SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING – AUGUST 12, 2026, AT 6:00PM

A Regular Meeting of the Smithfield Township Board of Supervisors was held on August 12, 2026, at JT Lambert Intermediate School at 2000 Milford Rd, East Stroudsburg, PA 18301, and via Zoom.

Present are Supervisors Jacob Pride, Robert Lovenheim, and Michael Albert, Engineer Jon Tresslar, Solicitor Ronold Karasek, Administrative Coordinator Jessica Hodge, and Township Manager Julia Heilakka.

Also present are John Balas, Anna Brunner, Lauren Butler, Katie Calcaterra, Ben Cohen, Bennett Daniels, Jessica Delfino, Karl Detweiler, Bruce Eden, Joy Fieldstadt, MaryAnn Freeby, Josephine Gingerich, Amanda Harrison, Abigail Rabbitt, Lauren Jones-Rabbitt, Lenny Kaye, Andrea Logudice (via Zoom), Jason Lowris, Kati Machovsky, Ray Mitchell, JoAnn Norris, Brian O'Malley, Eduarda Pereira, Jarrod Predmore, Tarah Probst, Joel Rafieli, Brendan Reich, Fidoro Scaleicio, Jean Sierra, Charles Stecker, Damian Thorn-Hauswirth, and other members of the public.

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

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

   Joel Rafieli leads a rendition of "This Land is Your Land" by Woody Guthrie.

3. **Announcements:**

   a. The Trunk or Treat & Fall Fest is Saturday, October 24, 2026. Details to be announced.

   b. An executive session was held August 11, 2026 from 4:11PM to 4:33PM regarding attorney-client privilege matters.

   c. An executive session was held August 12, 2026 from 10:00AM to 10:33AM regarding attorney-client privilege matters.

4. **Consider: Consent Agenda.**

   a. Consider: Approve July 7, 2026 Special Meeting Minutes.

   b. Consider: Approve July 8, 2026 Regular Meeting Minutes.

   c. Consider: Approve July 22, 2026 Regular Meeting Minutes.

   d. Consider: Approve Bill Pack – $155,252.10 (General: $153,533.70, Professional Escrow: $72,298.40).

   e. Consider: Accept Resignation of Dr. Nicole Carney from Planning Commission.

   f. Consider: Authorize Auction of DPW Equipment.

g. Consider: Approve Findings of Fact, Conclusion of Law and Decision in re: Smurfit Westrock Floodplain Conditional Use.

h. Consider: Adopt Resolution No. 629 – Resolution for Plan Revision for Land Development (Shawnee Valley Stage 1B).

Robert Lovenheim motions to approve the consent agenda, Michael Albert seconds. Michael Albert clarifies that Nicole Carney resigned from the Township Planning Commission due to moving out of the Township. JoAnn Norris asks about the plan revision for Shawnee Valley Stage 1B. Vote: all in favor; motion carries.

5. Reports:

a. Emergency Services – None.

b. Solicitor – Ron Karasek worked on the curative amendment and the conditional use data center proposal at Smithfield Gateway.

c. Engineer – Jon Tresslar worked on the municipal curative amendment.

d. Township Manager – None.

e. I-80/SR 611 – None.

f. Environmental Advisory Council – Kati Machovsky says the EAC has been working on trifolds.

g. Supervisors' Comments – Jacob Pride thanks everyone who came to S'mores n' Stargazing. Michael Albert states he learned that his father-in-law had a small interest in the Smithfield Gateway property. He reached out to the Pennsylvania State Ethics Commission who provided a written advisory indicating he did not have a conflict of interest. Regardless, his extended family divested from the property and no longer has any financial or business connection to the project or developer.

6. Old Business:

a. Consider: Award 2026-2027 Road Materials Contract. Robert Lovenheim motions to award 2026-2027 road materials contract to Eureka Stone Quarry, Inc, and Dingmans Ferry Stone, Inc, Michael Albert seconds. Jon Tresslar reads the bid prices for each item, and notes neither Eureka Stone Quarry or Dingmans Ferry Stone bid on all materials requested. Michael Albert asks how these prices compare to the budget. Fidoro Scalercio asks if there is a published schedule for paving. Vote: all in favor; motion carries.

7. New Business:

a. **Public Hearing: Draft Ordinance No. 268 – Data Centers & Related Uses.** Ron Karasek clarifies what a curative amendment is, how it affects project submission, and why the Board is trying to adopt this ordinance in a timely manner.

