

SMITHFIELD TOWNSHIP PLANNING COMMISSION
REGULAR MEETING – DECEMBER 11, 2025, AT 7:00PM

A Regular Meeting of the Smithfield Township Planning Commission was held on December 11, 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 (via Zoom), James Munet, and Jean Turn, Supervisor Robert Lovenheim, Solicitor Ronold J. Karasek, Township Engineer Jon S. Tresslar, Conservation & Recreation Director Dr. Alex Jackson, and Township Manager Julia Heilakka. Commissioners Chris Bowers, Doug Schryver, and David Stunk are not present.

Also present are Elisa Byrne, Brett Cartwright, John Coté (via Zoom), Jim DePetris, Mike Duffy (via Zoom), Ben Mueller, Zak Klaptosky, Kati Machovsky (via Zoom), and Justin Stangle (via Zoom).

1. Chair Scott Amori calls the meeting to order at 7:07PM.

2. The Pledge of Allegiance is recited.

3. Minutes:

- a. November 13, 2025 Regular Meeting.** Commissioner Amori motions to accept the minutes from the November 13, 2025 regular meeting, Commissioner Turn seconds. Vote: all in favor; motion carries.

4. Old Business:

- a. Table: 3 Point Garden Major Subdivision. Deadline – 02.26.2026.** The Commission confirms this item is tabled until January 2026.
- b. Table: Verizon Wireless/Magick Cauldron LDP. Deadline – 01.20.2026.** The Commission confirms this item is tabled until January 2026.
- c. Discuss: Data Center Updates Amendment.** Dr. Alex Jackson presents the draft ordinance. The Commission discusses noise concerns related to vibrations and humming. Robert Lovenheim suggests that using a sound engineer for complaints after the building is built is not feasible. Jon Tresslar states the sound study is required and can be part of the Certificate of Occupancy.

Elisa Byrne states Technical Design Solutions out of Maryland completes this type of testing; she has worked with that company before. Commissioner Amori confirms they are acoustic consultants. Brett Cartwright states his concern is low frequency vibrations through the ground, which could vibrate nearby structures and is difficult to manage.

Commissioner Turn discusses narrow-band frequency analysis. Kati Machovsky asks if the data center is being built. Commissioner Amori states this is the ordinance discussion,

not the discussion for the sketch plan. The Commission decides to add additional language from the Penn Future model ordinance related to narrow-band frequency.

- d. **Discuss: Sign Ordinance Updates.** Dr. Alex Jackson provides the Commission a draft ordinance that focuses on limited duration signs and temporary signs. The Commission will discuss this item at their meeting in January.

5. New Business:

- a. **Discuss: Smithfield Gateway Sketch Plan.** Jim DePetris presents a sketch plan of two data centers on Parcels 16.8.2.7-2 and 16.8.2.7. He has a preliminary service letter from MetEd for 150 megawatts that may expand to 250 megawatts. A load study is pending, and he will not have an end user until the load study is complete. Robert Lovenheim confirms this is a sketch plan only, and a data center is not approved or guaranteed.

Jim DePetris emphasizes the importance of having a complete package to attract end users. Commissioner Amori discusses that most data centers look at parcels of 800 - 1,200 acres and asks if a data center this small is viable. Mike Duffy of Greener by Design confirms there are data centers this small in northern New Jersey. John Coté states his firm is working on data centers in Secaucus, New Jersey.

Jim DePetris states the northern portion of Parcel 16.8.2.7-2 was planned for residential users because of topographical issues and that apartment developers are looking at the Chelsea property (Parcel 16.8.2.30). He states data centers are relatively low traffic generators with minimal support service requirements and feels data centers will be an economic boom for the Township. Commissioner Amori and Jim DePetris discuss whether a data center is beneficial, and who it would benefit from it. Robert Lovenheim states data centers in Secaucus are meant to boost latency for stock trading.

Mike Duffy states data centers can be used for latency or storage; once the load study is complete, they will be able to determine if the site is viable. John Coté discusses Stage 2B, which contains two proposed data centers and a 250-megawatt substation. John Coté requests feedback on the positioning of data centers, and presents a grading plan for the buildings. He explains a proposed wall and buffer on the northern proposed data center and how that impacts the grading of the building.

Justin Stangle asks about closeness to neighboring residents. John Coté replies about 400ft away. Justin Stangle states sound travels for miles. John Coté replies features on the site are designed to buffer the sound. Kati Machovsky expresses concern over electricity and water usage. John Cote states the operator is required to comply with the ordinance.

Commissioner Amori asks if the data center will be traditional or for AI. John Coté replies the density must be backed into whatever the site can support. He is trying to demonstrate how the building can comply with regulations and mitigate concerns. Jim DePetris states the building front will look like an office space. Ron Karasek confirms the Commission does not need to take any action, and that sketch plans are normally

provided because of a need for a variance. John Coté asks for consideration to allow the project to use 50ft buffers.

Ben Mueller of Ostergaard Acoustical Associates discusses noise concerns related to data centers and believes the updated ordinance uses outdated octave band. He discusses how HVAC equipment affects noise. Robert Lovenheim states the present drafts were copied from other townships and would appreciate any feedback on the proposed ordinance.

Doug Olmstead discusses the proposed water usage; data centers may use anywhere from 0 to 1.5 million gallons per day (GPD) depending on size. They currently have a will-serve for 138,000 GPD and a letter from the Sewer Authority for gray water. The project is still very nascent, and nowhere near the design phase.

Jim DePetris states many items are still outstanding, but this project will be done right and will benefit the community. Brett Cartwright confirms power requirements. Doug Olmstead states the load study will take six months to prepare; once the study is complete, they will have about six months to find an end user. Commissioner Munet asks how they will mitigate noise from the exposed substation. John Coté states the substation will be notched into the hillside.

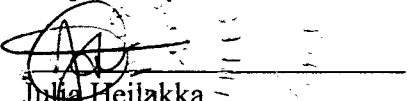
6. Public Comment:

- a. Justin Stangle asks how data centers benefit the residents and states they are bad for the environment. John Coté replies data centers provide revenue without the burden on traffic and school infrastructure.
- b. Kati Machovsky states water and electricity costs will rise and data centers are bad. Commissioner Amori confirms the developer doesn't have an end user.
- c. Justin Stangle states the developer is trying to sell something; data centers are bad for the Township, and he wants Back 9 open again.

- 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 8:25PM.

Minutes Recorded by Julia Heilakka

Respectfully submitted,


Julia Heilakka
Township Secretary