



# PARADISE TOWNSHIP

## MONROE COUNTY, PENNSYLVANIA

### SUPERVISORS

Reda Briglia  
Peter Gonze  
Gary Konrath

Office: 570-595-9880

Fax: 570-595-3090

E-Mail Address: [paraship@ptd.net](mailto:paraship@ptd.net)

Web-site: [www.paradisetownship.com](http://www.paradisetownship.com)

### PARADISE TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING MINUTES MARCH 1, 2021

#### Call to Order

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

#### Roll Call

Officials Present:

Gary Konrath – Chair  
Peter Gonze – Vice Chair  
Reda Briglia – Supervisor

John C. Prevoznik – Solicitor  
Charles Unangst – Engineer

#### Pledge of Allegiance

The Pledge of Allegiance was waived.

#### 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. A public comment period will be held at the end of the regular agenda for any other business.*"

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

#### Approval of Minutes

**Motion:** Gonze moved and seconded by Briglia to approve the February 17, 2021 Board of Supervisors regular meeting minutes as presented.

**Motion carried 3-0.**

#### Planning Commission Items

*Saslow Lot Consolidation* – Terry Martin was present on behalf of Steve Saslow. Mr. Martin presented a lot consolidation plan for Mr. Saslow's properties located on Hunters Farm Road that includes eight adjoining parcels that Mr. Saslow would like consolidated into one lot. Mr. Martin stated that Mr. Saslow went through the SALDO requirements and presented the consolidation plan to the Planning Commission. The Planning Commission

## **PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-MARCH 1, 2021**

recommended the plan to the Board for final approval at their February 9, 2021 meeting. The Board discussed the lot consolidation. Mr. Martin stated that a new deed would be recorded that would describe the lot as one contiguous lot. Mr. Unangst stated that all of Hanover Engineering's comments on their February 3, 2021 comment letter was addressed.

Mr. Martin asked for a waiver from the requirement of the Subdivision and Land Development Ordinance Section 131-39.A. which requires that Geologic Formations be listed on the plan. Solicitor Prevoznik stated that the Planning Commission and the Township Engineer recommended granting the waiver.

**Motion:** Gonze moved and seconded by Konrath to grant a waiver from SALDO Section 131-39.A.

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

Mr. Martin asked for a waiver from the requirement of the Subdivision and Land Development Ordinance Section 131-40.A. which requires the plan to be drawn to a scale of 1"=50'. Mr. Martin requested approval for the plan to be drawn to a scale of 1"=200'.

**Motion:** Gonze moved and seconded by Briglia to grant a waiver from SALDO Section 131-40.A. allowing the document to be drawn at a scale of 1"=200'.

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

Mr. Martin asked for a waiver from the requirement of the Subdivision and Land Development Ordinance Section 131-38.B.8 which requires contour lines to be drawn at intervals of 2 feet. Mr. Martin requested approval for the plan to be drawn at an interval of 10 feet.

**Motion:** Gonze moved and seconded by Briglia to grant a waiver from SALDO Section 131-38.B.8. Allowing the document to depict contour lines at an interval of 10 feet.

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

Mr. Martin asked for a waiver from the requirement of the Subdivision and Land Development Ordinance Section 131-38.A. which requires the plan to be drawn to a scale of 1"=50'. Mr. Martin requested approval for the plan to be drawn to a scale of 1"=200'.

**Motion:** Gonze moved and seconded by Briglia to grant a waiver from SALDO Section 131-38.A. allowing the document to be drawn at a scale of 1"=200'.

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

**Motion:** Briglia moved and seconded by Gonze to approve the Saslow Lot Consolidation Plan contingent upon the joinder deed being recorded with the Monroe County Recorder of Deeds Office within 30 days of this approval.

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

### Unfinished Business

*Alternate BCO/Discuss* – Gonze followed up on the report of Zoning Officer McGlynn from the February 17, 2021 meeting wherein McGlynn stated that BIU, Paradise Township Building Code Officials, would not issue permits for work it had not inspected during construction and, therefore, was unwilling to retroactively issue permits. Mr. McGlynn reported that this caused a problem with issuing other permits since he could not move forward with issuing Short- Term Rental licenses to homeowners if they do not have a building permit. Gonze stated that he spoke to John Hudak, of BIU, regarding inspection

## PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-MARCH 1, 2021

of properties on which homeowners had made improvements without the required building permits. Mr. Hudak stated that he would speak with the Steve McLaughlin, the Building Code Officer assigned to Paradise Township, about the issue and contact Gonze with a decision as to whether they would do the follow-up inspections and issue permits retroactively.