The public hearing opens at 6:27PM. This ordinance was advertised in the Pocono Record on July 28, 2026, and August 4, 2026. The Smithfield Township Planning Commission recommended approval at their meeting on July 9, 2026. Monroe County Planning Commission recommended approval with comments per their letter dated August 3, 2026. Property owners of affected parcels received written notice of this hearing and the Zoning Officer posted the properties on July 23, 2026.

Karl Detweiler, John Balas, JoAnn Norris, MaryAnn Freeby, Joel Rafieli, Jarrod Predmore, Jean Sienna, Bruce Eden, Ben Cohen, Bennett Daniels, Lauren Butler, Lauren Jones-Rabbit, and Lenny Kaye express distrust of Jim DePetris and disdain for the conditional use application for a proposed data center at Smithfield Gateway.

Katie Calcaterra wants specific standards for the protection of natural resources.

Anna Brunner asks for a mechanism to force builders to follow good manufacturing practices and protect from negligence by utilities.

Brian O'Malley and Jessica Delfino ask questions about closed loop systems, chemicals, power usage, decommissioning, and protecting first responders.

Amanda Harrison questions why the Board chose a 500ft buffer.

Eduarda Pereira and Lauren Jones-Rabbit express frustration with not receiving a response from the Township in a manner they consider timely.

Josephine Gingerich suggests data centers be well defined, capping the number of diesel generators allowed, and basing setbacks on megawatt usage.

Charles Stecker asks if there is a way the Board can better inform the public.

Tarah Probst says the Board has the right to make ordinances as restrictive as possible.

Damian Thorn-Hauswirth has questions about the curative amendment and conditional use process.

Abigail Rabbitt requests native species be defined.

Ray Mitchell questions how the Township can protect from changes in the aquifer.

Andrea Logudice asks what would happen if a valuable habitat were found during the required environmental study.

Joy Fieldstadt says the landscape buffer should be based on the wattage of the facility.

Brendan Reich thanks the Board for their work to help the public.

Michael Albert motions to close the public hearing, Robert Lovenheim seconds. Vote: all in favor, public hearing closed at 8:26PM.

The Board pauses the meeting at 8:26PM, and returns at 8:33PM.

b. Consider: Adopt Draft Ordinance No. 268 – Data Centers & Related Uses.

Michael Albert motions to adopt Draft Ordinance No. 268 – Data Centers & Related Uses, Robert Lovenheim seconds.

Michael Albert believes passing the ordinance as quickly as possible is the right decision. He likes comments concerning generator limits, safety plans, sensitive receptor protections, and comments from the Delaware Riverkeepers letter. He says although he would like to add items, he wants to pass the ordinance tonight and amend it again in the future. Robert Lovenheim says laws are flexible and are designed to evolve.

Vote: all in favor; motion carries.

8. Public Comment.

a. Ben Cohen urges the Board to learn from past governmental missteps in protecting the land and its people.

b. Katie Calcaterra expresses distrust of Jim DePetris and the conditional use application for a data center at Smithfield Gateway.

c. Karl Detweiler apologizes to the Board. He states he did not understand the purpose of the meeting tonight and says he believes the Board is doing a good job.

d. Anna Brunner says the area is prone to earthquakes and vibrations from a data center would be dangerous.

e. Joel Rafieli speaks against data centers and their ecological effects.

f. Brian O'Malley says there should be requirements for generator disposal.

g. Eduarda Pereira demands citations from the MPC concerning project resubmission.

h. Damian Thron-Hauswirth asks if an incomplete application is grounds for denial.

i. Lauren Jones-Rabbitt says another meeting is tomorrow and encourages attendance.

j. Jason Lowris says animals at the Pocono Snake and Animal Farm will be affected by a data center at Smithfield Gateway.

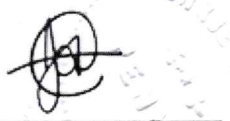
k. Amanda Harrison is concerned about the electric load a data center will bring.

l. Julia Heilakka announces that at the Planning Commission meeting, the conditional use application for a proposed data center will not be on the agenda except to table. The Township will email the data center mailing list with updates regarding ordinance updates and when the conditional use will be discussed.

9. Adjournment: There being no other business before the Board, Robert Lovenheim motions to adjourn, Michael Albert seconds. Vote: all in favor; meeting adjourned at 9:11PM.

Minutes Recorded by Jessica Hodge

Respectfully submitted,



Julia Heilakka
Township Secretary