

**PARADISE TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING MINUTES  
JUNE 6, 2022**

Call to Order

Chair Gonze called the meeting to order at 6:01 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 was 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

Approval of Minutes

**Motion:** Stein moved and seconded by Gonze to approve the May 16, 2022 Board of Supervisors regular meeting minutes as presented.

***Motion carried 2-0 (Briglia abstained due to absence).***

## **PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-JUNE 6, 2022**

### New Business

*BBD, LLC/2021 Audit/Discuss/Any Action* – Carl Hogan from BBD, LLC was present to review the Audit Report for 2021.

**Motion:** Stein moved and seconded by Briglia to accept the 2021 Audit Report as presented by Carl Hogan, BBD, LLC.

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

Mr. Hogan stated that he would submit the accepted report on the DCED website.

### Work Session

**Motion:** Stein moved and seconded by Briglia to authorize Jason Smith, from Hanover Engineering, to review the timeline submitted to the Board by the ARM Group, in response to Hanover Engineering's Greenway Monitoring Report comment letter dated April 15, 2022.

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

**Motion:** Briglia moved and seconded by Stein to authorize Jason Smith to review the Environmental Management Systems Plan submitted by Mount Airy and provide comment to the Board.

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

**Motion:** Stein moved and seconded by Briglia to accept the 2021 draft Greenway Monitoring Report contingent upon receiving an addendum from the ARM Group addressing the comments from the April 15, 2022 comment letter from Hanover Engineering.

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

### Unfinished Business

*Planning Commission Letter of Interest/Appoint Gail McCormack* – Transue stated that Gail McCormack confirmed her interest in serving on the Planning Commission.

**Motion:** Stein moved and seconded by Briglia to appoint Gail McCormack to the Planning Commission for the remainder of Donna Alker's term.

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

*Seasonal Laborer Position/Discuss/Any Action* – Stein stated that Briglia, Mader, and himself interviewed the applicant for the seasonal laborer position.

**Motion:** Stein moved and seconded by Briglia to hire Ty Martin as a seasonal laborer for trail maintenance at \$17.00 per hour with no benefits with a start date of June 13, 2022.

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

The Board discussed allowing Kyle Roth to come in this week to survey the trails to determine a plan of action for trail maintenance.

Mader asked if it would be prudent to allow Doug Leies to accompany Kyle Roth on the days before Ty Martin will start, as Leies has been one of the seasonal laborers working on the trails for the last several years. The Board discussed allowing Leies to work with Roth if he is caught up with his work for the Township. Any time that Leies spends working on trail maintenance will be charged to the Open Space fund.

## **PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-JUNE 6, 2022**

**Motion:** Briglia moved and seconded by Stein to authorize, at the Roadmaster's discretion, to allow maintenance laborer Doug Leies to work with Kyle Roth on Open Space trail maintenance. Any time spent by Leies on Open Space trail maintenance will be charged to the Open Space fund.

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

### Work Session (Continued)

*Browns Hill Road* – Jason Smith stated that he visited the Browns Hill Road site to determine a potential fix for the erosion issue. Mr. Smith stated that he spoke to a contractor who has completed similar projects to the proposed restoration work at Browns Hill Road. Mr. Smith stated that the contractor gave him an estimate of less than \$10,000.00. The estimate included costs for equipment usage and the contractor's labor. Under the estimate, the Township would be required to procure stone and assist with the Township's road crew's labor. Mr. Smith noted that the fix being discussed would not fix all erosion issues at Browns Hill Road. He stated that there were erosion issues farther upstream that would have to be addressed as a second phase of this project. The Board discussed directing Mr. Smith to put together a design plan for the first phase of the project to get a better idea of what the total cost of the first phase would be.

**Motion:** Stein moved and seconded by Briglia to authorize Jason Smith to complete a design plan for phase one of the Browns Hill Road project.

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

Mr. Unangst stated that easements from adjoining property owners would need to be obtained prior to the start of this project.

Mr. Smith stated that PaDEP was amenable to issuing an emergency permit for the first phase of the Browns Hill project once the project details were set.

