

SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION – FEBRUARY 18, 2026, AT 6:00PM

A Work Session of the Smithfield Township Board of Supervisors was held on February 18, 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, Engineer Jon Tresslar, Conservation & Recreation Director Alex Jackson, and Township Manager Julia Heilakka.

Also present are Brett Cartwright and Kati Machovsky in person; and Elisa Byrne, Patrick Norman, Vicky Ozgun, Charleen Spezza, and Justin Stangle via Zoom.

1. Chair Jacob Pride calls the meeting to order at 6:01PM.

2. The Pledge of Allegiance is recited.

3. Announcements:

a. Jacob Pride reminds everyone of public comment procedures per Resolution No. 602.

4. Old Business:

a. **Discuss: Housing in Economic Development Zone.** The Board discusses a possible ordinance amendment that would allow apartments in the Economic Development (ED) District. The Board discusses the current housing situation in Smithfield Township, the Governor's Housing Action Plan, and wanting to preserve the rural character of the Township's residential areas. The Board discusses possible regulations related to parking, access via Township/State roads, impervious surface coverage, permitted use types, and public sewer and water requirements.

The Board discusses a sketch plan from 2021 for Parcel 16.92932, where the developer has expressed interest in building apartments. Michael Albert suggests apartments make sense behind commercial buildings and could act as a transition to residential districts. The Board discusses two access points for apartments with more than 100 units or requiring a boulevard entrance.

Vicky Ozgun states there is a waiting room for the meeting. Staff and supervisors verify there is no waiting room for this meeting.

The Board discusses properties and frontage, possibilities for incentivizing the removal of blighted buildings or conversions to permitted uses, and the fee in lieu of open space.

Kati Machovsky asks about parcels affected by this proposed update. Jacob Pride replies the current map is illustrative only but will be updated once the Board decides on criteria.

Brett Cartwright asks about use definitions and the aforementioned sketch plan. Jacob Pride states the Board wants to update definitions, discusses public water and sewer, and states the parcel received a variance because of topographical challenges. The developer is realigning the southern portion of Franklin Hill Rd, a significant safety upgrade.

- b. **Discuss: Sign Ordinance Progress.** This ordinance focuses on updating a portion of the sign ordinance associated with temporary, illegal, and blighted signs. The Board discusses sign types and the importance of regulating signs with no deference to content per Reed v. Town of Gilbert. Michael Albert states this ordinance regulates signs visible from the public right-of-way so it will not affect internal property signs.

Brett Cartwright discusses classifying signs, moratoriums, and how the public is informed. Jacob Pride replies that townships cannot impose moratoriums. Michael Albert replies the Township publishes notice in the Pocono Record.

5. New Business: None.


6. Public Comment:

- a. Vicky Ozgun discusses a snipe sign on a PennDOT guardrail at the intersection of SR 447 and East Brown Street.

- 7. **Adjournment:** There being no other business before the Board, Michael Albert motions to adjourn, Robert Lovenheim seconds. Vote: all in favor; meeting adjourned at 7:25PM.

Minutes Recorded by Julia Heilakka

Respectfully submitted,



Julia Heilakka
Township Secretary