

TOWNSHIP OF STROUD
BOARD OF SUPERVISORS
PUBLIC HEARING MINUTES
November 18, 2025, at 6:30 P.M.

KH Stroudsburg Properties LLC, Which Is Located At 1534 N. 9th Street, In Stroud Township, Monroe County, PA The Property Is Further Identified As Parcel # 17.14.2.39-5 And Map # 17-6391-03-01-9536. An Application For A Waiver Of Modification From Wetland Buffer Regulations Found At 23-303 Of The Stroud Township Stormwater Ordinance In Order To Construct, In The Outer Buffer, An Accessory Structure For Its Existing Car Dealership

The Public Hearing of the Stroud Township Board of Supervisors was called to order by Chairwoman & Secretary, Jennifer Shukaitis at 6:33 P.M., Also present were Vice Chairman & Ass't. Treasurer, Edward Cramer; Supervisor/Ass't. Secretary, Susan Lyons Township Manager, Steve Fylstra; Township Engineer, Chris McDermott, of Reilly Associates; Township Solicitor, Todd Weitzmann; and Recording Secretary, Janice Willey.

Ms. Shukaitis read the public notice aloud (see attached). She then stated Mr. Fylstra will enter Exhibits. Mr. Fylstra then entered exhibits, **T-1**, Affidavit of Publication from the Pocono Record, the notice ran 11/3/2025 and 11/10/202; **T-2**, Application and supporting documents; **T-3**, Reilly Associates Review Letter dated 11/13/2025. Mr. Cramer made a motion to **enter Township's Exhibits T-1 through T-3**. Ms. Lyons Seconded the Motion. All Voted Aye, Motion Carried 3-0.

Ms. Shukaitis then turned the Hearing over to Mr. Weitzmann for an explanation of procedure. Mr. Weitzmann, he explained the procedure and noted there was no one from the public to participate. Attending the meeting for the Applicant was Greg Kelly, the Applicant and owner of KH Stroudsburg Properties LLC, Erich Schock, Fitzpatrick Lentz & Bubba, Applicant's Attorney and Paul Schmoll, Barry Issett and Associates, Applicant's Engineer.

Mr. Schock proceeded and introduced Mr. Schmoll and his credentials as an expert witness. Ms. Lyons made a motion to **accept Mr. Schmoll as an expert witness**. Mr. Cramer seconded the motion. All voted aye, motion carried 3-0.

Mr. Schmoll testified the placement of the building is the most feasible location, with the least disturbance of the wetlands as it is already a parking area, safety for employees and customers and reduces vehicle congestion in the front of the main building. Mr. Kelly then testified why this new building is important and how it will be used.

Mr. Schock then entered exhibits. **A-1**, Site Development Plan; **A-2**, Aerial view of the property from 1968; **A-3**, Aerial view of the property from 1983; **A-4**, 2012 Stormwater Ordinance page 2&3; **A-5**, updated site plan. Mr. Cramer made a motion to **enter Applicant's Exhibits A-1 through A-5**. Ms. Lyons Seconded the Motion. All Voted Aye, Motion Carried 3-0.

Ms. Shukaitis noted there is an Engineer's Letter dated 11/13/2025 with the following recommendations; a. The Land Development Plan approval, with building in the location consistent with the plan that is presented today; b. Erosion and Sediment control measures will be implemented during construction; c. The improvements should NOT be further enlarged into the buffer in the future; d. The Applicant must show that no more than 20% of the outer buffer will be altered by activities; e. Limitations on outdoor vehicle cleaning and maintenance, and that the discharge and disposal of water from the prep area be in accordance with State Regulations and guidance from the Pennsylvania Department of Environmental Protection. The Applicant agreed to all recommendations.

Mr. Cramer made a motion to **grant waiver modification to KH Stroudsburg Properties LLC, Which Is Located At 1534 N. 9th Street, In Stroud Township, Monroe County, PA The Property Is Further Identified As Parcel # 17.14.2.39-5 And Map # 17-6391-03-01-9536. to wetland buffer regulation SWO 23-303.2.B conditioned upon following the recommendations on Engineer's letter dated 11/13/2025.** Ms. Lyons seconded the motion. All voted aye, motion carried 3-0.

There being no further business, Ms. Lyons made a motion to **adjourn the hearing at 6:57 P.M.** Mr. Cramer seconded the motion. All voted aye, motion carried 3-0.

Respectfully Submitted,
Janice Willey
Administrative and Recording Secretary