

**PARADISE TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING MINUTES  
NOVEMBER 7, 2022**

Call to Order

Chair Gonze called the meeting to order at 6:02 p.m.

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 an Executive Session was held prior to the Business Meeting that started at 5:47 p.m. and ended at 6:00 p.m. Solicitor Prevoznik stated that all three Supervisors were present. Solicitor Prevoznik stated that three matters including the contract negotiations for the Collective Bargaining Agreement, one property acquisition issue, and litigation regarding the sale of property were discussed.

No decisions were made.

## **PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-NOVEMBER 7, 2022**

### Approval of Minutes

**Motion:** Briglia moved and Stein seconded to approve the October 17, 2022 Board of Supervisors regular meeting minutes as presented.

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

### Executive Session (Continued)

Gonze stated that an Executive Session was held on October 19, 2022, that started at 12:09 p.m. and ended at 12:30 p.m., and an Executive Session was held on October 20, 2022, that started at 11:45 a.m. and ended at 11:50 a.m. Gonze stated that all three Supervisors were present for both Executive Sessions and that contract negotiations for the Collective Bargaining Agreement and personnel matters were discussed.

No decisions were made.

### Work Session

*Solar Farm Ordinance Discussion* – Gonze stated that Board held a Work Session prior to the Business Meeting with Steve Dellinger, from Hanover Engineering, to discuss enhancing/amending the Township's current Solar Ordinance.

**Motion:** Stein moved and Briglia seconded to approve requesting Hanover Engineer to do further research and make recommendations to the Board on enhancements to the current Solar Ordinance.

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

### Unfinished Business

*The Friendly Community Center/Discuss/Any Action* – The Board discussed the email that was received from Nicole Abrams from The Friendly Community Center (FCC). Ms. Abrams stated in her email that currently, 28% of people attending programs at The FCC are from Paradise Township. Briglia stated that The Friendly Community Center requested an increase in their yearly appropriation from \$7,500.00 to 9,000.00. Briglia stated that the appropriation would stay the same at \$7,500.00 for the budget year 2023.

### New Business

*Mount Airy Trail Report/Discuss/Any Action* – Gonze stated that the Board received the Trail Monitoring Report for the Recreation Trails at Mount Airy Casino. Gonze stated that he would forward the report to David Johns, Mount Airy's Facilities Manager.

*Advertise Budget Adoption in Pocono Record/Ratify* – Gonze stated that an ad was placed in the *Pocono Record* to advertise the Budget Adoption. The ad ran today, November 7, 2022.

**Motion:** Briglia moved and Stein seconded to ratify publishing an ad in the *Pocono Record* to advertise the Budget Adoption.

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

*Purchase Lawn Mowers/Discuss/Any Action* – Gonze stated that lawn mowers were scheduled to be purchased in 2023; however, due to the cancellation of the 2022 Peterbilt

## **PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-NOVEMBER 7, 2022**

contract, there were Capital Purchase funds left in the 2022 budget year to purchase two lawnmowers this year. The Board reviewed the quotes that Roadmaster Mader submitted from Marshall Machinery for a Scag Mower in the amount of \$18,099.00 and a Wright Mower in the amount of \$15,999.00.

**Motion:** Briglia moved and Stein seconded to approve the purchase of the Scag Mower in the amount of \$18,099.00 and Wright Mower in the amount of \$15,999.00 from Marshall Machinery contingent upon verifying that Marshall Machinery has a valid CoStars contract or Roadmaster Mader receiving two additional quotes from other suppliers.

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

*Carol Hillestad's EAC Resignation/Any Action* – Gonze stated that Carol Hillestad submitted a letter of resignation from the Paradise Township Environmental Advisory Council (EAC).

**Motion:** Gonze moved and Stein seconded to accept Carol Hillestad's resignation from the EAC with regret and wishes to thank Ms. Hillestad for her years of service.

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

*PHLT Letter Regarding Land Acquisition/Discuss/Any Action* – Stein stated that Louise Troutman sent a letter to the Board regarding the acquisition of two separate land parcels for Open Space.

**Motion:** Stein moved and Briglia seconded to accept the letter submitted by Louise Troutman on behalf of Pocono Heritage Land Trust recommending Paradise Township consider the acquisition of two separate parcels for Open Space.

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

*Barrett Paradise Library Fundraiser/Approve* – Stein stated that the Barrett Paradise Library contacted him requesting a donation for their annual Basket Raffle. Last year Paradise Township donated five restaurant gift cards from Township restaurants in the amount of \$25.00 each for a Dine Around Paradise Basket. This year however, one of the restaurants previously included in the donation has closed; therefore, only four gift cards will be purchased in the amount of \$25.00 each for a total of \$100.00.

**Motion:** Stein moved and Briglia seconded to approve a donation to the Barrett Paradise Library in the amount of \$100.00 to be split into four gift cards, each in the amount of \$25.00 from Paradise Township restaurants for their Annual Basket Raffle.

