

SMITHFIELD TOWNSHIP PLANNING COMMISSION
REGULAR MEETING – MARCH 12, 2026, AT 7:00PM

A Regular Meeting of the Smithfield Township Planning Commission was held on March 12, 2026, at the Smithfield Township Municipal Center at 1155 Red Fox Rd, East Stroudsburg, PA 18301, and via Zoom.

Present are Commissioners Chris Bowers, James Munet, Doug Schryver, David Strunk and Jean Turn, Supervisors Jacob Pride and Robert Lovenheim, Solicitor Ronold J. Karasek, Township Engineer Jon S. Tresslar, Conservation & Recreation Director Dr. Alex Jackson, and Township Manager Julia Heilakka. Commissioners Scott Amori and Dr. Nicole Carney are not present.

Also present are Mitch Bowyer, Jason Buchta, Brett Cartwright, Todd Dailey, Alec Fahey, Kati Machovsky, Janice Medwick, Vicky Ozgun, Charlene Spezza, Justin Stangl (via Zoom), Kevin Walsh, and Tara Vecchio Freeman.

1. Secretary David Strunk calls the meeting to order at 7:00PM.

2. The Pledge of Allegiance is recited.

3. Minutes:

- a. February 12, 2026 Regular Meeting.** Commissioner Munet motions to accept the minutes from the February 12, 2026 regular meeting, Commissioner Schryver seconds. Vote: all in favor; motion carries.

4. Old Business:

- a. Table: Verizon Wireless/Magick Cauldron LDP. Deadline – 04.23.2026.** Commissioner Strunk motions to table this item, Commissioner Bowers seconds. Vote: all in favor; motion carries.
- b. Consider: 3 Point Garden Minor Subdivision. Deadline – 04.09.2026.** Jason Buchta of ARRO Consulting has not received an engineer review letter from the most recent submission, so they will grant an extension to May 14th. Commissioner Turn motions to table this item, Commissioner Munet seconds. Vote: all in favor; motion carries.
- c. Consider: Data Center Ordinance Update.** Commissioner Strunk states that the Township has been extremely proactive regarding updating data center regulations. Julia Heilakka explains sketch plans do not seek approvals. Dr. Alex Jackson summarizes the ordinance update and explains maps provided by the MCPC. The Commission discusses the presence of wetlands in the northern M-1 district and noise generation from data centers. Janice Medwick states she is speaking on behalf of Lake Valhalla and voices environmental, noise, and lighting concerns, and does not want data centers in the M-1 district. The Commissioners discuss that the use is already permitted in the M-1 zone, but this update proposes making it a conditional use.

Vicky Ozgun states this change is occurring because the chairman of the Planning Commission lives near the proposed data center. Robert Loveneheim feels AI is coming, but he doesn't believe the Township has physical room for data centers as they are designed now. Technology will evolve to get smaller, but that has not yet occurred. Tara Vecchio Freeman expresses concern for the flood requirements in the southern portion of the M-1 zone and the impact on electricity.

Commissioner Strunk motions to recommend the approval of draft Ordinance No. 265, Commissioner Bowers seconds. Vote: Commissioners Bowers, Strunk, and Turn in favor; Commissioners Munet and Schryver abstain: motion carries. Jacob Pride states this ordinance will be considered on April 22, 2026.

5. New Business:

- a. **Consider: Verizon Wireless Conditional Use for Cell Tower at 2417 Gap View Drive. Public Hearing – 03.25.2026.** Attorney Kevin Walsh is present on behalf of the applicant. This conditional use proposes a 155ft monopole cell tower in a 30 x 60 leased area on 2417 Gap View Drive, Parcel 16.94604, PIN 16732200127327. This project received a setback variance from the Zoning Hearing Board, so the cell tower will be 55ft from Gap View Drive. The applicant received the engineer's review letter and will have a response forthcoming. Alec Fahey believes the applicant will be able to comply with the ordinance but has one concern regarding fencing in a transformer.

Attorney Kevin Walsh discusses the variance granted by the ZHB. The Commission discusses reviewing the project at their next meeting. Commissioner Munet motions to table, Commissioner Schryver seconds. Vote: all in favor; motion carries. Brett Cartwright distributes an opposition letter to the Commission.

