

SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING – FEBRUARY 25, 2026, AT 6:00PM

A Regular Meeting of the Smithfield Township Board of Supervisors was held on February 25, 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 (via Zoom), and Michael Albert, Solicitor Ronold Karasek, Engineer Jon Tresslar, Administrative Coordinator Jessica Hodge, and Township Manager Julia Heilakka.

Also present are Tammy Booth (via Zoom), Brett Cartwright, Todd Dailey, Debbie Kulick, Kati Machovsky, Tara Mezzanotte, Vicky Ozgun, Jennifer Peck (via Zoom), Walt Podpora, and Joel Rafielli.

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 February 13th from 9:00AM to 10:30AM regarding Litigation in M. Manor/Back 9 Matter.
- b. The Board held an Executive Session on February 23rd from 2:00PM to 2:34PM regarding Litigation in M. Manor/Back 9 Matter & Water Gap Wellness Matters.
- c. The Board held an Executive Session on February 25th from 5:50PM to 5:58PM regarding Litigation in M. Manor/Back 9 Matter & Water Gap Wellness Matters.

4. Consider: Consent Agenda.

- a. Consider: Approve February 11, 2026, Regular Meeting Minutes.
- b. Consider: Approve Bill Pack: \$119,629.43 (General: \$111,031.06, Capital Improvement & Grants: \$1,467.50, Professional Escrow: \$6,974.07, Fire: \$101.46, EMS: \$55.34).
- c. Consider: Adopt Memorandum of Understanding with Teamsters Local 773.
- d. Consider: Authorize Advertisement & Sale of 2002 Chevrolet Blazer.
- e. Consider: Authorize Advertisement for Spring Clean Up Bid.
- f. Consider: Authorize Advertisement for 2026 Grounds Maintenance Services.
- g. Consider: Authorize Advertisement/Review of Draft Ordinance No. 262 – Data Center Decommissioning & Criteria.
- h. Consider: Authorize Advertisement/Review of Draft Ordinance No. 263 – High Density Residential Development Option.
- i. Consider: Authorize Advertisement/Review of Draft Ordinance No. 264 – Sign Ordinance Amendment.

Jacob Pride states the Board will discuss Draft Ordinance No. 263 separately.

Michael Albert motions to approve the consent agenda without item g, Robert Lovenheim seconds. Michael Albert asks about Bear Saver, Central Jersey Equipment, Riley and Company, and the sale of the 2002 Chevy Blazer. Kati Machovsky asks about the Memorandum of Understanding with Teamsters Local 773. Vote: all in favor; motion carries.

5. Reports:

- a. Emergency Services – Debbie Kulick of Bushkill EMS states the timeline for stretchers.
- b. Solicitor – Ron Karasek reviewed the sign ordinance, worked on the Water Gap Case, and potential settlement for M. Manor.
- c. Engineer – Jon Tresslar worked on the high-density residential development option.
- d. Township Manager – Julia Heilakka thanks the Department of Public Works for their hard work clearing snow. Spring Clean-Up will run from April 29th through May 2nd and will be publicized next week. Michael Albert mentions that Pick Up the Poconos will be April 25th and the Shawnee River Road Clean-Up will be April 11th.
- e. I-80/SR 611 – None.
- f. Environmental Advisory Council – Alex Jackson says the Mt. Nebo Park Educational Hike is March 28th at 11AM and there are nine or ten people signed up to attend.
- g. Supervisors' Comments – None.

6. Old Business:

- a. **Discussion of Draft Ordinance No. 262 – Data Center Decommissioning & Criteria.** Jacob Pride says state legislators are proposing a moratorium on data center development and are considering state-wide regulation to only allow them in industrial zones. The Board and Ron Karasek discuss possible ramifications of limiting data centers to industrial zones.

Michael Albert motions to authorize the Township Planning Commission and Monroe County Planning Commission review of the data center ordinance with the change that data centers are permitted only in the M-1 zone as a conditional use, Jacob Pride seconds. Brett Cartwright asks if there is a minimum parcel size in the draft. Michael Albert states he believes larger setback requirements achieve open space better than minimum parcel sizes. Todd Dailey is concerned with data center development and the effect on the community. Vote: Jacob Pride and Michael Albert in favor, Robert Lovenheim opposes; motion carries.

7. New Business:

- a. Consider: Condemnation of Property for Green Mountain Drive Bridge.** Jon Tresslar discusses the process of securing easements to facilitate repairs on the bridge. The Board discusses the affected square footage and pricing.

Jacob Pride motions to approve condemnation of property for Green Mountain Drive Bridge, Robert Lovenheim seconds. Michael Albert states the Township will compensate the owners with fair market value for the easements. Vote: all in favor; motion carries.

- b. Consider: Resolution No. 618 – Hazard Mitigation Plan Adoption.** Julia Heilakka states the Township is required to adopt the Monroe County Hazard Mitigation Plan every five years or risk losing the ability to apply for aid when needed.

Jacob Pride motions to adopt Resolution No. 618 – Hazard Mitigation Plan Adoption, Michael Albert seconds. Vote: all in favor; motion carries.

- c. Consider: Resolution No. 619 – Scranton–New York City Passenger Rail Corridor.** Tara Mezzanotte details the resolution and advocates for its passing. She notes adopting this does not lock the Township into a position and instead allows the Township to be a participant for expressing concerns, expectations, and mitigation.

Michael Albert motions to adopt Resolution No. 619 – Scranton–New York City Passenger Rail Corridor, Robert Lovenheim seconds. Todd Dailey asks about the speed of the trains and the timeline. Vicky Ozgun asks about East Stroudsburg stops. Tara Mezzanotte explains that any speculation is premature as studies are just beginning. Vote: all in favor; motion carries.

- d. Consider: Second Offer of Stipulation re: M. Manor/Back 9 MX Injunction Litigation.** Ron Karasek summarizes the second offer and a counteroffer that was received today. The counteroffer is discussed.

Michael Albert motions to table until the March 11th Regular Meeting, Robert Lovenheim seconds. Tammy Booth asks if the neighbors are a party to this stipulation and need to agree. Joel Rafielli asks if the Township is a Municipal Corporation. Jennifer Peck speaks on behalf of the Byrne family and is happy to see collaboration moving forward. Vote: all in favor; motion carries.

8. Public Comment:

- a.** Brett Cartwright asks what recourse the residents have concerning Back 9. Michael Albert says the Boards discussions are during public meetings for transparency.
- b.** Debbie Kulick asks if the Board is monitoring the Wyndham sale. Jacob Pride says the Township is paying attention but hasn't gotten any information from Wyndham.
- c.** Vicky Ozgun asks the Board to brief the public about a court case that occurred today and claims the Township is stifling free speech. Jacob Pride states there is a difference between someone expressing their opinion and someone who is disrupting a public


meeting. Ron Karasek clarifies that the Township did not file charges, the District Attorney and the Police filed them; the Township was the victim in the case.

- d. Walt Podpora says that dirt bikes save lives. He wants the Byrne boys to be able to ride.
- e. Brett Cartwright asks about the Township's regulations concerning removal of garbage cans on side of roads. Julia Heilakka says the Township will investigate the issue.

9. **Adjournment:** There being no other business before the Board, Jacob Pride motions to adjourn, Michael Albert seconds. Vote: all in favor; meeting adjourned at 7:07PM.

Minutes Recorded by Jessica Hodge

Respectfully submitted,



Julia Heilakka
Township Secretary