

SMITHFIELD TOWNSHIP PLANNING COMMISSION
REGULAR MEETING – JUNE 12, 2025, AT 7:00PM

A Regular Meeting of the Smithfield Township Planning Commission was held on June 12, 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, Doug Schryver, and Jean Turn, Engineer Jon S. Tresslar, and Township Manager Julia Heilakka. Commissioners Chris Bowers, James Munet, and David Strunk, and Solicitor Ronold J. Karasek are not present.

Also present are Brett Cartwright, Brian Courtright, Gary Swarz, and Marcin Motyka.

1. **Chair Scott Amori calls the meeting to order at 7:00PM.**
2. **The Pledge of Allegiance is recited.**
3. **Minutes:**
 - a. **None.**
4. **Old Business:**
 - a. **Table: 3 Point Garden Major Subdivision. Deadline - 06.25.2025.** The applicant will provide an extension. Commissioner Amori motions to table the plan, Commissioner Turn seconds. Vote: all in favor; motion carries.
 - b. **Table: Smithfield Sewer Authority LDP. Deadline - 07.09.2025.** Commissioner Amori motions to table this item until July, Commissioner Schryver seconds. Vote: all in favor; motion carries.
 - c. **Consider: Self-Storage Facility Regulations.** Commissioners Turn and Carney believe the regulations are reasonable. The Commission discusses the status of the lighting ordinance; it is under review by the solicitor. These regulations will come back to the Planning Commission for formal review.
 - d. **Consider: Transient Business Regulations.** Commissioner Amori expresses the need for regulations to permit reasonable use by food trucks while not permitting de facto flea markets, and suggests a per parcel approach and limiting permit duration to 30 days.

Commissioner Turn requests more information on why insurance agents and brokers are exempt from the permit and notes that Section 205 matches the current definition of transient retail business instead of the proposed one. Commissioner Carney believes a permit for 30 days is reasonable. Commissioner Amori notes this must work congruently with current proposed updates to temporary sign regulations.

5. New Business:

- a. Accept: Motyka Minor Subdivision for review. Deadline - 09.10.2025.** Commissioner Amori motions to accept the plan for the review, Commissioner Turn seconds. Vote: all in favor; motion carries.
- b. Accept: Rocco's Collision LDP for review. Deadline - 09.10.2025.** Commissioner Amori motions to accept this plan for review, Commissioner Schryver seconds. Vote: all in favor; motion carries.

6. Public Comments:

- a.** Commissioner Schryver is in favor of a pending ordinance update where the Board of Supervisors is proposing to add elevations to submission requirements.

- 7. Adjournment:** There being no other business before the Commission, Commissioner Amori motions to adjourn, Commissioner Turn seconds. Vote: all in favor; meeting adjourned at 7:23PM.

Minutes Recorded by Julia Heilakka

Respectfully submitted,

Julia Heilakka
Township Secretary