

SMITHFIELD TOWNSHIP PLANNING COMMISSION  
REORGANIZATION AND REGULAR MEETING – JANUARY 8, 2026, AT 7:00PM

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A Reorganization and Regular Meeting of the Smithfield Township Planning Commission was held on January 8, 2026, 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 (via Zoom), James Munet, Doug Schryver, David Strunk and Jean Turn, Supervisor Robert Lovenheim, Solicitor Ronold J. Karasek, Township Engineer Jon S. Tresslar, Administrative Coordinator Jessica Hodge, and Township Manager Julia Heilakka.

Also present are Jason Buchta, Elisa Byrne, Brett Cartwright, Todd Dailey, Dr. Mike Iovacchini (via Zoom), Patrick Norman (via Zoom), Vicky Ozgun (via Zoom), Robert Weseloh, Rick Wycoff, and other members of the public.

**1. Interim Chair Scott Amori calls the meeting to order at 7:00PM.**

**2. The Pledge of Allegiance is recited.**

**3. Reorganization:**

**a. Election of Officers:**

- i. **Chair.** Commissioner Strunk motions to appoint Scott Amori as Chair, Commissioner Schryver seconds. Vote: all in favor; motion carries.
  - ii. **Vice Chair.** Commissioner Amori motions to appoint Dr. Nicole Carney as Vice-Chair, Commissioner Schryver seconds. Vote: all in favor; motion carries.
  - iii. **Secretary.** Commissioner Amori motions to appoint David Strunk as Secretary, Commissioner Schryver seconds. Vote: all in favor; motion carries.
  - iv. **Recording Secretary.** Commissioner Amori motions to appoint Julia Heilakka as Recording Secretary, Commissioner Schryver seconds. Vote: all in favor; motion carries.
- b. Schedule Regular Meetings: 2<sup>nd</sup> Thursday of each month at 7:00PM.** Commissioner Amori motions to schedule regular meetings accordingly, Commissioner Strunk seconds. Vote: all in favor; motion carries.
- c. Schedule Work Sessions: 4<sup>th</sup> Thursday of each month at 7:00PM, as needed.** Commissioner Amori motions to schedule work sessions accordingly as needed, Commissioner Strunk seconds. Vote: all in favor; motion carries.

**4. Minutes:**

- a. **December 11, 2025 Regular Meeting.** Commissioner Amori motions to accept the minutes from the December 11, 2025 regular meeting, Commissioner Munet seconds. Vote: all in favor; motion carries.

**5. Old Business:**

- a. **Consider: 3 Point Garden Minor Subdivision. Deadline – 04.09.2026.** Ron Karasek confirms that the 3 Point Major Subdivision should be withdrawn, and the deadline for the minor subdivision will be April 9, 2026 upon acceptance. Commissioner Amori motions to accept the 3 Point Garden Minor Subdivision plan for review, Commissioner Turn seconds. Vote: all in favor; motion carries.

Robert Weseloh changed the subdivision from ten to four lots because of stormwater concerns. Jason Buchta of Ott Consulting states the parcel underwent extensive stormwater testing. Two lots share a driveway, and all parcels access 3 Point Garden Rd.

- b. **Table: Verizon Wireless/Magick Cauldron LDP. Deadline – 04.23.2026.** The Commission confirms that this item is tabled.

**6. New Business:**

- a. **Consider: Recommend Planning Commission Liaison for Environmental Advisory Council to Board of Supervisors.** After discussion, Commissioner Amori motions to recommend Chris Bowers to the Board of Supervisors as the Planning Commission Liaison, Commissioner Strunk seconds. Elisa Byrne asks if Chris Bowers will attend meetings, and Commissioner Bowers replies he will attend as many as he can. Vote: all in favor; motion carries.

**7. Public Comment:**

- a. Todd Dailey asks if the 3 Point Garden project was reduced to a minor subdivision only because of stormwater concerns. Commissioner Amori confirms the Commission will know more once the engineer's review is complete. Julia Heilakka confirms the project is on the Township website.

8. **Adjournment:** There being no other business before the Commission, Commissioner Amori motions to adjourn, Commissioner Strunk seconds. Vote: all in favor; meeting adjourned at 7:20PM.

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Minutes Recorded by Julia Heilakka

Respectfully submitted,

  
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Julia Heilakka

Township Secretary