

**PARADISE TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING MINUTES  
JUNE 21, 2021**

Call to Order

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

Pledge of Allegiance

Konrath led the Pledge of Allegiance to the Flag.

Public Comment Statement

Konrath 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*".

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

Roll Call

Officials Present:

Gary Konrath – Chair

Peter Gonze – Vice Chair

Reda Briglia - Supervisor

John C. Prevoznik – Solicitor

Charles Unangst – Engineer (Absent)

Ingrid DeWitt – Secretary

Approval of Minutes

**Motion:** Gonze moved and seconded by Briglia to approve the June 7, 2021 Board of Supervisors regular meeting minutes as presented.

***Motion carried 3-0.***

Treasurer's Report

Transue read the Treasurer's Report.

**Motion:** Gonze moved and seconded by Briglia to approve the June 21 Treasurer's Report.

***Motion carried 3-0.***

## **PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-JUNE 21, 2021**

### Planning Commission Items

*Pocono Mountain Temple/Minor Subdivision/DEP Module Resolution 08-2021* – Konrath stated that DEP requires a Township resolution to accompany applicant's Sewage Facilities Planning Modules (Component 2) for submission to DEP. Resolution 08-2021 authorizes the proposed sewage plan revision for the proposed new land development. Resolution 08-2021 was prepared by Jake Schray, Paradise Township SEO.

**Motion:** Briglia moved and seconded by Gonze to approve Resolution 08-2021 as presented.

***Motion carried 3-0.***

**Motion:** Briglia moved and seconded by Gonze to authorize Transue to execute the sewage plan revision submitted by Pocono Mountain Temple Association as authorized by Resolution 08-2021.

***Motion carried 3-0.***

*Costanzo Property* – Terry Martin, Jayne Costanzo, and Daniel Costanzo were present to update the Board on the DEP matter associated with their Paradise Plaza property.

Mr. Martin stated that he believed the issues raised by DEP have been resolved. Mr. Martin explained that DEP required, in order to resolve the DEP issues with the septic that the Costanzos return the rear building to its original approved storage/warehouse use with no plumbing facilities. Accordingly, Costanzos must vacate the office and remove the bathroom from that building. Solicitor Prevoznik indicated that the Township would need something in writing from DEP outlining its determination. Mr. Martin questioned whether the Costanzos would still need to go through with a land development plan. Solicitor Prevoznik stated that the Costanzos should still go through with a land development plan.

Mr. Martin stated that Transue contacted him to let him know that the plans for Pocono Mountain Temple were signed and ready for pick up. Mr. Martin further explained he did not yet have an approved DEP Planning Module back from DEP. In order to have the plans recorded, the DEP signed module needed to be in hand for recordation, as per the requirements of Resolution 07-2021. Mr. Martin stated that he did not know if DEP would return the Planning Module within the time frame established for recording the plans. It was discussed that Mr. Martin could leave the plans with the Township until such time as he receives the approved Planning Module from DEP.

**Motion:** Briglia moved and seconded by Gonze to extend the time Mr. Martin has to record the plans for the Pocono Mountain Temple Association Minor Subdivision until August 3, 2021.

***Motion carried 3-0.***

Mr. Martin stated he was also waiting for the Planning Module to be returned for the Susan Dogan Minor Subdivision.

**Motion:** Briglia moved and seconded by Gonze to extend the time Mr. Martin has to record the plans for the Susan Dogan Minor Subdivision until August 3, 2021.

***Motion carried 3-0.***

## **PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-JUNE 21, 2021**

*Schedule Joint Work Session - July 19, 2021/Discuss Comprehensive Plan Changes –* Konrath stated that the Planning Commission requested a Joint Work Session to discuss the progress with the changes to the Paradise Township Comprehensive Plan. The Board agreed to hold a Joint Work Session with the Planning Commission on July 19, 2021 at 5:00 p.m.

*Planning Commission Collaborate with Zoning Officer/Approve –* Konrath stated that the Planning Commission is requesting permission to work with Zoning Officer Shawn McGlynn to review the Wellhead Protection Ordinance and provide suggested language related to closed loop ground source heat pumps (and possibly other ground source heat pumps) being permitted by right in Wellhead Protection Zone 3. The Board discussed if it should be the Zoning Officer or a Hanover Engineering representative that would be the best person to guide the Planning Commission on this issue. Solicitor Prevoznik stated that he would reach out to Planning Commission Solicitor Tim McManus to clarify who would be best to work with the Planning Commission on this matter.

### Unfinished Business

*ARPA Accountants/Zelenkofske Axelrod LLC –* Transue explained that Zelenkofske Axelrod LLC (ZA, LLC) is an accounting firm, recommended by PSATS, to assist townships in navigating the American Rescue Plan Act (Act). ZA, LLC will provide training to Township office employees during the grant program (thru 12/31/2024) to ensure compliance with the Act. This will include updates as soon as the U.S. Treasury updates its regulations. ZA, LLC will also instruct Township employees on how to document compliance for reimbursement of expenditures including reporting requirements to the Commonwealth. Consultations will also include information on eligibility of expenditures. Township personnel have access to ask questions and receive answers through email. The one-time fee for this service is \$11,000.00 which may be paid out of the ARPA funds.

**Motion:** Briglia moved and seconded by Gonze to engage Zelenkofske Axelrod LLC to advise Paradise Township as its consultant for navigating the American Rescue Plan Act per the recommendation from PSATS at a cost not to exceed \$11,000.00 to be paid out of ARPA funds.

