

SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING – JUNE 10, 2025, AT 6:00PM

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A Regular Meeting of the Smithfield Township Board of Supervisors was held on May 27, 2025, at the Smithfield Township Municipal Center at 1155 Red Fox Rd, East Stroudsburg, PA 18301, and via Zoom.

Present are Supervisors Jacob Pride, Robert Lovenheim, and Michael Albert, Solicitor Ronold Karasek, Engineer Jon Tresslar, Conservation & Recreation Director Alex Jackson, and Township Manager Julia Heilakka.

Also present are Elisa Byrne, Brett Cartwright, Zak Klapotosky, Tara Mezzanotte, JoAnn Norris, Vicky Ozgun, Ed Regina, Tim Snow, Marguerite Vecchio, and Tara Vecchio Freeman.

- 1. Chair Jacob Pride calls the meeting to order at 6:05PM.**
- 2. The Pledge of Allegiance is recited.**
- 3. Announcements**
  - a. The Board of Supervisors held an executive session on June 10, 2025 from 5:30PM to 6:00PM, to discuss possible real property acquisition and litigation involving M. Manor Holding/Back 9MX and Marguerite Vecchio.
  - b. The Board of Supervisors held an executive session with the Middle Smithfield Township Supervisors on May 30, 2025, from 8:43AM – 9:12AM regarding possible real property acquisition.
  - c. Resident vouchers for Dansbury Pool are available starting June 11<sup>th</sup>.
- 4. Minutes:**
  - a. None.
- 5. Bills & Obligations: \$240,782.60**
  - a. **Ratify: \$115,149.71 (General Fund: \$115,149.71).**
  - b. **Consider: 6/10/2025 – \$125,632.89 (General Fund: \$71,679.70, Escrow Fund: \$2,580.00, EMS Tax Fund: \$96.42 , Fire Tax Fund: \$176.77, Capital Improvement Grant Fund: \$51,100.00).**

Robert Lovenheim motions to approve the bills, Michael Albert seconds. Michael Albert discusses the MCFC DCED grant and a fire escrow. Vote: all in favor; motion carries.

- 6. Reports:**
  - a. **Solicitor's Report.** Solicitor Karasek prepared a land development agreement for the Franklin Hill Manor Minor Subdivision and spent most of his time filing briefs for the M.

Manor Holding/Back 9MX litigation, which should be scheduled for argument in Harrisburg in late summer or fall.

- b. Engineer's Report.** Jon Tresslar worked on the Wellness Park NPDES submission, Vision Loss Trail, Bike Park MSP, and Post Office Bridge. The Township received a new land development plan and a minor subdivision. Michael Albert states the Green Light Go traffic system is making real-time adjustments to permit more efficient traffic flow.
- c. Township Manager's Report.** Julia Heilakka states the Township received 16 Right-to-Know requests in May and issued 25 permits. The reimbursement for the Green Light Grant is wrapping up.
- d. Environmental Advisory Council Report.** Alex Jackson states the subcommittee met on possible updates to the official map including environmentally sensitive areas, bike lanes, and sidewalks. They are preparing an annual report and July newsletter blurb.
- e. I-80/SR 611 Report.** Tara Mezzanotte states the Monroe County Commissions provided a letter of support for the EXPLOR Act, Warren County Commissioners sent a letter to USDOT asking for I-80 projects be reviewed on a federal level, multiple senators have requested a long-range transportation study for I-80 from Exit 4 in New Jersey to the PA line, and the PennDOT 611 project is in a comment period.
- f. Supervisors' Comments.** Michael Albert states revenue from park fees over two weeks was approximately \$5,000. Jacob Pride states the weather has affected park attendance.

**7. Old Business: None.**

**8. New Business:**

**a. Consider: Approve Consent Agenda.**

- i. Consider: Accept Resignation of Brett Cartwright from Environmental Advisory Council.
- ii. Consider: Appoint Robert J. Kidwell & Newman Williams, P.C. to serve as Alternate Township Solicitor at \$200 per hour.
- iii. Consider: Execute Three Agreements with Cohen Law Group re: Cable Franchise Fee Collection, Audit, & Renewal.

Robert Lovenheim motions to approve the consent agenda, Michael Albert seconds. Robert Lovenheim thanks Brett Cartwright for his service, Michael Albert seconds the thanks. Michael Albert discusses the Cohen law agreements, and the Board decides to place a 40-hour cap on the hourly agreement. Brett Cartwright discusses an option for the Township to get free Wi-Fi from its service provider. Michael Albert clarifies the franchise agreement is for television, not Wi-Fi. Vote: all in favor; motion carries.

- b. Consider: Award Marshalls Falls House Demolition Contract.** The Township received four bids for this project: Brdaric Excavating, Inc.: \$77,270.00, EF Possinger & Sons, Inc.: \$134,600.00, Victory Gardens, Inc.: \$137,701.00, and Kobalt Construction,

Inc.: \$236,980.00. Julia Heilakka states Township staff will be present at the start of demolition to remove keepsake pieces of the house to preserve its memory. Michael Albert motions to award the bid to Brdaric Excavating, Inc. at \$77,270.00, Robert Lovenheim seconds. JoAnn Norris asks for confirmation of the bids, if the fire company can burn it down, and how this is funded. Julia Heilakka confirms the bids numbers, states she received a firm “no” from the PA State Fire Commission about a practice burn, and states this project is funded through a Monroe County Redevelopment Authority grant and a DCED LSA grant. Vote: all in favor; motion carries.

