

SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING – JANUARY 28, 2026, AT 6:00PM

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A Regular Meeting of the Smithfield Township Board of Supervisors was held on January 28, 2026, at the Smithfield Township Municipal Center at 1155 Red Fox Rd, East Stroudsburg, PA 18301, and via Zoom.

Present are Supervisors Jacob Pride, Robert Lovenheim, and Michael Albert, Solicitor Ronold Karasek, Engineer Jon Tresslar, Administrative Coordinator Jessica Hodge, Conservation & Recreation Director Dr. Alex Jackson, and Township Manager Julia Heilakka.

Also present are Tammy Booth, Mitch Bowyer, Grant Byrne, Hudson Byrne, Chris Cooksey, Todd Dailey, Jerry Grafal, Debbie Kulick, Kati Machovsky, Teri VanBritsom Martin, Jennifer Peck, Joel Rafieli, and Philip Reinhardt.

**1. Chair Jacob Pride calls the meeting to order at 6:02PM.**

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

**3. Announcements**

- a. The Board held an Executive Session on January 14<sup>th</sup> from 5:14PM to 6:19PM regarding Litigation in M. Manor/Back 9 Matter & Personnel.
- b. The Board held an Executive Session on January 22<sup>nd</sup> from 1:05PM to 2:01PM regarding Litigation in M. Manor/Back 9 Matter & Personnel.
- c. The Board reminds the public of established rules for Public Comment per Resolution No. 602.

**4. Consider: Consent Agenda.**

- a. Consider: Approve January 5, 2026 Reorganization Minutes.
- b. Consider: Approve January 5, 2026 Regular Meeting Minutes.
- c. Consider: Approve Bill Pack: \$334,814.33 (General: \$252,659.30, EMS Tax: \$22,645.61, Fire Tax: \$40,272.55, Capital Improvement & Grants: \$2,613.00, Liquid Fuels: \$10,987.92, Professional Escrow: \$5,635.95).
- d. Consider: Appoint Chris Bowers to Environmental Advisory Council as Planning Commission Member, Term Ending January 4, 2027.
- e. Consider: Appoint Kati Machovsky to Environmental Advisory Council, Term Ending January 4, 2027.
- f. Consider: Special Event Permit for Custom Import Performance.

Robert Lovenheim motions to approve the consent agenda, Michael Albert seconds. Michael Albert asks about Silvi Group charges. Vote: all in favor; motion carries.

**5. Reports:**

- a. Emergency Services – Jerry Grafal of Marshalls Creek Fire Company reports there were a total of 1,024 calls in 2025. Debbie Kulick of Bushkill Emergency Corps reports there were a total of 3,359 calls in 2025.
- b. Solicitor – Ron Karasek reports working on plans for the Smithfield Sewer Authority, the land development improvement agreement for Rocco’s Collision, the Brief in the Water Gap appeal, the stipulation for Mountain Manor, and reviewing materials concerning higher density housing.
- c. Engineer – Jon Tresslar reports he has been in discussions with PennDOT concerning the weight limit on the Post Office Road Bridge. He has been working on a review letter for the 3 Point Garden Estates Minor Subdivision, an outline for higher density housing requirements, and met with Jim Depetris and his engineer concerning Data Centers.
- d. Township Manager – Julia Heilakka reports in 2025 the Township received 118 Right-to-Know requests requiring approximately 168 hours of staff time. In 2026, the Township has received 8 Right-to-Know requests, requiring 6.5 hours of staff time. The Township should be receiving an Act 101 Section 902 reimbursement of \$33,000.
- e. I-80/SR 611 – None.
- f. Environmental Advisory Council – Alex Jackson reports the Council had its reorganization meeting on January 20, 2026. Meeting dates were set for the 3<sup>rd</sup> Tuesday of each month with meetings as needed on the 1<sup>st</sup> Monday of the month.
- g. Supervisors’ Comments – Jacob Pride extends a thank you to the Department of Public Works for their hard work clearing snow from Township roads.

**6. Old Business:**

**a. Discuss: Data Center Decommissioning Criteria.**

Alex Jackson presents history concerning development of the draft before the Board. Michael Albert asks about changes to the draft. Alex Jackson notes wording added concerning financing decommissioning and revisions in sound, noise, and nuisance.

