

TOWNSHIP OF STROUD
BOARD OF SUPERVISORS
PUBLIC HEARING MINUTES
August 18, 2026, at 6:00 P.M.

Public Hearing to determine if there is a dangerous structure in violation of the “Dangerous Structure” provisions of the Stroud Township Code of Ordinances (10-301-10-308), on property located at 2352 Grey Fox Drive, Stroudsburg, PA. Parcel ID#17.117450 and Map# 17-7209-01-39-6323, owned by Edison and Janice Adams.

The Public Hearing of the Stroud Township Board of Supervisors was called to order by Chairwoman & Secretary, Jennifer Shukaitis at 6:00 P.M. Also present were Vice Chairman & Ass't. Treasurer, Edward Cramer; Supervisor/Ass't. Secretary, Susan Lyons; Township Manager, Steve Fylstra; Township Solicitor, Todd Weitzmann; and Recording Secretary, Janice Willey. Ms. Shukaitis began the hearing with the Pledge of Allegiance.

Ms. Shukaitis read the public notice aloud (see attached). She then turned the hearing over to Mr. Weitzmann who explained the procedure. He stated that the purpose of tonight's hearing was to determine if this structure at 2352 Grey Fox Drive, Stroudsburg, PA is a “Dangerous Structure” under the Stroud Township Code of Ordinances, this is the only issue that will be decided tonight. There are other procedures to follow if needed to remedy this issue. He received a letter today along with the Township Manager from the homeowner's council, Attorney Beers requesting adjournment of today's hearing to give additional time. He added that this has been pending since 2024 and the owners of this property have been in a dispute with their insurance company, State Farm Insurance since then.

Mr. Cramer noted that in normal circumstances when there is a fire in Stroud Township, insurance companies would set up a Fire Escrow with the township for the main purpose as to make sure the property would be cleaned up and satisfactory to the Townships Code of Ordinances. Please note this was never set up by State Farm. Mr. Weitzmann explained State Farm didn't do so because they have denied the claim.

Mr. Weitzmann introduced the son of the property owners, J. Edison Adams II, who agreed with Mr. Weitzmann's account of the issue and has also had minimal contact with State Farm representatives and legal team for any type of update on this matter. At this time, Mr. Cramer made a motion to **deny request by Attorney Beers for adjournment**. Ms. Lyons seconded the motion. All voted aye, motion carried 3-0.

Mr. Weitzmann said he would like to enter Township Exhibits. **T-1**, copy of the Dangerous Structure Ordinance from Chapter 10, part 3; **T-2**, A print out from the Monroe County Property Search concerning 2352 Grey Fox Drive, listing the owners of record; **T-3**, 2 Deeds, listing prior and current owners of the property; **T-4**, Quicken Loans, LLC (Rocket Mortgage) mortgage record of this property; **T-5**, Public Notice of tonight's Public Hearing; **T-6**, Statement of Particulars concerning the conditions of the property along with supporting record; **T-7**, Letter from Mr. Weitzmann dated 7/24/2026 to Attorney Beers with the Public Notice of tonight's Hearing and the Statement of Particulars; **T-8**, Letter from Mr. Weitzmann dated 7/24/2026 to Rocket Mortgage with the Public Notice of tonight's hearing sent Certified and regular mail along with the returned receipt card signed; **T-9**, Letter from Mr. Weitzmann dated 7/24/2026 to the Post Master asking for any change in address information for

customers Edison and Janice Adams, attached is the response; **T-10**, Letter from Mr. Weitzmann dated 8/5/2026 to Mr. & Mrs. Adams with the Public Notice of tonight's hearing sent Certified and regular mail and tracking history showing "Not Delivered"; **T-11**, Affidavit of Publication from the Pocono Record showing publication dates of 7/23/2026; **T-12**, Affidavit of Posting from the Township Manager; **T-13**, Public Notice of prior hearing dated 10/29/2024; **T-14**, Letter dated 10/23/2024 from Attorney Beers to Mr. Weitzmann requesting continuance of the 10/29/2024 hearing; **T-15**, an email received 8/17/2026 to Mr. Weitzmann from Attorney Beers with an update on this matter regarding court, including a copy of the order; **T-16**, Letter from Mr. Weitzmann dated 8/18/2026 to Attorney Beers stating she can appear tonight to request continuance; **T-17**, Email dated 8/18/2026 from Attorney Beers to Mr. Weitzmann stating she does not represent the Adams on this proceeding and can not accept service on their behalf; **T-18**, A letter dated 8/18/2026 from Attorney Beers to the Board of Supervisors and Mr. Weitzmann explaining the email sent on the same day 8/18/2026; **T-19**, Report of the Dangerous Structure Investigation dated 10/1/2024 from Michael Manter, Stroud Township BCO and Zoning Officer; **T-20**, Photos of the structure taken 9/30/2024; **T-21**, Updated Dangerous Structure report from Michael Manter, Stroud Township BCO dated 8/17/2026; **T-22**, Current photos showing condition of the property and building dated 8/17/2026; **T-23**, An estimate for potential clean up costs if the Township were to clean up the property. Mr. Cramer made a motion to **enter Township Exhibits T-1 to T-23 into the record**. Ms. Lyons seconded the motion. All voted aye, motion carried 3-0.

Both Michael Manter, Stroud Township BCO and Marv Walton, Stroud Township Zoning Officer both were sworn in and testified this structure fit the criteria of a "Dangerous Structure".

Mr. Weitzmann noted there were people from neighboring properties that might want to express their concerns. David Van Cleve was sworn in and stated he wanted to set the record straight that this has been going on for 2 ½ years, not 2 years. He wanted to add on to Mr. Manter and Mr. Walton's testimony that nothing has been removed from the property, it is all just left there in the basement, he's concerned for the environment.

Mr. Weitzmann said there are 2 determinations that need to be figured out. First is does a Dangerous Structure exist and second what needs to be done about it.

Ms. Lyons made a motion to **designate the property located at 2352 Grey Fox Drive, Stroudsburg, PA. Parcel ID#17.117450 and Map# 17-7209-01-39-6323 as a "Dangerous Structure" in regards to Stroud Township Code of Ordinances (10-301-10-308).** Mr. Cramer seconded the motion. All voted aye, motion carried 3-0. Mr. Cramer made a motion to **approve the remaining of the structure at 2352 Grey Fox Drive, Stroudsburg, PA. be demolished.** Ms. Lyons seconded the motion. All voted aye, motion carried 3-0.

There being no further business, Mr. Cramer made a motion to **adjourn the hearing at 7:08 P.M.** Ms. Lyons seconded the motion. All voted aye, motion carried 3-0.

Respectfully Submitted,
Janice Willey
Administrative and Recording Secretary