

**PARADISE TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
APRIL 1, 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

Reda Briglia – Vice Chair

Michael Stein – Supervisor

John C. Prevoznik – Solicitor

Charles Unangst – Engineer

Tina Transue – Secretary

Executive Session

Solicitor Prevoznik stated that there were two Executive Sessions held today, April 1, 2024. The first Executive Session was held at 4:20 p.m. All three Supervisors, Solicitor Prevoznik, and Special Counsel Errin McCaulley were present. Solicitor Prevoznik stated

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that the purpose of the Executive Session was to discuss the applicable law of M & M Realty, LP's appeal of the SEO's refusal to issue septic permits. The Executive Session ended at 4:57 p.m. No decisions were made.

The second Executive Session was held at 5:46 p.m. All three Supervisors, Solicitor Prevoznik, and Special Counsel Errin McCaulley were present. Solicitor Prevoznik stated that the litigation process of the M & M Realty, LP's DEP appeals were discussed. The Executive Session ended at 5:57 p.m. No decisions were made.

Approval of Minutes

Motion: Briglia moved and Stein seconded to approve the March 18, 2024, Board of Supervisors regular meeting minutes as presented.

Motion carried 3-0.

Unfinished Business

Administrative Secretary Open Position/Any Action – Gonze stated that the Board approved making an offer to an Administrative Secretary candidate at the last meeting; however, that candidate had already accepted another offer. The Board extended an offer to Dianna Keat, at the hourly rate of \$18.65, as per the Collective Bargaining Agreement pending approval at the Board of Supervisors meeting. Ms. Keat submitted all her background information which Transue verified.

Motion: Briglia moved and Stein seconded to approve the hiring of Dianna Keat for the position of Administrative Secretary, at the hourly rate of \$18.65 per hour, as dictated by the Union contract.

Motion carried 3-0.

M & M Realty/Any Action – Solicitor Prevoznik stated that the hearing held today at 5:00 p.m., for M & M Realty, LP was continued to a date and time certain of April 15, 2024, at 5:45 p.m., at which time the decision for M & M Realty, LP's septic appeal is due. Solicitor Prevoznik stated that there were several actions needed for the M & M Realty, LP's Department of Environmental Protection appeal hearing.

Motion: Briglia moved and Stein seconded to concur to the extension of the deadline in which Pa DEP and the Township must answer discovery requests from April 18, 2024, to June 3, 2024, regarding the Pa DEP Hearing Board Docket #2023-82.

Motion carried 3-0.

Motion: Briglia moved and Stein seconded to not concur with M & M Realty, LP's request to withdraw its appeal in its entirety under a "House of Distinction" settlement agreement regarding the PaDEP Hearing Board Docket #2023-067.

Motion carried 3-0.

The Tabling of Hawthorne Request for Rezoning/Any Action – Solicitor Prevoznik stated that Paradise Township's professionals recommend sending a letter to JSPA Realty, LLC stating that the Board will be putting the consideration of its petition on hold until the

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Board receives verification of the impacts of rezoning its property on Route 611 to a Business District.

Motion: Gonze moved and Stein seconded to table the petition from JSPA Realty, LLC requesting the rezoning of its property located on Route 611 to a Business District until Paradise Township's professionals can evaluate the effects of rezoning the property may have on the Conditional Use Decision and Order that is currently in place for that property and report back to the Supervisors.

Motion carried 3-0.

Motion: Gonze moved and Stein seconded to authorize Solicitor Prevoznik to draft a letter to JSPA Realty, LLC stating that the Board will be putting the consideration of its petition on hold until the Board receives verification, from its professionals, of the impacts of rezoning the property on Route 611 to a Business District.

Motion carried 3-0.

New Business

Act 537 Planning and Amendment Update/Any Action – The Board discussed the status of the Pennsylvania Sewage Facilities Act (Act 537) update. Mr. Unangst stated that several updates need to be added to the current Act 537 including a DEP-mandated ordinance that would require residents to pump their septic tanks regularly and provide proof to the Township.

Motion: Briglia moved and Stein seconded to authorize Hanover Engineering to make the necessary updates to the Act 537 ordinance already in progress and to move forward toward a final Act 537 Ordinance.

Motion carried 3-0.

PHLT Request for Grant Support Letter/Any Action – The Board briefly discussed the letter received from Pocono Heritage Land Trust requesting a letter of support for a DCNR Community Conservation Partnership Program grant application to purchase a 68.3-acre parcel on Sylvan Cascade Road.

Motion: Briglia moved and Stein seconded to approve Pocono Heritage Land Trust's request for a letter of support for the Pocono Heritage Land Trust's application to DCNR under the DCNR Community Conservation Partnership grant program, for the purpose of purchasing a 68.3-acre parcel on Sylvan Cascade Road.