Robert Lovenheim motions to send the draft ordinance to the Township Planning Commission and the Monroe County Planning Commission for review, Michael Albert seconds. Joel Rafieli asks if the Board has considered other areas’ experience with data centers. Michael Albert clarifies the ordinance is currently in place and the discussion is about adding requirements. Vote: all in favor; motion carries.

**b. Discuss: Housing/Economic Development-Residential Zone.**

Jon Tresslar outlines his recommendations for High Density Housing in the ED District. Included are a minimum density of 12 units per gross acre and maximum densities of 20

or 25 units per gross acre based on commercial development. A minimum of 5 acres served by central water and sewer are required. The Board discusses options surrounding zone amendment changes, including the idea of an overlay to the ED zone.

Kati Machovsky and Todd Dailey ask for clarification on an overlay. Mitch Bowyer asks why the Board wants to pursue this and how this benefits the Township and its residents.

**c. Discuss: Sign Ordinance Progress.**

Michael Albert gives an overview concerning updates to the draft sign ordinance. Ron Karasek received this at the end of December and should have a follow-up review by the February 11<sup>th</sup> meeting. Philip Reinhardt questions if this restricts a sign on someone's private property. Michael Albert clarifies this does not restrict content.

**7. New Business:**

**a. Consider: Revisions to Developer's Agreement re: Smithfield Sewer Authority LDP.**

Ron Karasek notes revisions suggested by Attorney Robert Kidwell concerning the Developer's Agreement for the Smithfield Sewer Authority. Changes include naming the Smithfield Sewer Authority as the owner and developer of the project, itemized fees, and a release for the Township for negligent or willful acts. Further, the Smithfield Sewer Authority would like to show sufficient funds for public improvements totaling approximately \$212,000 but not post bond, as it would double the funding needed for the project and the Authority is a public entity. Michael Albert reads a line to add to the agreement. Kati Machovsky asks for clarification concerning the \$212,000. Michael Albert motions to approve the document as amended, with one additional line that he reads, Robert Lovenheim seconds. Vote: all in favor; motion carries.

**b. Consider: Offer of Stipulation re: M. Manor/Back 9 MX Injunction Litigation.**

Ron Karasek summarizes the stipulation offer. Michael Albert motions to approve the Offer of Stipulation to the M. Manor/Back 9 MX Injunction Litigation, Robert Lovenheim seconds.

Jennifer Peck speaks on behalf of the Byrne family. They appreciate the offer from the Board. There are specific components that raise concern and they are not prepared to accept this evening. Michael Albert mentions there is room for negotiation within the stipulation. Hudson and Grant Byrne have concerns about the age restriction for riders, and note their trainer is over the age of 21 and needs to ride with them. Jacob Pride suggests bringing specific concerns to their council for negotiation. Ron Karasek clarifies that even if the Board and Byrne family come to an agreement, a judge will need to also agree to the stipulation. Vote: all in favor; motion carries.

**c. Consider: Join Environmental Advisory Council Letter re: Manwalamink WWTP.**

Alex Jackson notes DEP's deadline for public comment is February 10, 2026, the hope is to have a public hearing. The Environmental Advisory Council has concerns with wastewater discharge near River's Edge and Minisink Parks, outdated technology, and endangered aquatic species in the area. The Board, Alex Jackson, and Kati Machovsky discuss pollution, healthcare standards, and treatment needs. Michael Albert motions to send a letter to DEP and request a public hearing, Robert Lovenheim seconds. Vote: all in favor; motion carries.

**8. Public Comment.**


- a. Chris Cooksey questions why there is an age limit on the Back 9 stipulation.
- b. Philip Reinhardt says there is a drug issue in the area and facilities like Back 9 keep kids from using drugs.
- c. Teri VanBritsom Martin of Chestnuthill Township is concerned about kids' drug use and says the court order is government overreach.
- d. Tammy Booth has concerns surrounding the alleged harassment of an applicant for a Township appointment, and states she feels the Township is being bullied.
- e. Kati Machovsky says she was harassed online and she did not withdraw her application.

**9. Adjournment:** There being no other business before the Board, Michael Albert motions to adjourn, Robert Lovenheim seconds. Vote: all in favor; meeting adjourned at 7:43PM.

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Minutes Recorded by Jessica Hodge

Respectfully submitted,

  
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Julia Heilakka  
Township Secretary