

SMITHFIELD TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING – AUGUST 14, 2025, AT 7:00PM

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A Regular Meeting of the Smithfield Township Planning Commission was held on August 14, 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 7:05PM), James Munet, Doug Schryver, David Strunk and Jean Turn, Supervisor Robert Lovenheim, Solicitor Ronold J. Karasek (via Zoom), Township Engineer Jon S. Tresslar, Conservation & Recreation Director Dr. Alex Jackson, Administrative Coordinator Jessica Hodge, and Township Manager Julia Heilakka.

Also present are Russ Albert, Sal Caiazzo, Brett Cartwright, Brian Courtright, Todd Dailey, Lori Foglio, Corriッサ Gehring, Bill Hopkins, Brick Linder, and Terri Timko.

1. **Chair Scott Amori calls the meeting to order at 7:00PM.**
2. **The Pledge of Allegiance is recited.**
3. **Minutes:**
  - a. **June 26, 2025 Joint Meeting.** Commissioner Amori motions to accept the minutes from the June 26, 2025 joint meeting, Commissioner Munet seconds. Vote: all in favor; motion carries.
  - b. **July 10, 2025 Regular Meeting.** Commissioner Amori motions to accept the minutes from the July 10, 2025 regular meeting, Commissioner Munet seconds. Vote: all in favor; motion carries.
4. **Old Business:**
  - a. **Table: 3 Point Garden Major Subdivision. Deadline - 08.27.2025.** Commissioner Amori motions to table this item, Commissioner Munet seconds. Vote: all in favor; motion carries.
  - b. **Consider: Smithfield Sewer Authority LDP. Deadline - 08.27.2025.** Russ Albert and Sal Caiazzo 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. Jon Tresslar states the Commission must discuss waivers, a permanent easement along Marshalls Creek, and financial security.

The Commission discusses a waiver request for §26-223.1(J)(1)(d)(2)(a). Commissioner Amori states the applicant wants three additional parking spaces in the outer wetland buffer that are not required. The Commission discusses waiver requests from §26-223.1(J)(1)(d)(2)(b), §26-223.1(J)(3)(a)(2), §22-1011.1, §22-1014.1(A), §22-1015.1, §22-1101.C(2)(d), §22-1302.3.H, §22.1302.4.A, §26-225.1.A(3)(a), and §26-228.3.

Commissioner Amori motions to recommend approval of all waivers as proposed in the July 30, 2025 letter to the Township with a 10ft sidewalk easement, Commissioner Strunk seconds. Vote: all in favor; motion carries.

Commissioner Amori motions to approve the plan with waivers as discussed and subject to compliance with the Township Engineer's review letter of August 12, 2025, Commissioner Schryver seconds. Vote: all in favor; motion carries.

- c. **Consider: Motyka Minor Subdivision. Deadline - 09.10.2025.** This minor subdivision creates a new 17.17-acre lot from 840 Fawn Rd, PIN 16730200991417, Parcel 16.11.1.13. Brian Courtright requests waivers from §22-803.1.F, §22-803.1.R, and §22-803.1.Y. Jon Tresslar supports all three waiver requests.

Commissioner Amori motions to recommend approval of the three waivers referenced in Brian Courtright's letter of July 5, 2025, to the Board of Supervisors, Commissioner Turn seconds. Vote: all in favor; motion carries.

Commissioner Amori motions to approve the minor subdivision plan, conditional on the Township Engineer's review letter of August 13, 2025, and subject to waivers, Commissioner Schryver seconds. Vote: all in favor; motion carries.

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

The Commission discusses 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, but has added additional river birches, Leyland cypress, and hydrangeas to soften the front landscaping. Lori Foglio confirms there will be no parking or staging for wrecked vehicles along the front of the western building because of the bay doors, but there will be parking on the western side. Jon Tresslar states there is an 18-month maintenance agreement for plantings. The Commission comments positively on the improved aesthetics of the building.

The Commission does not object to waiver requests from §22-1302.1.e(1), §22-603.1.c(1), §22-603.1.C(2)(j), §22-603.1.D, §22-603.1.E, and §22-1008.3. Lori Foglio confirms the 10-ft sidewalk easement is on the updated plan regarding the waiver request from §22-1015.1. The Commission does not object to waiver requests from §22-1101.1.E(2), §22-1301.7.Q(2), and §26-223.1.J(1)(d)(2)(a).

Commissioner Strunk motions to recommend approval of the waivers on the Reilly Engineering Table provided at the meeting to the Board of Supervisors, Commissioner Amori seconds. Vote: all in favor; motion carries.

Commissioners Amori and Strunk discuss if the Commission can mandate that no wrecked cars be parked between the building and Milford Rd. Commissioner Amori motions to recommend approval of the LDP subject to the waiver requests and satisfaction of the Township's Engineer's August 14, 2025 review letter, Commissioner Schryver seconds. Vote: all in favor; motion carries.

