

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

A Regular Meeting of the Smithfield Township Planning Commission was held on July 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, James Munet, and Jean Turn, Supervisor Robert Lovenheim, Solicitor Ronold J. Karasek, Township Engineer Jon S. Tresslar, and Township Manager Julia Heilakka. Absent are Commissioners Chris Bowers, Doug Schryver, and David Strunk.

Also present are Russ Albert, Marianne Bridges, Brian Courtright, Bo Root, Terri Timko, and Tim Schnaitman.

- 1. Chair Scott Amori calls the meeting to order at 7:00PM.**
- 2. The Pledge of Allegiance is recited.**
- 3. Minutes:**
 - a. April 10, 2025 Regular Meeting.** Commissioner Amori motions to accept the minutes from the April 10, 2025 regular meeting, Commissioner Munet seconds. Vote: all in favor; motion carries.
 - b. May 8, 2025 Regular Meeting.** Commissioner Amori motions to accept the minutes from the May 8, 2025 regular meeting, Commissioner Munet seconds. Vote: all in favor; motion carries.
 - c. June 12, 2025 Regular Meeting.** Commissioner Munet motions to accept the minutes from the June 12, 2025 regular meeting, Commissioner Amori seconds. Vote: all in favor; motion carries.
- 4. Old Business:**
 - a. Table: 3 Point Garden Major Subdivision. Deadline - 07.23.2025.** Commissioner Amori motions to table this item, Commissioner Turn seconds. Vote: all in favor; motion carries.
 - b. Consider: Smithfield Sewer Authority LDP. Deadline - 07.23.2025.** Russ Albert and Bo Root present the LDP for the Smithfield Sewer Authority at 115 Twin Falls Rd, Parcel 16.3.2.3, PIN 16732200379394. They propose the rehabilitation of an existing driveway and buildings and received a variance from the Zoning Hearing Board to minimize impact on steep slopes and wetlands.

Waiver Request from §26-223.1(J)(1)(d)(2)(a), §26-223.1(J)(1)(d)(2)(b), and §26-223.1(J)(3)(a)(2): The applicant requests a waiver because existing conditions already

disturb the outer wetland and stream buffers and exceed the permitted disturbance of outer wetland buffers. Jon Tresslar asks why the applicant proposes three additional parking spaces not required by the SALDO in the wetland buffer. The applicant will reduce parking spaces to 11.

Waiver Request from §22-1011.1: The applicant requests relief from the driveway intersecting the road at 90 degrees because of a PennDOT condemnation to realign Twin Falls Rd with Seven Bridges Rd. Russ Albert states the applicant has two full-time and two part-time employees.

Waiver Request from §22-1014.1(A): The applicant requests relief from curbing to not disturb current stormwater runoff. Jon Tresslar does not object to this waiver.

Waiver Request from §22-1015.1: The applicant requests relief from the requirement to install sidewalks. Commissioner Amori states the Commission will consider this waiver if the applicant adds a 10ft sidewalk easement on Twin Falls Rd and Seven Bridges Rd. The applicant confirms they will add the easement.

Waiver Request from §22-1101.C(2)(d): The applicant requests relief from the location of street trees between 1-10ft from the right-of-way because of a prospective realignment of Twin Falls Rd and the 10ft sidewalk easement. Commissioner Amori states this waiver request makes sense.

Waiver Request from §22-1101.E(2): The applicant proposes to keep an existing hedge and screen the parking. Jon Tresslar asks if this waiver is required.

Waiver Request from §22-1302.3.H: The applicant requests to maintain current conditions with a 1.5-1.9% slope. Commissioner Turn asks if there is any evidence of erosion. Russ Albert replies no. Jon Tresslar does not object to this waiver.

Waiver Request from §22.1302.4.A: The applicant requests to allow for a 2:1 slope or a boulder wall between the two buildings to maintain the character of the area. The Commission does not object to this waiver.

Waiver Request from §26-225.1.A(3)(a): The applicant requests to waive the 24-inch limiting zone because current conditions demonstrate successful infiltration. The Commission does not object to this waiver.

