

THE SMITHFIELD TOWNSHIP ZONING HEARING BOARD
REORGANIZATION & REGULAR MEETING – JANUARY 7, 2025, AT 7:00PM

A Reorganization & Regular Meeting of the Smithfield Township Zoning Hearing Board was held on January 7, 2025, at the Smithfield Township Municipal Center at 1155 Red Fox Rd, East Stroudsburg, PA 18301.

Present are Board members Lucas Fuller, Guy Miller, and Marianne Cannell, Solicitor Jeff Durney, Stenographer Donna Kenderdine, Zoning Officer Matthew Helbers (via Zoom), Supervisor Robert Lovenheim, and Township Manager Julia Heilakka.

Also present are Russell Albert, Marianne Bridges, Salvatore Caiazzo, Kristine Karol, Attorney Robert Kidwell, Jesus Maldonado, Veronica Ruiz, and Terri Timko.

- 1. Interim Chair Lucas Fuller calls the meeting to order at 7:00PM.**
- 2. The Pledge of Allegiance is recited.**
- 3. Minutes:**
 - a. August 14, 2024 Regular Meeting.** Guy Miller motions to approve the minutes from the August 14, 2024 Regular Meeting, Marianne Cannell seconds. Vote: all in favor; motion carries.
- 4. Public Comment on the Agenda: None.**
- 5. Old Business: None.**
- 6. New Business:**
 - a.** Appoint Chair.
 - b.** Appoint Vice Chair.
 - c.** Appoint Secretary.
 - d.** Appoint Recording Secretary.
 - e.** Appoint Solicitor.
 - f.** Appoint Alternate Solicitor.
 - g.** Schedule Meetings for 2025.

Guy Miller motions to retain the same slate as last year, Lucas Fuller seconds. Vote: all in favor; motion carries. Attorney Durney confirms the following appointments: Lucas Fuller, Chair; Guy Miller, Vice Chair; Marianne Cannell, Secretary; Julia Heilakka, Recording Secretary; Attorney Jeff Durney, Solicitor; Attorney Robert Kidwell, Alternate Solicitor; meetings will be held on the first Tuesday of each month at 7:00PM, as needed.

- 7. New Business:**

- a. **Public Hearing – Smithfield Sewer Authority for 115 Twin Falls Rd.** The public hearing requested by the Smithfield Sewer Authority is a variance request for 115 Twin Falls Rd, Parcel 16.3.2.3, PIN 16732200379394, to permit the construction of a parking area within the 50-foot front line parking setback and to reduce the required 25-foot landscaped parking buffer to 10 feet. The property is located in the Economic Development Zoning District, and was posted by the Zoning Officer. The hearing was advertised in the Pocono Record on December 16, 2024, and December 23, 2024. This hearing is transcribed by Donne Kenderdine Reporting.

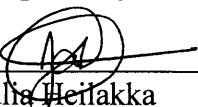
The Zoning Hearing Board enters executive session to consult with the solicitor on legal concerns at 7:44PM and reconvenes at 7:47PM. Lucas Fuller motions to grant both variance requests, Guy Miller seconds. Vote: all in favor; motion carries.

8. Public Comments: None.

- 9. Adjournment:** There being no other business before the Board, Lucas Fuller motions to adjourn, Marianne Cannell seconds. Vote: all in favor; meeting adjourned at 7:48PM.

Minutes Recorded by Julia Heilakka

Respectfully submitted,



Julia Heilakka
Township Secretary