

SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS  
SPECIAL MEETING – FEBRUARY 13, 2025 AT 6:00PM

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A Special Meeting of the Smithfield Township Board of Supervisors was held on February 13, 2025, at the Smithfield Township Municipal Center at 1155 Red Fox Rd, East Stroudsburg, PA 18301, and via Zoom.

Present are Supervisors Jacob Pride, Michael Albert, and Robert Lovenheim, Engineer Jon Tresslar, Solicitor Ronold Karasek arrives at 6:47PM, Administrative Coordinator Dyana Salvi, and Township Manager Julia Heilakka.

Also present are Kristine Karol, Brett Cartwright, Martha Carbone, Douglas Schryver, Tara Vecchio-Freeman, and Pat Owens.

- 1. Chair Jacob Pride calls the meeting to order at 6:03PM.** A quorum is present.
- 2. The Pledge of Allegiance is recited.**
- 3. New Business:**

- a. Discuss: Lodging.**

Jacob Pride discusses the Board wants to clarify lodging definitions. Julia Heilakka states there is an emphasis to prioritize specifying the definitions of dwellings, by-right uses in the Resort District, apartments, parking, and the differences between inns, motels, and hotels. Michael Albert notes the similarities between a motel and hotel. Julia Heilakka suggests changing the hotel definition to always include an indoor lobby. Michael Albert notes the emphasis on delineating between zoning districts. Jacob Pride suggests having bed and breakfasts as a conditional use. Douglas Schryver asked where motels would be permitted, Jacob Pride states in the Resort District. Martha Carbone states that motels are beneficial. Julia Heilakka clarifies that hotels are conditional use in the Resort District.

Kristine Karol asks for clarification of accommodation specifications. Julia Heilakka states it is not clearly defined in the current ordinance. Michael Albert encourages keeping the definitions separate. Pat Owens asks what the objectives are for this meeting. Julia Heilakka states this is a preventative measure to make definitions clear. Robert Lovenheim discusses turning down a project on River Rd. due to acreage requirements. Tara Vecchio-Freeman describes the project and asks if they are changing acreage requirements. Michael Albert describes the Shawnee Inn existing before zoning laws and notes nonconforming uses within the Township. The Board discusses acreage requirements and setback lines.

Kristine Karol states there is a special lodging definition for inn. Robert Lovenheim asks how to determine the clear acreage requirements, and notes concern for lower income housing. The Board discusses incentivizing housing and residential zoning districts.

Ronold Karasek arrives at 6:47PM.

- b. Discuss: Next Steps for Lodging Discussion.

Jacob Pride states they will plan to meet at a later date.

**4. Public Comment**

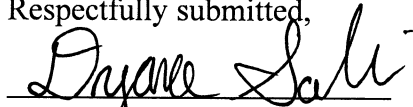
- a. Kristine Karol states the RE, R1, R2, and RC Zoning Districts need to be discussed.
- b. Brett Cartwright asks if the acreage requirements are to regulate the establishments in an area. Jacob Pride confirms the statement.

- 5. Adjournment:** Robert Lovenheim motions to adjourn, Michael Albert seconds. Vote: all in favor; meeting adjourned at 6:57PM.

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Minutes Recorded by Dyana Salvi

Respectfully submitted,



Dyana Salvi  
Assistant Township Secretary