

SMITHFIELD TOWNSHIP PLANNING COMMISSION
REGULAR MEETING APRIL 10, 2025, AT 7:00PM

A Regular Meeting of the Smithfield Township Planning Commission was held on April 10, 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, David Strunk, Jean Turn, Chris Bowers, James Munet, and Douglas Schryver, Solicitor Ronold Karasek, Engineer Jon Tresslar, and Administrative Coordinator Dyana Salvi.

Also present are Elliot Ace, Kristine Karol, and Tim Schnaitman.

1. **Chair Scott Amori calls the meeting to order at 6:59M.**
2. **The Pledge of Allegiance is recited.**
3. **Announcements:**
 - a. Spring Cleanup is April 30th through May 3rd.
 - b. Spring Leaf Pickup is April 14th through April 25th.
4. **Minutes:**
 - a. **January 9, 2025 Joint Meeting.** Commissioner Strunk motions to approve the minutes of the January 9, 2025 Joint Meeting, Commissioner Schryver seconds. Jean Turn mentions that Chris Bowers is listed as present and absent in the minutes; staff will correct this error. Vote: all in favor; motion carries.
 - b. **February 13, 2025 Regular Meeting.** Commissioner Amori motions to approve the minutes of the February 13, 2025 Regular Meeting, Commissioner Munet seconds. Vote: all in favor, motion carries.
 - c. **February 27, 2025 Joint Meeting.** Commissioner Amori motions to approve the minutes of the February 27, 2025 Joint Meeting, Commissioner Bowers seconds. Vote: all in favor, motion carries.
5. **Old Business:**
 - a. **Consider: 3 Point Garden Major Subdivision - Table. Deadline - 04.23.2025.** Commissioner Amori motions to table upon request of the applicant, Commissioner Strunk seconds. Tim Schnaitman asks if the new Zoning Officer will review the plan. Vote: all in favor; motion carries.
 - b. **Consider: Water Gap Wellness LDP – Table. Deadline – 06.12.2025.** Kristine Karol confirms the plan will be reviewed next month. Commissioner Amori motions to table, Commissioner Munet seconds. Vote: all in favor; motion carries. Kristine Karol blames the supervisors for an assault at Water Gap Wellness because the owner of the company is not performing background checks on staff.

6. New Business:

- a. **Accept: Smithfield Sewer Authority LDP. Deadline - 07.09.2025.** Jon Tresslar states the Smithfield Sewer Authority proposes upgrades at 115 Twin Falls Rd. Commissioner Amori motions to accept the land development plan for review, Commissioner Schryver seconds. Vote: all in favor; motion carries.
- b. **Consider: ZHB-0349 Special Exception - POM Contracting.** The public hearing requested by POM Contracting requests special exception approval to permit a garage constructed at 225 Twin Falls Rd, PIN 16732200466400, Parcel 16.3.2.5-2, as an expansion of a non-conforming use. Elliot Ace is present as the owner of POM Contracting, and explains the different guidance he received from the old and new Zoning Officers.

Commissioner Strunk motions to recommend approval of a special exception with the condition that the garage is only used as a garage, Commissioner Turn seconds. Vote: Dr. Nicole Carney, David Strunk, Jean Turn, Chris Bowers, James Munet, and Douglas Schryver in favor; Scott Amori opposed: motion carries.

- c. **Consider: Draft Ordinance No. 255 - Section 705 Update.** Ron Karasek states this draft updates language in Section 705 to confirm that special exceptions are heard by the Zoning Hearing Board. Commissioner Strunk motions to recommend approval of the amendment, Commissioner Amori seconds. Vote: all in favor; motion carries.


7. Public Comments:

- a. Kristine Karol wants the Township to update its comprehensive plan. The Commission discusses the pending Monroe County comprehensive plan update.
- b. Doug Schryver discusses the status of SR 209 at the Smithfield Gateway project. Robert Lovenheim states the developer received additional funds for the roads.

- 8. Adjournment:** There being no other business before the Commission, Commissioner Amori motions to adjourn, Commissioner Schryver seconds. Vote: all in favor; meeting adjourned at 7:46PM.

Minutes Recorded by Dyana Salvi and Julia Heilakka

Respectfully submitted,


Julia Heilakka
Township Secretary