*Clear Sight Triangle* – The Board briefly discussed the potential Clear Sight Triangle ordinance with Zoning Officer, Shawn McGlynn.

*Short-Term Rental Ordinance Update/Discuss/Any Action* – Mr. McGlynn reviewed with the Board the proposed amendments to Chapter 160-12A (Short-Term Rentals).

Mr. McGlynn explained that the changes would be to Chapter 160, the zoning ordinance, not Chapter 114, which is the stand-alone STR ordinance however some changes to Chapter 160 will require updating Chapter 114. The Board discussed potentially changing the code used to acquire a building permit for a Short-Term Rental from being regulated by the International Residential Code (IRC) which regulates single family detached dwellings to the International Building Code (IBC) which regulates commercial, transient uses. The Board discussed the potential impacts of changing the regulatory codes. The Board also discussed: stricter septic regulations for Short-Term Rental properties, potentially requiring STR owners to install sound decibel monitors and requiring STR owners to comply with Chapter 160-17 regarding Exterior Lighting. Solicitor Prevoznik and Mr. McGlynn will finalize the changes to the ordinance and send it to the Paradise Township Planning Commission and the Monroe County Planning Commission for review and recommendations.

## **PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-JUNE 6, 2022**

### New Business (Continued)

*Mount Airy Trail Network Recommendations/Discuss/Any Action* – The Board discussed the report submitted by a Paradise Township EAC member with maintenance recommendations for Mount Airy trail network.

**Motion:** Stein moved and seconded by Briglia to send the report back to the EAC member who submitted it with the recommendation that the individual forward the report to Mount Airy as a private citizen and not as a Paradise Township EAC member or by direction of the Board of Supervisors.

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

*Phoebe Snow Road* – Gonze stated that he was contacted by Louise Troutman, of Pocono Heritage Land Trust (PHLT), requesting permission to speak to the Township's Roadmaster concerning water runoff. Phoebe Snow Road is a private road in the Township and it is not maintained by the Township road crew. The Board agreed to decline Ms. Troutman's request and advise her to consult PHLT's engineer. Gonze stated that he would contact Ms. Troutman.

*Mt. Airy License Renewal Meeting/Municipal Attendance/Discuss Any Action* - Transue stated that the coordinator for the Mount Airy's Gambling License Renewal meeting contacted her to inquire whether a representative of the Township would attend the meeting and provide a brief summary of the impact that Mount Airy has had on the Township. Briglia has represented the Township in past years at the meetings and agreed to attend the meeting to be held on August 3, 2022, at 10:30 a.m.

*ECode360 on the Township Website/Discuss/Any Action* - Transue explained that the Township's Code of Ordinances was migrated to eCode360, which is accessible by going to the eCode360 website. Transue stated that the ordinances will now be searchable in the eCode360 platform. Transue stated that she was requesting permission to remove the original Code of Ordinances from the Township's website and link the eCode360 page to the Township's website for easy access for residents.

**Motion:** Stein moved and seconded by Briglia to authorize Transue to remove the original Code of Ordinances from the Township's website and to link the eCode360 page to the Township's website

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

*Spotted Lanternfly Kits from MCCD/Discuss Any Action* – Transue reported that the Township received Spotted Lanternfly (SLF) kits from Monroe County Conservation District (MCCD). The "SLF treatment tool box" was provided by MCCD in the hopes to assist the community in remediating the damaging impacts SLF have on the ecosystem. The MCCD is encouraging municipalities to use these tools on public/municipal lands in an effort to reduce transmission outside of the quarantine zone. The Board discussed having the seasonal laborers install the SLF kits on open space and municipal properties.

## **PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-JUNE 6, 2022**

*Friendly Community Center Appropriation Release Request/Approve* – Transue stated that she received a request from the Friendly Community Center (FCC) to release the 2022 appropriation of \$7,500.00, as budgeted. Transue stated that the FCC submitted receipts showing how they used the funds in the past year.

**Motion:** Briglia moved and seconded by Gonze to approve releasing the 2022 appropriations to the Friendly Community Center in the amount of \$7,500.00.

