot 3, with a net acreage of 13 acres, and a new building lot of around 2 acres, for a total of three lots. T&M Associates indicated that the ordinance suggests access via a road of lesser classification, which in this case is Hidden Valley Drive. However, the lot proposes taking access and sharing it on Franklin Hill Road, which is a higher classification. A waiver would be necessary to avoid using Hidden Valley Drive.

Alice Olenick states the shared driveway access would include an easement on Lot 3 for just the first 100 feet so that Lot 2 can access Franklin Hill Road, which offers better sight distance. Commissioner Strunk asks about sight distance and stormwater drainage, and clarifies the waiver requests. Commissioner Amori suggests limiting the shared portion of the driveway to 100 feet as a condition of the waiver.

A discussion ensues on improvements to Franklin Hill Road, and Nate Oiler states that the width of the right-of-way would be the full 25 feet. Commissioner Strunk asks if rip rap could be added to Franklin Hill to improve stormwater drainage. Nate Oiler states there were no clear issues with pre-existing stormwater along the road.

The applicant requested two waivers: SALDO 1012.12 for T&M Associates Comment #10 and SALDO 1008.3 for T&M Comment #9. A fee will need to be discussed with the Board of Supervisors. Commissioner Schryver states that across the street, the other Franklin Hill project involved a culvert. T&M indicated that Franklin Hill subdivision determined that an easement onto the Shukaitis property was not needed because new revisions indicate rip rap can be within the township ROW.

Commissioner Amori motions to grant the waivers for SALDO 1012.12 (T&M Comment #10) and SALDO 1008.3 (T&M Comment #9), with the condition that the maximum shared portion of the driveway does not exceed 125 feet from the centerline of Franklin Hill Road, Commissioner Strunk seconds. Vote: all in favor, motion carries.

Commissioner Amori motions to grant preliminary and final approval, subject to compliance with T&M Associates review comments dated January 6, 2025, and confirmation of conditional approval signatures on the form used by the Township, Commissioner Strunk seconds. Vote: all in favor, motion carries.

Kristine Karol comments on previous sketch plans. Nate Oiler replies the sketch changed from around seven lots in a conservation subdivision to a three-lot minor subdivision.

b. Consider: Shukaitis Estate Minor Subdivision Planning Module.

Commissioner Strunk asks if any outside approvals were required, and Nate Oiler replies that testing was completed, and some comments need to be addressed with the SEO, but the Planning Commission must find the content consistent with SALDO and zoning ordinances, and that the document has a spot for the Commission to sign. The Zoning Officer also needs to sign off as a condition.

Commissioner Amori motions to approve the planning module on the condition that the Zoning Officer approves and signs off, Commissioner Strunk seconds. Vote: all in favor; motion carries.

c. Consider: Water Gap Wellness Land Development Plan.

Commissioner Amori states the applicant requested this item be tabled because T&M Associates had cited some zoning issues, and the applicant stated that they wanted to resolve those. This item is tabled until the February meeting.

8. Public Comment:

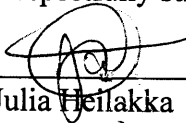
- a. Tim Schnaitman comments on the 3 Point Garden Major Subdivision. He emphasizes the importance of reading his submitted document. Commissioner Strunk states he was not initially aware the document was posted on the website but read it afterward, and recommends that everyone do the same. Tim Schnaitman states he owns adjacent properties and highlights a discrepancy in the wetland study conducted by the Applicant, pointing out that an intermittent stream exists on the site but was omitted from the applicant's submission. Commissioner Amori thanks Tim for his comments.
- b. Brett Cartwright raised concerns about stormwater management on Albert Lane. A discussion ensues, during which T&M explained that the pre- and post-development drainage patterns would remain similar to current conditions. Brett Cartwright asks about the possibility of additional water entering Candle Creek. This led to further discussion on how, under current regulations, the rate of runoff must be reduced compared to existing conditions and how the volume is designed to remain approximately the same by infiltrating the two-year storm into the groundwater system.
- c. Kristine Karol comments on zoning issues related to the Water Gap Wellness Land Development Plan and the Monroe County Planning Commission review and their points on non-conforming uses.
- d. Terrance Fagan comments on ongoing litigation, a previous conditional use decision, and zoning use of a primary structure in the Township.
- e. Bob Marki comments on the connection between two buildings associated with Water Gap Wellness, and a discussion ensues on how a building did not go through land development but received a building permit from the Zoning Officer. Jared Predmore

also comments on the type of use associated with Water Gap Wellness, which leads to a discussion. Kristine Karol comments on the Township's special exception criteria and states her suspicion that the new criteria is tailored to benefit Water Gap Wellness. The Planning Commission expresses sympathy to the public's comments and concerns but noted that no such matter was before the Planning Commission for consideration.

- f. Solicitor Ron Karasek states that he created the special exception criteria for the Township for the matters related to the Mountain Manor property and disagrees with Kristine's comment that the criteria were tailored to benefit Water Gap Wellness.
9. **Adjournment:** There being no other business before the Commission, Commissioner Munet motions to adjourn, Commissioner Amori seconds. Vote: all in favor; meeting adjourned at 8:35PM.

Minutes Recorded by Dr. Alex Jackson and Julia Heilakka

Respectfully submitted,



Julia Heilakka
Township Secretary