

SMITHFIELD TOWNSHIP PLANNING COMMISSION
REGULAR MEETING – OCTOBER 9, 2025, AT 7:00PM

A Regular Meeting of the Smithfield Township Planning Commission was held on October 9, 2025, at the Smithfield Township Municipal Center at 1155 Red Fox Rd, East Stroudsburg, PA 18301, and via Zoom.

Present are Commissioners Chris Bowers, James Munet, David Strunk, and Jean Turn, Solicitor Ronold J. Karasek, Township Engineer Jon S. Tresslar, Administrative Coordinator Jessica Hodge, and Township Manager Julia Heilakka. Commissioners Scott Amori, Dr. Nicole Carney, and Doug Schryver are not present.

Also present are Elisa Byrne, Brett Cartwright, Damian Dziedzic, and Zak Klapotosky.

1. **Secretary David Strunk calls the meeting to order at 7:00PM.**
2. **The Pledge of Allegiance is recited.**
3. **Minutes:**
 - a. **August 14, 2025 Regular Meeting.** Commissioner Munet motions to accept the minutes from the August 14, 2025 regular meeting, Commissioner Turn seconds. Vote: all in favor; motion carries.
 - b. **September 11, 2025 Regular Meeting.** Commissioner Munet motions to accept the minutes from the September 11, 2025 regular meeting, Commissioner Bowers seconds. Vote: all in favor; motion carries.
4. **Old Business:**
 - a. **Table: 3 Point Garden Major Subdivision. Deadline - 10.29.2025.** Commissioner Strunk motions to table this item for two months, Commissioner Bowers seconds. Vote: all in favor; motion carries.
 - b. **Table: Verizon Wireless/Magick Cauldron LDP. Deadline - 10.14.2025.** Commissioner Strunk motions to table this item, Commissioner Munet seconds. Vote: all in favor; motion carries.
5. **New Business:**
 - a. **Consider: Ordinance No. 260 - Data Center Updates. Public Hearing - 10.22.2025.** Commissioner Munet expresses concern over data center usage of water and electricity and how increased demand would raise prices for Township residents. The Commission discusses recommending conditional approval of the ordinance.

Zak Klapotosky of 109 Clubhouse Ct thinks the Township wants data centers; he does not want data centers in the area and would prefer a motorcross track. Damian Dziedzic saw

signs for nuclear power centers in Tobyhanna. Commissioner Munet states nuclear power uses materials other than water for cooling.

Jon Tresslar states a developer who wants to build a data center under current regulations has latitude to do what they want. The Township is developing stricter regulations that may influence data center developers to find locations with less stringent regulations. Commissioner Strunk states the Township has been very proactive in developing ordinances and the development of this ordinance helps to protect the Township.

Zak Klaptosky feels Township is preparing to take his land and put a data center on his property. Brett Cartwright discusses droughts, water usage, setbacks, and potential revenue from data centers. Ron Karasek discusses data centers in another township and Jon Tresslar discusses water demands. Brett Cartwright asks about community comments. Commissioner Strunk states the public hearing for the ordinance is scheduled for October 22, 2025.

Jon Tresslar discusses the residential housing boom of the 1970's and how townships were constantly updating ordinances to regulate residential uses. Data centers are an evolving industry, and townships are trying to keep up with advancements. Commissioner Turn suggests a schedule to update ordinances in evolving fields.

After discussion, Commissioner Strunk motions to recommend approval of the ordinance to the Board with a *de minimis* change to 511(22).(F).3.C.iii, with the condition that the Commission wishes to revisit the data center ordinance to discuss the following potential changes: add a bond requirement to the decommission agreement, research the 100,000 GPD requirement from the Delaware River Basin Commission, and consider items in the MCPC letter of October. Chris Bowers seconds. Vote: all in favor; motion carries.

6. Public Comment:

- a. Zak Klaptosky states Robert Lovenheim has not shown up and thinks he should be removed as liaison for the Planning Commission. Commissioner Strunk states the Commission does not have the authority to remove a supervisor liaison, and the position exists because the Commission requested it many years ago.

7. **Adjournment:** There being no other business before the Commission, Commissioner Strunk motions to adjourn, Commissioner Munet seconds. Vote: all in favor; meeting adjourned at 7:57PM.

Minutes Recorded by Julia Heilakka

Respectfully submitted,



Julia Heilakka
Township Secretary