*Devils Hole Road Culvert Easements/Discuss* – Mr. Unangst stated that there are three easements needed for the Devils Hole Road Culvert project and Hanover Engineering prepared the easements and forwarded them to Solicitor Prevoznik. Easements are needed from the Bono family, Pocono Heritage Land Trust, and also from the Monroe County Railroad Authority. Mr. Unangst questioned who would reach out to the property owners to begin dialog regarding the easements and agreements required for the project.

**Motion:** Gonze moved and seconded by Konrath to approve Solicitor Prevoznik drafting the easement agreements and/or license agreements and to work with Engineer Unangst for the above properties that would be included in the Devils Hole Road Culvert project.

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

*Attorney Wolf/Zoning Officer Solicitor* – Gonze stated that he reached out to Attorney Wolf regarding Attorney Wolf becoming the Solicitor for the Township's Zoning Officer at a rate of \$175.00 per hour.

**Motion:** Gonze moved and seconded by Briglia to appoint Attorney Wolf as the Zoning Officer Solicitor at a rate of \$175.00 per hour.

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

### New Business

*Paradise Plaza* – Terry Martin discussed with the Board one unresolved issue in regard to the request for Land Development Approval for Paradise Plaza/Costanzo Property. Mr. Martin stated that the applicant may need relief from the requirement of having a reserve area for sewage disposal. Mr. Martin stated that there is not an area for a replacement area. He further stated that DEP issued the permit for a spray irrigation sewage disposal system which is currently used on the property. Mr. Martin stated that he contacted DEP and that DEP would be willing to put their assessment of the septic system in writing but needed a letter from a Township Official requesting that information. The letter should specifically delineate what the Township requires in the way of information about the system and its connection with planning approval. Solicitor Prevoznik suggested Jake Schray, Paradise Township SEO, contact DEP on behalf of Paradise Township.

**Motion:** Gonze moved and seconded by Briglia to have Mr. Unangst direct Jake Schray, Paradise Township SEO, to send a letter to DEP requesting information regarding the Paradise Plaza/Costanzo Property sewage system.

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

*Host Compliance/Granicus Renewal* – The Board discussed renewing the contract with Host Compliance. Gonze stated he would like more information from the office staff and zoning administrator on whether they felt the service was worth using.

## **PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-MARCH 1, 2021**

**Motion:** Briglia moved and seconded by Gonze to table the discussion on renewing the Host Compliance contract until next meeting when they can gather more input from the office staff and zoning administrator.

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

*2021 Appropriations* – Konrath stated the list of 2021 appropriations is the same as the previous year. The total amount of appropriations is \$19,900.00 with \$7,500.00 going to The Friendly Community Center which will not be paid until the Township receives their receipts.

**Motion:** Briglia moved and seconded by Gonze to approve the appropriations as listed with the exception of Friendly Community Center, to be paid in the total amount of \$12,400.00 as budgeted.

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

*Spring Clean Up Ad/Ratify* – Briglia stated that Transue ran the ad for Spring Clean Up in the *Pocono Record*.

**Motion:** Briglia moved and seconded by Gonze to ratify placing an ad in the Pocono Record for Spring Clean Up Bids for the dates February 24 and March 1, 2021.

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

*Easter Egg Hunt/Hold or Cancel* – Konrath questioned whether the Easter Egg Hunt should be canceled again this year due to the ongoing COVID-19 Pandemic.

**Motion:** Briglia moved and seconded by Gonze to cancel the 2021 Easter Egg Hunt due to the ongoing COVID-19 Pandemic.

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

*Families First Coronavirus Response Act/Discuss* – Konrath stated that the COVID-19 Relief Act through the Federal Government lapsed on December 31, 2020 at 11:59 p.m. However, Townships have the option to extend the benefit as its own policy and not pursuant to the original enabling legislation. The emergency pay would be up to 80 hours of sick pay per employee for COVID-19 related sick time. Solicitor Prevoznik explained Resolution 05-2021 is a resolution to readopt the policy put into place in 2020 regarding the Families First Coronavirus Response Act. The resolution would be retroactive to January 1, 2021 at 12:00 a.m. and will continue until the first Board meeting of July which is July 7, 2021 at midnight.