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

*CPA Advertising/Approve* - Transue stated that an advertisement is required to be run in the *Pocono Record* to give notice of the Board's intent to appoint a certified public accountant, or firm of certified public accountants, to complete an audit of the Township's financial records for 2022 at the January 3, 2023, Board of Supervisors Organization Meeting.

**Motion:** Briglia moved and Stein seconded to advertise in the *Pocono Record* the public notice of the Board's intent to appoint a certified public accountant, or firm of certified

## **PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-NOVEMBER 7, 2022**

public accountants, to complete an audit of the Township's financial records for 2022 at the January 3, 2023, Board of Supervisors Organization Meeting.

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

*Hawthorne Pocono Resort Conditional Use Hearing/Set Hearing Date* – Solicitor Prevoznik stated that a Conditional Use Hearing must be scheduled for Hawthorne Mount Pocono Resort by November 30, 2022, to stay within the time frame allotted by the Municipal Planning Code. The Board discussed holding the hearing on Monday, November 28, 2022, at 6:00 p.m.

**Motion:** Briglia moved and Stein seconded to schedule a Conditional Use Hearing for Hawthorne Mount Pocono Resort on Monday, November 28, 2022, at 6:00 p.m. Transue is to advertise the Public Notice in the *Pocono Record*.

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

**Motion:** Briglia moved and Stein seconded to authorize Attorney Andrew Wolf to work with Zoning Officer Shawn McGlynn in preparation for the Conditional Use Hearing.

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

### Reports

*Roadmaster* – Mader summarized his report. The Board discussed with Mader listing the 2004 bucket truck on Municibid for sale. Gonze asked Mader to research the current value of the 2004 bucket truck for the next meeting. The Board discussed with Mader the status of the Knauf Trail improvement. Mader is to get pricing for the materials for the Knauf Trail project.

*Engineer* – Mr. Unangst reported that Jason Smith has been in contact with Supervisor Stein about contacting Forester Josh Flad to work with the Township to review the Mount Airy Timber Harvest report prepared by Jeff Nichols of Deer Park.

*Solicitor* – Solicitor Prevoznik stated that he had items for an Executive Session. Solicitor Prevoznik reported that the Doukakis Zoning Hearing Board hearing was held on October 25, 2022, and the Township prevailed. Solicitor Prevoznik stated that a letter was sent to Eastern Time, Inc. requesting a refund of the \$2,440.00 paid for services which were not rendered. Solicitor Prevoznik stated that a letter was sent to Mr. Walter DePue to request that he attends the next Board meeting to discuss the payment of his fines. Solicitor Prevoznik reported on the status of Innovation Church. The attorney for Innovation Church relayed to Solicitor Prevoznik that the school would no longer be housed in the church after November 7, 2022. At this time, a Zoning Hearing Board hearing has been scheduled for November 22, 2022. Solicitor Prevoznik stated that Attorney Kidwell reached out to him on behalf of M&M Realty to inquire about an appeal form from a Sewage Enforcement Action by SEO Jake Schray. Solicitor Prevoznik informed Attorney Kidwell that a letter asking for an appeal was sufficient. Solicitor Prevoznik stated that Attorney Marc Wolfe sent him a joinder deed for review. Solicitor Prevoznik asked Transue

## **PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-NOVEMBER 7, 2022**

if the Mount Airy Traffic study had been submitted. Transue stated that she had not received it but she would follow up with Mount Airy.

*PARC* – Briglia stated that PARC is seeking support from the Board to investigate creating a Fundraising Foundation.

**Motion:** Gonze moved and Stein seconded to authorize PARC to investigate creating a Fundraising Foundation.

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

Briglia reviewed the PARC Budget for the Board.

**Motion:** Stein moved and Gonze seconded to approve the PARC Budget.

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

*EAC* – Stein summarized the October 19, 2022, meeting. Stein stated that there was not a quorum for the meeting so no recommendations to the Board were made.

### Correspondence/Miscellaneous

None.

### Other Business/Public Comment

Ken Shermann was present to discuss his concerns with various Township roads.

### Executive Session

**Motion:** Briglia moved and Stein seconded to recess the regular meeting and go into an Executive Session at 7:01 p.m.

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

**Motion:** Briglia moved and Stein seconded to reconvene the regular meeting at 7:24 p.m.

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

Solicitor Prevoznik stated that an Executive Session was held and all three Supervisors were present. Solicitor Prevoznik stated that contract negotiations for the CBA, and property acquisition negotiations were discussed.

No decisions were made.

**Motion:** Briglia moved and Stein seconded to enter into the license agreement with the indemnification language as proposed by Attorney German for the property located on Browns Hill Road owned by Cranberry Associates of Pennsylvania, LLC. The agreement is part of a bank stabilization project on Browns Hill Road.

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

**PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-NOVEMBER 7, 2022**

Adjournment

**Motion:** Briglia moved and Stein seconded to adjourn the meeting at 7:26 p.m.

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

Respectfully submitted,

*Tina Transue*

Tina Transue  
Secretary