Motion carried 3-0.

B. Royle NPDES Permit/Any Action – Transue stated that the Township received a letter from Barbara Royle stating that she is applying to renew her NPDES permit for her property located in Henryville. The Board reviewed the letter and no further action was needed.

Seasonal Laborers Discussion/Any Action – The Board discussed with Roadmaster Mader whether it would be prudent to hire two seasonal laborers this year who would be inexperienced on the trails or to have the current full-time laborers maintain the trail periodically throughout the season. The Board discussed the pros and cons of each and

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agreed to advertise the seasonal laborer position as approved at the April 1, 2024, meeting.

EAC Welcome Letter/Any Action – The Board discussed the Welcome Letter submitted to the Board from the Environmental Advisory Committee (EAC) to be sent to new property owners and printed in the newsletter. The Board thanks the EAC for its work on the letter. The Board will review and enhance the letter before approving the letter to be sent to property owners and published in the newsletter.

Motion: Stein moved and Briglia seconded to ask Dianna Keat to research Welcome Letters from other Townships via the PSATS website for ideas and templates to present to the Board to complete a Paradise Township Welcome Letter to be sent to new property owners and published in the newsletter.

Motion carried 3-0.

Authorize Phone Conversation w/Solicitor Prevoznik & E. Stevens/Any Action – Stein stated that Edie Stevens from the EAC had questions regarding topics of discussion at the April 1, 2024, meeting. Stein requested that Solicitor Prevoznik call Ms. Stevens to discuss her questions. Gonze stated that Solicitor Prevoznik is not authorized to talk to residents. Gonze also stated that all topics have been discussed in a public meeting and Ms. Stevens is welcome to attend the meetings to have her questions answered.

Wildlands Conservancy Letter Request/Any Action – Transue stated that a letter from Wildlands Conservancy requesting that the Paradise Township Planning Commission send a letter stating that the stream restoration project referred to in the letter is in alignment with any long-range planning efforts in the Township. The Board discussed the letter and agreed not to forward the letter to the Planning Commission at this time. Stein will reach out to the sender by email to request more information about the project before responding with a confirmation letter.

Motion: Briglia moved and Gonze seconded to authorize Stein to reach out by email to the sender to request more information about the project before responding with a confirmation letter.

Motion carried 3-0.

Other Business/Public Comment

Don Struckle, Mount Pocono Borough Council President was present to discuss with the Board collaborating with Paradise Township on a joint paving project. Mr. Struckle stated that he has been in contact with Roadmaster Mader about combining the road projects this year. Gonze discussed with Mr. Struckle the possibility of a joint Work Session with Dan Luddeni of the Pocono Mountain Volunteer Fire Company to discuss future funding of the Fire Company.

Reports

Roadmaster – Mader summarized his report for the Board. Mader asked the Board if the

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Township should list the three lawnmowers that were previously replaced on Municibid.
Motion: Briglia moved and Stein seconded to approve listing the three lawnmowers on

Municibid. A list describing the lawnmowers to be placed on Municibid shall be attached to the Minutes.

Motion carried 3-0.

Solicitor – Solicitor Prevoznik stated that he received a letter from Attorney Hacker regarding Peach Lane and asked that it be put on the next agenda.

Engineer – Mr. Unangst stated that Jason Smith has resigned from Hanover Engineering, however, he will be able to assist with the Greenway Monitoring Reports if necessary.

EAC – Stein stated he had nothing further to report from the March 20, 2024, EAC meeting.

PARC – Briglia stated that she had nothing to report from the March 28, 2024, meeting.

Correspondence/Miscellaneous

Gonze stated that he updated the Risk Management Form for the Hazardous Mitigation Plan and that he would review the form with Rich Gannon, EMC before submitting it to Monroe County.

Executive Session

Motion: Briglia moved and Stein seconded to recess the regular meeting at 6:56 p.m.

Motion carried 3-0.

Motion: Briglia moved and Stein seconded to reconvene the regular meeting at 7:18 p.m.

Motion carried 3-0.

Solicitor Prevoznik stated that an Executive Session was held and all three Supervisors, Solicitor Prevoznik, Mader, and Transue were present to discuss reserve pricing for the lawnmowers to be placed on Municibid for sale. Mader and Transue left the Executive Session at 7:09. Solicitor Prevoznik stated that from 7:09 to 7:17 contract requirements for pending septic agreements were discussed. The Executive Session ended at 7:17 p.m. No decisions were made.

Adjournment

Motion: Briglia moved and Stein seconded to adjourn the meeting at 7:19 p.m.

Motion carried 3-0.

Respectfully submitted,

Tina Transue

Tina Transue
Secretary