## 5. New Business:

- a. **Consider: Estate of Nancy Shukaitis SPM. Deadline - 09.06.2025.** Per the letter dated July 7, 2025, Hanover Engineering recommends the approval of this SPM with no comments. Commissioner Amori motions to recommend the approval of the SPM to the Board of Supervisors, Commission Strunk seconds. Vote: all in favor; motion carries.
- b. **Consider: Mt. Tom Road Properties, LLC Sketch Plan.** Brick Linder presents a sketch plan for a 1.73-acre property adjacent to Milford Rd (SR 2012), Parcel 16.113866, PIN 16731202555213. This sketch plan proposes a mixed-use building with self-storage on the lower level and housing on the upper level. Brick Linder states this parcel received prior conditional use approval for disturbing steep slopes in 2005, but that project was never completed. T&M Associates provided a review letter dated July 31, 2025. Ron Karasek confirms the applicant will need to submit a new conditional use.

Commissioner Turn confirms the apartment side (Mt. Tom Rd.) will be at grade. Jon Tresslar states the property has two front setbacks because of road frontage, and the applicant may need a variance for parking. The Commission discusses a sidewalk or sidewalk easement on the Milford Rd. side of the property.

- c. **Consider: Verizon Wireless/Magick Cauldron LDP. Deadline - 10.14.2025.** Commissioner Amori motions to table this item, Commissioner Schryver seconds. Vote: all in favor; motion carries.
- d. **Consider: Draft Ordinance No. 258 – Outdoor Lighting Standards. Public Hearing – 09.23.2025.** Commissioner Amori states this ordinance is a substantial improvement. Commissioner Amori motions to recommend approval of Ordinance No. 258, Commissioner Strunk seconds. Vote: all in favor; motion carries. Commissioner Schryver expresses frustration with the lighting at MC Auto (Parcel 16.7.2.8-1) and asks if this ordinance will be enforced.
- e. **Discuss: Data Center Ordinance Update.** Alex Jackson discusses the development of the ordinance and requests feedback from the Commission on 14 comments. Ron Karasek leaves at 8:24PM. The Commission discusses a 100-ft landscape buffer. Commission Amori states he is thrilled that the Township is very far ahead of the curve with developing a strong ordinance. After discussion, Alex Jackson will use criteria for buffers from the Penn Future model ordinance. The Commission requests feedback from Ron Karasek on escrows and power augmentation for data centers. Robert Lovenheim states he doesn't believe the land in the Township is conducive for data centers, but updating this ordinance now proactively protects the Township and its residents.

Jon Tresslar recommends adding additional language for heat and lighting and that outdoor storage should be behind a fence or landscaping. Commissioner Amori states electric equipment (transformers, etc.) should be shielded. Jon Tresslar will suggest minimum parking criteria. Commissioner Strunk discusses electrical substations and backup power. Brett Cartwright states the PA natural gas industry was pitched additional infrastructure during a public hearing hosted by Senator Brown on data centers.

Todd Dailey asks if township residents will need to fund this. Commissioner Amori replies no, data centers will fund power. Todd Dailey states Mahoning Township had a hospital that had to install a substation. Commissioner Turn suggests strengthening language to ensure a data center does not impact the surrounding water supply and adding a rolling peak in addition to the 100,000 GPD average. Todd Dailey and Commissioner Munet discuss water demands and watersheds in the area. Brett Cartwright states the President is allowing items to be built in national parks.

Commissioner Munet states the ordinance must add stronger protection for water. The Commission questions if they can mandate how buildings are cooled. Commissioner Strunk states a closed loop system would not use a constant supply of fresh water. Julia Heilakka states discussions tonight will be incorporated into the draft. From there, a legal review will occur, and then the ordinance will come back to the Commission.

- f. **Discuss: Fence Ordinance Update.** The Commission will discuss this matter at their next meeting.

**6. Public Comments:**

- a. Todd Dailey asks about the environmental impact of the Mt. Tom Rd. project. Commissioner Amori clarifies that was a sketch plan; all environmental concerns will be addressed at formal submission. Todd Dailey asks about height restrictions on sloping parcels. Commissioner Strunk replies it is based on average grade. Todd Dailey suggests the parcel access the road from Milford Rd (SR 2012). Commissioner Amori replies that would require an HOP from PennDOT.
- b. Brett Cartwright states the current EPA just gutted the Clean Water Act.

- 7. **Adjournment:** There being no other business before the Commission, Commissioner Amori motions to adjourn, Commissioner Schryver seconds. Vote: all in favor; meeting adjourned at 9:09PM.

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Minutes Recorded by Julia Heilakka

Respectfully submitted,



Julia Heilakka

Township Secretary