

**PARADISE TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING MINUTES  
AUGUST 1, 2022**

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

Approval of Minutes

**Motion:** Briglia moved and seconded by Stein to approve the July 18, 2022 Board of Supervisors regular meeting minutes as presented.

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

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### Executive Session

Solicitor Prevoznik stated that there was an Executive Session held today at 5:28 p.m. and ended at 5:48 p.m. All three Supervisors were present. Solicitor Prevoznik stated that personnel matters regarding the Collective Bargaining Agreement negotiations were discussed. Solicitor Prevoznik stated that potential litigation regarding Short-Term Rentals also was discussed.

No decisions were made.

### Conditional Use Hearing

M & M Realty Partners, LP – Gonze stated a Conditional Use Hearing for M & M Realty Partners, LP was held at the Township Building today at 4:30 p.m.

**Motion:** Stein moved and seconded by Briglia to approve M & M Realty Partners, LP's Conditional Use Application revoking prior Conditional Use approval as a resort, comedy club, restaurant, and kitchen facility. The Board retired into Executive Session to discuss the legal parameters of the conditional use. The hearing was reconvened and the Board announced its decision approving a motel/hotel use for specific buildings with some rooms authorized for extended stays up to 90 days and removing prior conditional use approval for a resort, comedy club, restaurant, and kitchen facility as set forth in the proposed Joint Stipulation of Facts and proposed Conditions. See Joint Exhibit 1. The Board is approving a motel/hotel use only, pursuant to the 22 conditions set forth in Joint Exhibit 1, with the stipulations of case facts and proposed conditions with the additional conditions to be added:

1. Providing for severability.
2. Adding a repeal clause.
3. Accepting paragraph 16, the last paragraph of page 28 of the 2008 Conditional Use decision.
4. Appellant must sign and return the Conditional Use decision and order within ten days or the decision is deemed denied.
5. M & M Realty Partners, LP agrees to withdraw the two Zoning Hearing Board appeals, as stated on the record during the Conditional Use Hearing.

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

Gonze stated that the August 15, 2022 Board of Supervisors meeting will be rescheduled to August 22, 2022, at 6:00 p.m. due to two of the Board member's travel plans.

**Motion:** Briglia moved and seconded by Stein to reschedule the August 15, 2022 Board meeting to August 22, 2022, at 6:00 p.m. and to approve advertising the meeting date change in the *Pocono Record*.

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

### Unfinished Business

*Peterson Hill Road/Discuss/Any Action* – Mr. Lou Paolina was present to discuss the possible cul-de-sac installation on Peterson Hill Road. Mr. Paolina stated that he and Mr. Rozenburg (not present) did not want the road closed off to create a cul-de-sac to deter wrong-way traffic and speeders from using Peterson Hill Road. Mr. Paolina and Mr.

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Rozenburg were the residents who originally requested the Board look into this matter. At this time, the Board will take no further action on the Peterson Hill Road cul-de-sac.

*Constables/Patrol Parks/Discuss/Any Actions* – Gonze stated that he contacted the Pennsylvania State Police to discuss surveillance of The Roof Park and the Little Roof Park. The State Police agreed to have patrol cars drive past the parks at regular intervals. Gonze stated that he spoke to Constable Rick Salter regarding having Constables patrol the parks for enforcement of park rules and Township ordinances. Gonze summed up the conversation for the Board regarding what would be involved in hiring a Constable to patrol the parks.

### New Business

*Municipal Property Solar Panel Estimate/Discuss/Any Action* – Edie Stevens was present and stated that she asked a solar panel installation company to look at the Municipal Building property to determine if it was feasible to install solar panels on the Township's buildings. Ms. Stevens asked the Board for a copy of a monthly electric bill for the Municipal Building/Maintenance Building meters to forward to the solar company representative for an estimate on electric cost savings. Ms. Stevens will pick up the electric bills at the Municipal Building/Maintenance Building from Transue.

*Fall Clean Up Ad/Approve* – Briglia stated that the advertising for the Fall Clean Up bid needed to be approved. Fall Clean Up for this year was set for October 3, 2022, through October 8, 2022. The ad will run in the *Pocono Record* on August 8, 2022, and August 15, 2022.

**Motion:** Briglia moved and seconded by Stein to approve the advertising for Fall Clean Up in the *Pocono Record* on August 8, 2022, and August 15, 2022.

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

### Reports

*Roadmaster* – Mader summarized his report.

*Solicitor* – Solicitor Prevoznik stated that he has been working on the M & M Realty Partners, LP Conditional Use Hearing.

*Engineer* – Mr. Unangst distributed a materials list and plan for the Browns Hill Road Stormwater Erosion project. Mader is to get a cost for the materials needed. The Board discussed a timeline for completing the project.

*PARC* – Briglia stated that Tom Hoff attended the PARC meeting to ask permission to use Seven Pines Park to hold tethered model airplane competitions. Briglia stated that Mr. Hoff would also have to go to the Barrett Supervisors to ask for permission. Briglia stated that she would have to contact PARC's insurance company to inquire about liability insurance. Briglia stated that PARC was contemplating using the competitions as fundraisers for PARC. Briglia stated that PARC advertised another Hand Pie sale for September 10, 2022.

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EAC – Stein stated that the EAC held a meeting on July 20, 2022. Stein stated that the EAC had four recommendations for the Board of Supervisors, as follows:

1. Ask Jason Smith from Hanover Engineering to evaluate and design a remediation plan for the riparian banks that were timber harvested.
2. Request that Mount Airy work with the assistance of a qualified Pennsylvania licensed forester to develop a rehabilitation plan for the area that was forested during the timber harvesting without an approved Forestry Management Plan.
3. EAC asked that the Board of Supervisors bring Mount Airy's Conservation Easement violation to the attention of the Gaming Board during Mount Airy's Gaming License Renewal Hearing.
4. EAC is requesting the Board send a letter to Mount Airy and to their engineer, the ARM Group, requesting a revised plan for meeting the temperature requirements of the dam permit.

The Board discussed the requests from the EAC.

### Correspondence/Miscellaneous

None.

### Other Business/Public Comment

Transue asked Shawn Garber if he gave further thought to serving as a member of Paradise Township's UCC Joint Board of Appeals. Mr. Garber stated that he would serve on the UCC Joint Board of Appeals.

**Motion:** Briglia moved and seconded by Stein to appoint Shawn Garber to the UCC Joint Board of Appeals.

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

### Adjournment

**Motion:** Briglia moved and seconded by Stein to adjourn the meeting at 7:04 p.m.

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

Respectfully submitted,

*Tina Transue*

Tina Transue  
Secretary