**Motion:** Gonze moved and seconded by Konrath to adopt Resolution 05-2021 extending the Families First Coronavirus Response Act retroactive to January 1, 2021 at 12:00 a.m. until July 7, 2021 at midnight as a Township policy.

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

### Reports

*Roadmaster* – Konrath summarized the Roadmaster's report. Konrath stated that Mike Mader, Chad Nauman, and Kevin Transue will be attending a meeting with UGI at Kalahari on March 16, 2021.

## PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-MARCH 1, 2021

*Solicitor* – Solicitor Prevoznik stated that he had nothing further to report.

*Engineer* – Mr. Unangst stated that he received a preliminary sketch plan for the Hawthorne Mount Pocono Resort. Mr. Unangst explained that the preliminary plan was going before the Planning Commission. Mr. Unangst stated that the resort would consist of a hotel, convention center, and 99 cottages. Mr. Unangst further explained that the property is in the resort overlay district and the owners would need conditional use approval, a community impact analysis, stormwater management, and traffic impact analysis. Mr. Unangst stated at this time there is no official application with the Township. Solicitor Prevoznik stated that the applicants should fill out a Professional Services Agreement if they want to go further in the review process with an escrow amount of \$15,000.00. Briglia stated that she suggests a letter with the Professional Services Agreement be sent to the applicants before it would go before the Planning Commission. **Motion:** Briglia moved and seconded by Konrath to have a letter sent with a Professional Services agreement to the Hawthorne Mount Pocono Resort applicants.

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

Mr. Unangst stated that he was going to speak to the Roadmaster in regard to potholes on Woodland Road near the ambulance building.

*Solicitor (Continued)* – Solicitor Prevoznik stated that he was contacted by Transue regarding the Komatsu vendor from whom the Roadmaster received a quote. The vendor stated that he had approval under a government procurement contract but the contract was not with CoStars. Solicitor Prevoznik stated that he researched the program and found that the Komatsu dealer was part of a co-op that is governed by Minnesota law which is substantially different than the Pennsylvania law regarding procurement practices. The Minnesota co-op's bidding practices were different than Pennsylvania's and therefore may not meet the bidding thresholds for public procurement. Konrath stated that he would talk to Mader and Transue regarding the Komatsu purchase.

*EAC* – Konrath stated that the EAC talked about applying for grants to create a Mountain Biking course on one of Paradise Township's open space properties. Konrath stated that mountain biking is considered active recreation, and the open space agreements with Monroe County for the grant monies received to buy the open space properties states the properties can only be used for passive recreation.

*PARC* – Briglia stated that PARC did not meet in February due to COVID related issues.

### Correspondence/Miscellaneous

*Timber Harvest Ordinance* – Gonze asked about whether the Timber Harvest Ordinance was passed. Solicitor Prevoznik stated that the ordinance was passed.

### Other Business/Public Comment

*Disinfecting the Road Crew Area* – Konrath stated that he looked into having ServPro disinfect the area where the Road Crew works and gathers because four members of the

**PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-MARCH 1, 2021**

Road Crew had positive COVID-19 test results. Konrath stated that ServPro charges \$.85 a square foot for a high touch cleaning and \$.25 for spraying. The areas to be disinfected would be the shop where they have lunch, two bathrooms, and the office area at the \$.85 a square foot. The shop where the Road Crew works on vehicles with one bathroom will be sprayed only at \$.25 per square foot. All hard surfaces in the office areas will be wiped down. Konrath stated that it was estimated to be approximately \$1,100.00 depending on the actual square footage measurements.

**Motion:** Gonze moved and seconded by Briglia to approve hiring ServPro to disinfect the work areas and gathering areas of the Road Crew for a cost of up to \$1,500.00.

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

Gonze questioned what the procedure would be if there was a need for the Road Crew to be called out. The Board discussed possible solutions if that became necessary while the Road Crew was out due to COVID-19.

**Adjournment**

**Motion:** Gonze moved and seconded by Konrath to adjourn the meeting at 7:26 p.m.

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