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

### Reports

*Roadmaster* – Mader summarized his report. Mader stated that he and Transue met with representatives from PaDEP at the artisan well located next to Rt/ 940 on the Roof Park property. Mader stated that PaDEP suggested that the well casing may need to be replaced. Transue stated that a report was sent to the Township with the PaDEP recommendations. Transue will put this on the agenda for next meeting to review the PaDEP recommendations. Mader stated that he met with representatives of UGI to discuss the repaving of Burton Road after they are finished with the gas line repairs. Mader stated that he would request that UGI repave the whole of Burton Road and not just the section that they dug up. Mader asked if Transue should write a Bill of Sale for the sale of a Leaf Vac to Jackson Township for \$500.00. Solicitor Prevoznik stated that the Bill of Sale should state that the Leaf Vac is being sold in an “as is, where is” condition with no warranty.

*Solicitor* – Solicitor Prevoznik stated that there was a meeting with Attorney Kidwell, on behalf of M & M Realty. Solicitor Prevoznik stated that he believed it was a productive meeting and that M & M Realty will be filing an application to amend its existing Conditional Use Permit.

*Engineer* – Mr. Unangst stated that earlier today, he sent Attorney Prevoznik the property owner’s information for the properties affected by the potential installation of a cul-de-sac on Peterson Hill Road. Mr. Unangst also stated that Jim Milot, from Hanover Engineering, reviewed the additional option of reconfiguring Peterson Hill Road to intersect with Blackberry Drive instead of Route 390 as a stand-alone option or combined with one of two cul-de-sac options. Mr. Milot did not believe that putting the ninety degree turn from Peterson Hill Road to Blackberry Drive out to Route 390 would deter people from driving the wrong way on Peterson Hill Road. Mr. Milot recommended the combined option of installing a cul-de-sac and putting the ninety degree turn from Peterson Hill Road to Blackberry Drive out to Route 390. Mr. Unangst stated that there is no update on Sylvan Cascade.

*PARC* – Briglia stated that the PARC did not meet in May. Mader stated that citizens were driving on the open field at the back of Seven Pines Park and asked for permission to have the road crew move boulders, already on the Seven Pines Park property, to block vehicles from getting to the back section of the park.

**Motion:** Stein moved and seconded by Briglia to authorize the road crew to move boulders, already on the Seven Pines Park property, to block vehicles from getting to the back section of the park subject to approval from PARC.

## **PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-JUNE 6, 2022**

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

EAC – Stein stated that EAC met on May 18, 2022. Stein stated that the EAC had two recommendations for the Board. The EAC recommended that when small equipment used by the road crew comes up for replacement that the Township would consider replacing the equipment with electric equipment instead of gas powered equipment. The EAC also wanted to make the road crew aware of sightings of Barberry Bush in the Township so it can be found and eradicated.

### Correspondence/Miscellaneous(continued)

None.

### Other Business/Public Comment

Resident Kevin Transue was present and stated that last year he approached the Board about putting a softball field at The Roof on the boundary that runs along Route 940, which at that time the Board approved but the field has not been installed yet. Mr. Transue asked the Board to consider installing a 60/90 baseball field/all-purpose field at Seven Pines Park as there is no similar type of field in the Township. The Board asked that it put on the agenda for next meeting.

Resident Ken Schurman discussed drivers speeding on Peterson Hill Road and going the wrong way. The Board advised Mr. Schurman that it has been in discussions with residents on Peterson Hill Road to determine the best option to deter that behavior. Mr. Schurman inquired if Traffic Calming Devices, such as the ones installed on Route 940/191, could be installed on Route 390 near Most Holy Trinity Church. Mr. Schurman also questioned the Board on the updates to the Short-Term Rental ordinance. The Board gave Mr. Schurman a brief overview of the progress of the ordinance update.

### Adjournment

**Motion:** Briglia moved and seconded by Stein to adjourn the meeting at 8:09 p.m.

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

Respectfully submitted,

*Tina Transue*

Tina Transue  
Secretary