

SMITHFIELD TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING – MAY 8, 2025, AT 7:00PM

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A Regular Meeting of the Smithfield Township Planning Commission was held on May 8, 2025, at the Smithfield Township Municipal Center at 1155 Red Fox Rd, East Stroudsburg, PA 18301, and via Zoom.

Present are Commissioners Scott Amori, Chris Bowers, Dr. Nicole Carney (arrives at 7:01PM), James Munet, Doug Schryver (arrives at 7:01PM), David Strunk and Jean Turn, Supervisor Robert Lovenheim, Solicitor Ronold J. Karasek, Township Engineer Jon S. Tresslar, and Township Manager Julia Heilakka.

Also present are Brett Cartwright, Kristine Karol, Jim Kelley, Marcin Motyka, Lance Pulse, Tim Schnaitman, Tim Snow, and Gary Swarz.

1. **Chair Scott Amori calls the meeting to order at 7:00PM.**
2. **The Pledge of Allegiance is recited.**
3. **Minutes: None.**
4. **Old Business:**
  - a. **Consider: 3 Point Garden Major Subdivision. Deadline - 05.28.2025.** The Township received a request from the applicant to table this item. Commissioner Strunk motions to table this item, Commissioner Amori seconds. Vote: all in favor; motion carries.
  - b. **Consider: Water Gap Wellness LDP. Deadline - 06.12.2025.** Jon Tresslar discusses the Township Engineer review letter of May 2, 2025, and that the use associated with the project affects the plan. Lance Pulse states the facility is an inn and conference center. Jim Kelley has requested that the Zoning Officer put the use in writing, and confirms that the use of the property is an inn and conference center.

Commissioner Turn asks if the property pays hotel tax. Lance Pulse replies yes, they have a hotel tax license. Jim Kelley and Jon Tresslar discuss the property's former use as a golf course. Kristine Karol states Water Gap Wellness is a medical facility because they take health insurance as payment. Jim Kelly states a Certificate of Occupancy was issued in 2019 for commercial alterations for a conference center by Building Code Officer Tino Nocchi of Base Engineering, and discusses that the inn is allowed on the parcel.

Jon Tresslar confirms resort and inn uses are allowed in the parcel's zone, but a medical treatment facility is not allowed. Lance Pulse disagrees that the property is a drug and rehabilitation facility; they partner with another company that provides treatment at a separate location, this property is an inn. Jon Tresslar confirms the Zoning Officer must make a determination: if the use is an inn, the Planning Commission can proceed. Commissioner Strunk confirms lighting, stormwater, parking et cetera is resolved.

Commissioner Strunk motions that if the Zoning Officer determines that the use is an inn, he recommends conditional approval pending the satisfaction of comments from the Township Engineer's review letter of May 2, 2025; if it is determined by the Zoning Officer that the use does not allow an accessory structure, he recommends denial of the plan; James Munet seconds. Commissioner Turn asks if the drug rehabilitation center books the rooms from the inn. Lance Pulse states the rooms have nothing to do with the medical treatment center and there is no medical treatment occurring at the property. Commissioner Turn asks if the rehabilitation company pays the inn. Lance Pulse replies he does not know the financial aspect of the business; he makes sure the toilets flush. Commissioner Carney asks if the people staying at the property are free to leave. Lance Pulse confirms yes, they may leave at any time. Vote: Chris Bowers, Dr. Nicole Carney, James Munet, David Strunk, and Jean Turn in favor; Scott Amori and Doug Schryver opposed: motion carries.

- c. **Consider: Smithfield Sewer Authority LDP. Deadline - 07.09.2025.** The Township received a request from the applicant to table this item. Commissioner Strunk motions to table this item, Commissioner Amori seconds. Vote: all in favor; motion carries.

## 5. New Business:

- a. **Sketch Plan: Motyka Minor Subdivision.** Gary Swarz is interested in subdividing approximately 17 acres of land from Parcel 16.11.1.13 to join it to Parcel 16.6B.1.6. The 17 acres will stay under the Clean and Green Act. The Commission has no comments and will await a formal submission.
- b. **Consider: Self-Storage Facility Regulations.** The Commission discusses prohibiting barbed/razor wire but will reach out to Christine Meinhart of the Monroe County Planning Commission regarding privacy screens.
- c. **Consider: Transient Business Regulations.** Commissioner Strunk expresses concern that transient businesses take business away from permanent businesses in the Township, and that operators are not from the area. Robert Lovenheim discusses where transient businesses can exist within the Township.

Brett Cartwright asks if the Township can impose a tax on transient business owners, Commissioner Amori replies no. Kristine Karol states if there is nowhere for businesses to go, the Township is full. Robert Lovenheim disagrees, stating adequate space does not exist. Tim Schnaitman states there is capacity for everything. Kristine Karol states that if she were a permanent business owner, she would close her store and convert to a truck. Robert Lovenheim discusses Mad Apples on SR 209 (Parcel 16.3.2.21-4). Commissioner Strunk discusses restaurants that have been vacant for years. Commissioners Turn and Strunk discuss the temporary nature of a transient business.

## 6. Public Comments:

- a. Commissioner Amori thanks the Township for removing snipe signs but is frustrated that an asphalt company keeps putting them back up.
  - b. The Commission discusses the status of the sign ordinance. Julia Heilakka will ask the Board of Supervisors if they are available for a June 12<sup>th</sup> joint meeting at 6PM.
  - c. Brett Cartwright asks about data centers. Julia Heilakka states the Township is in the process of updating its ordinances. Ron Karasek states the last update was about 10 years ago; data centers are only allowed in ED and M-1 zone. Brett Cartwright states the Township should consider laws for decommissioning data centers.
  - d. Kristine Karols states the Township should update its comprehensive plan.
  - e. Brett Cartwright asks the Commissioners for their 20-year vision for the Township. The Commission discusses that all uses, including data centers, must be allowed somewhere. Brett Cartwright suggests having a vision to move towards a common goal for how the Township should look.
  - f. Robert Lovenheim suggests putting density in one space, the ED or M-1 zones, to preserve the open space and rural nature of the rest of the Township. Brett cartwright states the Commissioners needs a vision.
  - g. Commissioner Munet suggests a map demonstrating how the Township could be developed instead of a comprehensive plan; he wants to maintain the Township's character without stunting growth. Commissioner Strunk requests links to the comprehensive plan and data center page.
7. **Adjournment:** There being no other business before the Commission, Commissioner Amori motions to adjourn, Commissioner Munet seconds. Vote: all in favor; meeting adjourned at 8:24PM.

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Minutes Recorded by Julia Heilakka

Respectfully submitted,

  
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Julia Heilakka  
Township Secretary