- b. **Consider: Ordinance No. 262 – High Density Residential Development Option. Public Hearing – 04.22.2026.** Jacob Pride discusses the proposed criteria that would permit high-density residential development in the Economic Development Zoning District under certain conditions. This area is undergoing a housing crisis, and this style of development would retain commercial frontage in the ED zone, but allow apartments to act as a transition between commercial areas and adjoining residential ones. This also concentrates development in the commercial areas of the Township while preserving rural character and open space in the residential areas.

Commissioner Strunk discusses the impact on schools, and Commissioner Munet feels the ordinance is too vague, but acknowledges the area needs more housing. Jon Tresslar states any projects developed under this ordinance still need to comply with SALDO.

Robert Loveneheim states the Township also needs more housing for younger individuals and empty-nesters to downsize. Commissioner Strunk feels this goes against the comprehensive plan. Jacob Pride feels this complies with the comprehensive plan and discusses concentrating growth in the commercial corridors to retain the rural character of the area. Commissioner Munet expresses concern for five-story buildings. Jacob Pride

replies requiring elevations with submissions will be discussed at the April work session meeting, and he would like to have a design aesthetic guide for the Township.

Jacob Pride discusses the fee in lieu of open space. Todd Dailey thinks this requires an HOA. Jacob Pride replies it does not. Mitch Bowyer states he listened to a presentation by Tom Campbell; the Township needs a solution to housing but feels that this proposal is too large a change. Todd Dailey states projects would require a traffic study and feels the Township may need a full-time fire company. Jacob Pride states every plan is reviewed by the fire department, and they tend to approve plans with sprinklers. Charlene Spezza states she received an email from a supervisor stating that American Water has not provided a will-serve letter to SVPRD. Jacob Pride states that none of the parcels affected by this update are serviced by that water and sewer company. Justin Stangle states the email came from the Board, so the Board of Supervisors should regulate it.

Janice Medwick asks if this is low-income housing, Commissioner Strunk replies no. Janice Medwick states she had to travel 1 ½ hours to work when she was young and feels that younger individuals are wasting money on expensive cars.

Commissioner Schryver motions to table this item until the April meeting, Commissioner Strunk seconds. Commissioner Turn asks if the Commission will be ready to discuss this at the next meeting. Robert Lovenheim is worried postponing the ordinance will damage efforts to realign Franklin Hill Rd because of time limits on grant funding. Vote: all in favor; motion carries.

- c. **Consider: Ordinance No. 263 – Sign Ordinance Update. Public Hearing – 04.22.2026.** Dr. Alex Jackson presents the sign ordinance. This ordinance amendment focuses on temporary signs, abandoned signs, and regulating signs without consideration for content, per Reed v. Town of Gilbert. Commissioner Munet motions to recommend approval, Commissioner Schryver seconds. Vote: all in favor; motion carries.
- d. **Consider: Ordinance No. 264 – Zoning Map Clerical Amendment. Public Hearing – 04.22.2026.** Julia Heilakka states this update corrects a clerical error from the Monroe County Planning Commission, where four parcels in the ED zone accidentally lost their color designation during an unrelated zoning map update. Commissioner Strunk motions to recommend approval, with changes of an incorrect date and language doubling, Commissioner Schryver seconds. Vote: all in favor; motion carries.

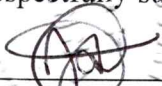
6. Public Comment:

- a. Charlene Spezza states that the residents should be respected and the Commissioners were rude to Vicky Ozgun. Commissioner Strunk states Vicky Ozgun made accusations that were absolutely unfounded.
- b. Kati Machovsky states that Todd Dailey was also disrespected. Commissioner Strunk states the Commissioners were being extremely lenient allowing public comment during the middle of the meeting but had to move on.

- c. Todd Dailey apologizes for being rude and suggests the Commission have a workshop on the housing ordinance update and the conditional use proceeding.
 - d. Mitch Bowyer states Tarah Probst will have a round table on housing on 4pm on Thursday, March 26th at East Stroudsburg High School South. Julia Heilakka states the roundtable is in the library.
 - e. Brett Cawwright states he appreciates the participation, and hopes the Commission comes into meeting prepared to discuss agenda items.
7. **Adjournment:** There being no other business before the Commission, Commissioner Strunk motions to adjourn, Commissioner Schryver seconds. Vote: all in favor; meeting adjourned at 9:07PM.

Minutes Recorded by Julia Heilakka and Dr. Alex Jackson

Respectfully submitted,



Julia Heilakka
Township Secretary