Waiver Request from §26-228.3: The applicant requests 9 inches of freeboard because it is sufficient for the 100-year flood elevation and providing an emergency spillway would change how the property retains water. Jon Tresslar does not object to this waiver.

Ron Karasek recommends against recommending a conditional plan approval without a current engineer review letter. Commissioner Turn discusses that the applicant may be exempt from open space fees. Russ Albert states the applicant is a public entity and a component of the Township.

c. Consider: Self-Storage Facility Regulations. Public Hearing - 08.26.2025.

Commissioner Amori motions to recommend approval of the ordinance to the Board of Supervisors, Commissioner Munet seconds. Vote: all in favor; motion carries.

5. New Business:

a. Consider: Motyka Minor Subdivision. Deadline - 09.10.2025. This minor subdivision shifts 17.17 acres from 840 Fawn Rd, Parcel 16.11.1.13, PIN 16730200991417 to 346 Remington Rd, Parcel 16.6B.1.6, PIN 17631201089904. Brian Courtright requests a waiver for title reports and demonstrating wells and septic systems on adjacent properties. Jon Tresslar confirms the requirement can be waived because no development is proposed. Brian Courtright requests relief from plotting the entire property due to its size and will provide a formal waiver request letter.

b. Consider: Rocco's Collision LDP. Deadline - 09.10.2025. Bill Hopkins of Rocco's Collision and Lori Foglio of Reilly Associates present a LDP that proposes connecting two existing buildings at 9091 Franklin Hill Rd, Parcel 16.7.2.9, PIN 16732200065915. No additional runoff is proposed since the area between the two buildings is already impervious surface. Lori Foglio discusses the waiver requests.

Waiver Request from §22-1301.7.Q(2): The applicant requests a 12" pipe because the current pipe bores under the building. They are trying to tie into current systems and avoid regrading the parking lot.

Waiver Request from §22-1015.1: The applicant requests not installing sidewalks. Commissioner Amori responds that the Commission generally waives this requirement if the applicant records a 10ft easement for sidewalks along both roads.

Waiver Requests from §22-1015.5, §22-1101.1.C1)(c), §22-1101.1.C(2)(c), and §22-1101.1.E(2): The applicant requests waivers from street tree and landscaping requirements. Commissioner Amori states additional trees would help with light pollution; he is not interested in granting this waiver. The Commission discusses the need for a hedge row and landscaping next to Franklin Hill Rd. Lori Foglio will prepare an updated landscaping option to find an amendable solution.

Waiver Request from §22-1008.3: The applicant requests a waiver to not expand Franklin Hill Rd. Jon Tresslar states the Commission can grant this waiver.

Waiver Request from §22-603.1.C(1): The applicant requests a 400-foot scale map. Jon Tresslar states the Commission can grant this waiver.

Waiver Request from §22-1302.1.e(1): The applicant is disturbing less than 1 acre of land and not required to submit to MCCD. The Commission does not object to this waiver.

Waiver Request from §22-603.1.C(2)(j): The applicant requests to provide names of adjoining property owners, but not all within 1,000ft. The Commission does not object to this waiver request.

Waiver Request from §22-603.1.D & E : The applicant requests a waiver from an existing resources and site analysis plan. Jon Tresslar states the Commission may recommend this waiver because proposed development is already impervious.

Waiver Request from § 26-223.1.J(1)(d)(2)(a): The applicant requests a waiver because the current building exists in the buffer and the proposed area for improvement is already impervious surface. The Commission does not object to this waiver request. Jon Tresslar will need two weeks to review this item. Commissioner Amori comments positively on the aesthetics of the proposed building.

6. Public Comments:

- a. Russ Albert expresses concern related to reducing the number of parking spaces; most of the site is already disturbed, and the stormwater report would need to be redone. The Authority will continue to request the waiver of the wetland buffer. Jon Tresslar states the stormwater report does not need to be redone because the Authority is reducing parking spaces instead of adding them.
- b. Russ Albert feels the start date for reviewing copies should commence when the digital copies are received and requests a minor land development option, as the land development process is costly.

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 8:50PM.

Minutes Recorded by Julia Heilakka

Respectfully submitted,



Julia Heilakka
Township Secretary