***Motion carried 3-0.***

*UGI Letter/Follow Up –* Konrath stated that the Township received an email from UGI in response to the May 25, 2021 letter (sent in cooperation with Taylor Munoz, Pocono Township) requesting that UGI survey Route 314 in the area of Pocono Mountain School District campus for possible leaks as well as share its emergency response plans with the Townships. Mr. Larry Godlasky, of UGI Utilities, wrote in his email that UGI would initiate a supplemental weekly leak survey in the immediate vicinity of the PMSD campus for a six-week period. The supplemental testing would be terminated if the survey demonstrates no leaks are present. Mr. Godlasky also wrote that UGI hosted an emergency response training session with Monroe County Office of Emergency

## **PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-JUNE 21, 2021**

Management, County EMA, Pocono Township, and Pocono Mountain Volunteer Fire Company. Mr. Godlasky stated that UGI would host a second training session if requested. Konrath stated that Mike Mader, Chad Nauman, and Logan Evans attended the first training session.

### **New Business**

*Mount Airy Traffic Study/Extension Request* – Konrath stated that the Township received a letter from Belardi Law Offices, on behalf of Mount Airy, requesting an extension of time to perform a traffic impact study. The request was based on the fact that Mount Airy was closed or very limited in operation during the COVID-19 Pandemic. Attorney Belardi requested that the conditional use approval requiring the traffic study be amended to reflect a new deadline of September 30, 2022 to perform the traffic study. The new date would allow the study to consider traffic impacts based on a normal 12-month cycle with Mount Airy operating at 100% capacity.

**Motion:** Gonze moved and seconded by Briglia to extend the deadline for the traffic study to be completed to September 30, 2022.

***Motion carried 3-0.***

**Motion:** Gonze moved and seconded by Konrath to approve Solicitor Prevoznik to write a letter as requested by Attorney Belardi stating that the traffic study deadline has been extended until September 30, 2022 and that to the best of his knowledge there are no other violations and there is a continued spirit of cooperation with the Conditional Use Decisions.

***Motion carried 3-0.***

Gonze questioned whether a Work Session had been scheduled with Zoning Officer Shawn McGlynn. Transue stated that she did confirm with Mr. McGlynn that he would be available for July 7, 2021.

*Citizen-of-the-Year/Nomination* – Konrath stated that one nomination was received by the Township. The nomination received was submitted by Dr. Michael Stein nominating Gary Konrath. The Board discussed whether a sitting Supervisor could receive the Citizen-of-the-Year award. Konrath stated although he was honored at the nomination, he would decline the nomination.

### **Reports**

*Solicitor* - Solicitor Prevoznik stated that he was in contact with the Pennsylvania Northeast Regional Railroad Authority (PNRRA) regarding the request for an easement and temporary construction easement for the Devils Hole Road Culvert Replacement Project. Solicitor Prevoznik reported that the PNRRA did not want to grant an easement but instead sent a lease agreement and a license agreement. Solicitor Prevoznik reported that the two agreements require annual payments, inspection fees, and significant insurance coverage. Solicitor Prevoznik stated that he spoke with Charlie Unangst and the work site is approximately 200 yards from the railroad tracks. Solicitor Prevoznik

## **PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-JUNE 21, 2021**

suggested that perhaps a conference call with the PNRRA to discuss the details of the lease and license agreements would be beneficial.

**Motion:** Gonze moved and seconded by Konrath to approve Solicitor Prevoznik arranging a conference call with the PNRRA, Mr. Unangst, one of the Supervisors, and himself to discuss the license and lease agreements for the Devils Hole Road Culvert Project.

**Motion carried 3-0.**

*Engineer* - Mr. Unangst was not present.

*Zoning Officer* – The Board discussed the Zoning Officer’s report. Briglia stated that there is a proposed fee schedule update which should also be discussed at the Work Session on July 7, 2021 along with the status of Short-Term Rentals in the Township. The Board also discussed having Jake Schray, SEO, attend the July 7, 2021 Work Session to discuss his recommendations on the fee schedule. Gonze requested that the Zoning Officer and Sewage Enforcement Officer provide an overview of their changes before the meeting. The Board discussed changing the start time of the Work Session to an earlier time for that meeting. Briglia suggested a start time of 4:00 p.m. if Mr. Schray can attend and 4:30 if only Mr. McGlynn will be attending.

*PMREMS* – Gonze stated that the call volume is back up to pre-pandemic levels. Gonze also stated that the site development work was completed with Coolbaugh Township for the building renovation and that they are awaiting the bids to come in for the mechanical engineering/architect plans. Gonze reported that PMREMS received a second LSA grant to fund the renovation.

### Correspondence/Miscellaneous

Konrath stated that Mike Mader and Kevin Transue discussed installing a second baseball/softball field at the Roof. Mader stated that he approximated the cost to put in the new ball field would be \$25,000.00. The Board discussed funding the ball field.

**Motion:** Briglia moved and seconded by Gonze to approve funding the installation of a second ball field at the Roof Park at a cost not to exceed \$25,000.00.

**Motion carried 3-0.**

Konrath reported that Mader contacted Lee Decorating regarding its 2020 quote of \$9,500.00 to paint the Municipal Building in order to determine if Lee Decorating would hold its price. Mader stated Lee Decorating responded that the cost may be slightly higher due to rising paint costs. The Board discussed having Mader request a new updated quote with a breakdown of services provided.

Konrath stated that he would need funds to develop Discovery Park with natural elements such as tunnels, boulders for climbing, and possibly an old canoe or rowboat for Township Residents. The Board discussed with Konrath how much he would need to fund the project.

**PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-JUNE 21, 2021**

**Motion:** Briglia moved and seconded by Gonze to approve funds to develop Discovery Park with natural elements at a cost not to exceed \$5,000.00.

***Motion carried 3-0.***

Adjournment

**Motion:** Gonze moved and seconded by Briglia to adjourn the meeting at 7:03 p.m.

***Motion carried 3-0.***

Respectfully submitted,

Tina Transue  
Secretary