

SMITHFIELD TOWNSHIP ZONING HEARING BOARD  
REGULAR MEETING – FEBRUARY 3, 2026, AT 7:00PM

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A Regular Meeting of the Smithfield Township Zoning Hearing Board (“Board”) was held on February 3, 2026, at the Smithfield Township Municipal Center at 1155 Red Fox Rd, East Stroudsburg, PA 18301.

Present are Board members Lucas Fuller, Guy Miller, and Marianne Cannell, Solicitor Jeff Durney, Stenographer Donna Kenderdine, Zoning Officer Matthew Helbers, and Township Manager Julia Heilakka.

Also present are Marty Bartholemew, Nefertiti Campbell, Brett Cartwright, Kristine Karol, Cathy Kulesza, Bob Marki, Township Solicitor Ron Karasek, Tim Snow, Attorney Pamela Tobin, Jean Turn, and other members of the public.

1. **Chair Lucas Fuller calls the meeting to order at 7:00PM.**
2. **The Pledge of Allegiance is recited.**
3. **Minutes:**
  - a. **January 6, 2026 Reorganization & Regular Meeting.** Guy Miller motions to approve the minutes, Lucas Fuller seconds. Vote: all in favor; motion carries.
4. **Old Business: None.**
5. **New Business:**
  - a. **Public Hearing: Water Gap Acquisition Partners, LLC Appeal of Zoning Officer’s Enforcement Notice.** The public hearing requested appeals a Zoning Officer’s Enforcement Notice dated August 29, 2025 for 288 & 296 Mountain Rd, Parcel 16.9.1.26, PIN 16731000755147, which alleges the use of the property as a drug and alcohol rehabilitation center. Donna Kenderdine Reporting transcribes the hearing.

Lucas Fuller motions to grant Nefertiti Campbell party status, Guy Miller seconds. Vote: all in favor; motion carries. The Board recesses to executive session at 7:34PM for counsel regarding the legal issue raised regarding the subpoena, and returns at 7:41PM. After discussion, Lucas Miller motions to deny quashing the subpoena, and that the subpoena was properly issued, Guy Miller seconds. Vote: all in favor; motion carries. Lucas Fuller motions to admit all exhibits, Marianne Cannell seconds. Vote: all in favor; motion carries.

Exhibits introduced into the hearing are as follows: Board Exhibit No. 1 – Application for Public Hearing, Board Exhibit No. 2 – Affidavit of Publication, Board Exhibit No. 3 – Zoning Officer’s Proof of Posting, Township Exhibit No. 1 – Administrative Search Warrant, Township Exhibit No. 2 – Email of Gerad Ryan, Township Exhibit No. 3 – Zoning Officer Investigation Report, Township Exhibit No. 4 – National Institute of

Health Medicine Information, Township Exhibit No. 5 – Ch. 27-1002 Definition of Inn, Township Exhibit No. 6 – Ch. 27-1002 Definition of Residential Drug, Alcohol and/or Substance Abuse Treatment Facility, and Township Exhibit No. 7 – Zoning Officer's Enforcement Notice.


The Board announces a brief recess at 8:50PM and returns at 8:59PM to continue the hearing. The Board announces the hearing will continue on Tuesday, March 3, 2026 at 7PM at the Township. The hearing on March 3, 2026 will begin with the consideration of exhibits from the applicant.

- 6. Adjournment:** There being no other business before the Board, Lucas Fuller motions to adjourn, Guy Miller seconds. Vote: all in favor; meeting adjourned at 10:06PM.

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Minutes Recorded by Julia Heilakka

Respectfully submitted,

  
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Julia Heilakka  
Township Secretary