

**PARADISE TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
MARCH 4, 2024**

Call to Order

Chair Gonze called the meeting to order at 6:00 p.m.

Pledge of Allegiance

Gonze led the Pledge of Allegiance to the Flag.

Public Comment Statement

Gonze read the public comment statement "*Ladies and gentlemen, before the Board of Supervisors votes on any matter, the Board will allow for public comment on that particular item. If you wish to be heard at that time, please raise your hand, and you will be recognized*".

Gonze stated that the meeting is being recorded for the limited purpose of preparing the official minutes.

Special Note

Gonze announced that to meet the requirements established by the Office of Open Records for virtual meetings, this meeting is being audio and video recorded via Zoom from the initial announcement of the meeting until its end. The meeting Zoom link was posted on the Township's website where the public may join the Zoom meeting, interact, and ask questions in real time.

Roll Call

Officials Present:

Peter Gonze – Chair

John C. Prevoznik – Solicitor

Reda Briglia – Vice Chair

Charles Unangst – Engineer

Michael Stein – Supervisor (via Zoom)

Tina Transue – Secretary

Executive Session

Gonze stated that an Executive Session was held on February 28, 2024, at 5:00 p.m. All three Supervisors and Executive Secretary Transue were present. Gonze stated that the purpose of the Executive Session was to conduct interviews with applicants for the

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Administrative Secretary position. Stein left the Executive Session at 5:45 p.m. The Executive Session ended at 6:00 p.m. No decisions were made.

Gonze stated that an Executive Session was held today, March 4, 2024, at 4:00 p.m. Supervisor Gonze, Supervisor Briglia, and Executive Secretary Transue were present. Gonze stated that the purpose of the Executive Session was to conduct interviews with applicants for the Administrative Secretary position. The Executive Session ended at 4:45 p.m. No decisions were made.

Approval of Minutes

Motion: Briglia moved and Stein seconded to approve the February 21, 2024, Board of Supervisors regular meeting minutes as presented.

Motion carried 3-0.

Unfinished Business

Dogan Lot Line Adjustment/Any Action – Mr. Unangst stated that he submitted a letter dated today, March 4, 2024, confirming that all comments from the previous review letters have been addressed on the updated plan. Mr. Unangst stated that the plan must be signed by Susan Dogan. Mr. Unangst also stated that he was forwarded an email dated March 2, 2024, from Taylor Munoz from Pocono Township stating the Pocono Township would not require a review from Pocono Township officials unless the office of the Recorder of Deeds required Pocono Township officials to sign the plan for recording purposes.

Motion: Briglia moved and Stein seconded to approve the Dogan Lot Line Adjustment plan subject to the following conditions being met: 1) A letter from Pocono Township on Pocono Township letterhead indicating that Pocono Township does not require a review of the plan. 2) Susan Dogan, in both her individual capacity and capacity as Trustee, signs and returns the plan to the Board of Supervisors for Township signatures.

Motion carried 3-0.

New Business

2024 Appropriations/Approve – Briglia stated that approval was needed to disburse the appropriations previously agreed upon for the 2024 Budget. Stein questioned the appropriation to the Brodhead Watershed Association (BWA). Stein stated that the ordinance regarding appropriations to watershed associations states that the watershed association may not use the funds in litigation against municipalities. Stein questioned how the municipalities are assured that the funds are not used in litigation, as in the case of the BWA joining in litigation with PennFuture regarding solar farms in Pocono Township. The Board discussed tabling the appropriation to BWA and sending a letter requesting clarification as to how the funds are kept separate. The total appropriations to be paid are \$11,900.00 with future appropriations to be paid to the Friendly Community Center of \$7,500.00 and \$500.00 to BWA when funding clarifications are provided.

Motion: Briglia moved and Stein seconded to approve paying the budgeted

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appropriations of \$11,900.00 with future appropriations to be paid to the Friendly Community Center of \$7,500.00 and \$500.00 to Brodhead Water Association.

Motion carried 3-0.

Motion: Briglia moved and Stein seconded to approve Solicitor Prevoznik drafting a letter to Brodhead Watershed Association regarding the separation of funds.

Motion carried 3-0.

Cleaning Services/Any Action – Transue stated that a new cleaning service is needed for the office and Roadcrew office. Transue will request quotes for a new cleaning service.

Administrative Secretary Open Position – Gonze stated that the Board is following up on the candidates who were interviewed.

Reports

Roadmaster – Mader summarized his report for the Board. Mader reported that Melvin Fish was done with the emergency repair to the Devils Hole Road Culvert.

Solicitor – Solicitor Prevoznik stated that he sent the Holding Tank Agreement to Cintron's counsel, Attorney Joseph Hanyon and Attorney Hanyon did not agree with the conditions of the agreement. Solicitor Prevoznik suggested that he and Gonze meet with Attorney Hanyon to discuss acceptable agreement conditions.

Solicitor Prevoznik stated that he has received information from Steve Dellinger regarding the Resort Overlay District ordinance. Solicitor Prevoznik stated that he will be sending emails to the Board as well as Shawn McGlynn to continue to move forward with amending the Resort Overlay District ordinance.

Solicitor Prevoznik stated that he was contacted by Attorney Donald Karpowich regarding water and sewer service to the Route 611 corridor. Solicitor Prevoznik stated that he and a Board member should meet with Pocono Township officials to discuss future water and sewer services.

Motion: Briglia moved and Stein seconded to approve Solicitor Prevoznik and Gonze meeting with Pocono Township officials to discuss future water and sewer services.

Motion carried 3-0.

Gonze stated that several ordinance amendments have been discussed in the past and to keep them current he wanted to list the ordinances to be reviewed. Gonze stated that the following ordinances should be reviewed: the Resort Overlay District ordinance, a warehouse ordinance, the Short-Term Rental ordinance amendment with Building Codes enhancements, a solar farm and windmill ordinance, an ordinance to require a certificate of habitability for property sales, the Act 167 ordinance, and the recodification of ordinances with eCodes.

Engineer – Mr. Unangst stated that the 2023 Woodland Road paving project's timeline to be finished by Northeast Site Contractors is May 31, 2024. Gonze will reach out to a Northeast Site Contractors representative to inquire about when they will finish the project.

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EAC – Stein stated that the EAC did not meet in February.

PARC – Briglia stated that PARC is reviewing the information received from Linder Engineering for the costs to design and oversee a grant for the next phase of Seven Pines Park.

Correspondence/Miscellaneous

Gonze stated that the Park and Recreational Board decided to cancel the Easter Egg Hunt scheduled for March 23, 2024, due to the unpredictability of the weather in March.

Other Business/Public Comment

None.

Executive Session

Motion: Briglia moved and Stein seconded to recess the regular meeting at 6:35 p.m.

Motion carried 3-0.

Motion: Briglia moved and Stein seconded to reconvene the regular meeting at 6:46 p.m.

Motion carried 3-0.

Solicitor Prevoznik stated that an Executive Session was held and all three Supervisors (Stein attended via Zoom) and Solicitor Prevoznik were present. The Executive Session started at 6:41 p.m. and ended at 6:45 p.m. Solicitor Prevoznik stated that contract and property legal issues were discussed. No decisions were made.

Adjournment

Motion: Briglia moved and Stein seconded to adjourn the meeting at 6:47 p.m.

Motion carried 3-0.

Respectfully submitted,

Tina Transue

Tina Transue
Secretary