- c. **Consider: Award Tar and Chip Contract.** The Township received three sealed bids for tar and chipping Franklin Hill Rd: Asphalt Maintenance Solutions, LLC (AMS): \$148,420.00, Pocono Spray Patching: \$166,870.00, Midland Asphalt Materials: \$181,466.00. Robert Lovenheim motions to award the bid to Asphalt Maintenance Solutions, LLC at \$148,420.00, Michael Albert seconds. Bob Heeter asks if this will expand the shoulders of Franklin Hill Rd. Jacob Pride states shoulder expansion is not part of this bid. Vote: all in favor; motion carries.
- d. **Discuss: Commercial Use of Township Parks.** The Township was approached by Pocono Day Tripper, who informally requested park entry fees be waived for their company. Michael Albert discusses current agreements with nonprofits could be used to create a template for agreements with for-profit organizations, which would require insurance and a fee. Alex Jackson will reach out to the organization.
- e. **Discuss: Parks & Recreation Regulations Update.** Alex Jackson placed the update into ordinance form. Changes include enforcement powers, drones, and littering. Solicitor Karasek will review the draft ordinance. Robert Lovenheim motions to authorize advertisement of the ordinance pending changes from the solicitor, Michael Albert seconds. Vote: all in favor; motion carries.
- f. **Discuss: Data Center Ordinance Update.** Alex Jackson compiled data center information into a draft ordinance. The County created a map demonstrating where a 250,000 sq. ft. building may exist on current parcels that considers the size of the building and zoning setbacks, but other factors may make building on a site not practical. Michael Albert states this map proves that the Township could not be taken to court based on the ordinance being exclusionary. Alex Jackson and the Board discuss definitions, maximum building size, and what zoning districts allow data centers.  
  
Brett Cartwright and the Board discuss possible provisions for decommissioning data centers. Zak Klapotsky states data centers are loud but the Board still wants them. Michael Albert states this discussion adds restrictions to data centers. Vicky Ozgun asks about highlighted parcels containing wetlands. Jacob Pride clarifies that this map only considers setbacks and a 250,000 sq ft building; the map does not account for wetlands.
- g. **Discuss: Lighting Ordinance Update.** Alex Jackson discusses comments from the Zoning Officer. The Board discusses ensuring lighting doesn't spill onto adjacent properties, the difference between commercial and residential lighting, and whether or

not the ordinance should be placed in Chapter 27 or have a standalone chapter. Alex Jackson will send the lighting ordinance draft to the alternate solicitor for review.

**9. Public Comments:**

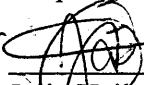
- a. Julia Heilakka notes formatting on the agenda is slightly different; both sealed bid proposals were removed from the consent agenda and placed as their own items. The content of the items did not change, and all items still appear on the agenda.
- b. Brett Cartwright thanks Julia Heilakka for preserving with PennDOT regarding safety updates for the intersection of Gap View Drive and SR 209.
- c. Brett Cartwright asks about managing stormwater. Jon Tresslar explains there are two types of stormwater runoff. Bypass stormwater comes from other properties, passes through a property, and continues; developers are not required to mitigate this type of stormwater. An owner/developer is required to only mitigate stormwater generated on their property. Practically, larger developers will normally be asked to help mitigate bypass stormwater, and Townships can use waiver requests as leverage.
- d. Ed Regina, on behalf of Bushkill EMS, thanks the Township for help with a \$100,000 DCED LSA grant, which enabled them to buy three power stretchers and receive a loan to cover outstanding costs. Power stretchers are a huge benefit for paramedics.
- e. Tim Snow asks if the Zoning Officer has determined the use of the Water Gap Wellness property, as requested by Lance Pulse and Jim Kelley at a prior meeting. Julia Heilakka will email Tim Snow; she does not recall. Jacob Pride states the property is under separate investigation that the Township is not privy to.
- f. Zak Klaptosky of 109 Clubhouse Ct asks the Township to reconsider the candidate on the ballot for constable. The current candidate was drunk by dumpsters on Zak Klaptosky's property and shot and killed a Nigerian Dwarf goat because he felt threatened. The State Police and District Attorney's office have not taken action, and Mr. Klaptosky needs to file a personal suit against him. Jacob Pride clarifies the candidate has not been elected – the Primary Election is in May – but he is the only candidate running. Zak Klaptosky states the candidate is mentally unstable and has a lot of priors.

**10. Adjournment:** There being no other business before the Board, Robert Lovenheim motions to adjourn, Jacob Pride seconds. Vote: all in favor; meeting adjourned at 7:42PM.

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Minutes Recorded by Julia Heilakka

Respectfully submitted,



Julia Heilakka  
Township Secretary