

**PARADISE TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING MINUTES  
FEBRUARY 22, 2023**

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 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 at 5:47 p.m. and all three Supervisors were present. Solicitor Prevoznik stated that property litigation, legal analysis regarding the Conservation Easement, and potential collection matters were discussed. The Executive Session ended at 6:00 p.m. No decisions were made.

## **PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-FEBRUARY 22, 2023**

### Approval of Minutes

**Motion:** Briglia moved and Stein seconded to approve the February 6, 2023 Board of Supervisors regular meeting minutes as presented.

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

### Treasurer's Report

Transue read the Treasurer's Report.

**Motion:** Stein moved and Briglia seconded to accept the February 22, 2023, Treasurer's Report.

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

### Work Session Items

Gonze stated that a Work Session was held with representatives from Mount Airy to discuss the Timber Harvest Remediation and a draft Forest Management Plan for 2023. Gonze stated that further work needed to be done on the draft Forest Management Plan and a follow-up Work Session will be scheduled.

**Motion:** Stein moved and Briglia seconded to schedule a Work Session with Mount Airy to further discuss the Timber Harvest Remediation and the draft Forest Management Plan for 2023 on March 20, 2023, at 5:00 p.m.

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

### Unfinished Business

*Rezoning Route 390/Any Action* – Solicitor Prevoznik stated that he has begun reviewing the ordinance that pertains to the redistricting of Route 390 and would have further comment on it at the March 20, 2023 meeting. Solicitor Prevoznik stated that he would consult with Zoning Officer Shawn McGlynn when he is available.

### New Business

*Lisa Rouse – 410 Hunters Farm Road/Any Action* – Brian Courtright was present to speak on Ms. Rouse's behalf. Mr. Courtright passed out a survey plan of the property identified as 410 Hunters Farm Road showing that Hunters Farm Road divides the parcel and separates off a 1.59 acres piece of the property. Mr. Courtright stated that he believes that since Hunters Farm Road naturally divides the property that Ms. Rouse should not have to go through the Subdivision process, as the property would have been subdivided by the road and should have been deemed an involuntary subdivision. Solicitor Prevoznik stated that Paradise Township's ordinance does not allow for an involuntary subdivision. Ms. Rouse was informed that she must go through the minor subdivision process.

*Unique Properties – Conditional Use Hearing Application/Schedule Hearing* – The Board Discussed setting a date for a Conditional Use Hearing for Unique Properties.

**Motion:** Stein moved and Briglia seconded to schedule a Conditional Use Hearing for Unique Properties on April 3, 2023, at 5:00 p.m.

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

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*Seasonal Worker/Discuss/Any Action* – The Board discussed hiring seasonal employees again this year for the Open Space properties.

**Motion:** Briglia moved and Stein seconded to hire two seasonal employees for the Open Space properties. The rate of pay is \$17.00 per hour. Transue is to place the advertisement in the *Pocono Record*.

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

*Sale of John Deere Tractor/Any Action* – Transue stated the new John Deere tractor has been delivered. The Roadmaster relayed to Transue that Mount Pocono Borough may be interested in buying the 2012 John Deere tractor. The Roadmaster is to get an estimated value of the tractor and report back to the Board.

*Act 167 Stormwater Management Plan Ordinance/Discuss/Any Action* – Transue stated that she received the sample ordinance from Mike Wilk and forwarded it to the Board members. Solicitor Prevoznik stated that he should work with Hanover Engineering to develop a draft Act 167 Stormwater Management Plan ordinance for Paradise Township.

**Motion:** Stein moved and Briglia seconded to approve Solicitor Prevoznik and Hanover Engineering working together to develop a draft Act 167 Stormwater Management Plan ordinance.

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

*May 1 Meeting Cancellation/Approve* – Briglia stated that she and Gonze will both be unavailable for the May 1, 2023 meeting. Gonze stated that he would also be unavailable for the May 15, 2023 meeting. Briglia stated that if something came up that must be addressed before the May 15, 2023 meeting, she and Stein would call a Special Meeting to address any issues necessary.

**Motion:** Stein moved and Briglia seconded to cancel the May 1, 2023 Board of Supervisors meeting.

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

### Reports

*Solicitor* – Solicitor Prevoznik stated that the Board must reschedule the Appeal to the Board of Supervisors hearing for M & M Realty Partners, LP which was canceled today due to impending inclement weather. Solicitor Prevoznik stated that he has a waiver of time until March 31, 2023, from Attorney Kidwell that he will forward to Transue.

**Motion:** Stein moved and Briglia seconded to reschedule the Appeal to the Board of Supervisor hearing to March 20, 2023, at 4:00 p.m. Transue will re-advertise the new Public Notice in the *Pocono Record*.

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

Solicitor Prevoznik stated that he received digital copies of the exhibits for the Hawthorne Conditional Use hearing to be held on February 23, 2023. Solicitor Prevoznik confirmed with Attorney Karpowich that the Township could upload the exhibits to the Township's

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website online for public access ahead of the hearing and Attorney Karpowich stated that he had no objections. Transue is to upload the exhibits to the Township's website online.

**Motion:** Stein moved and Briglia seconded to approve Transue uploading the exhibits for the February 23, 2023, hearing received from Hawthorne's Attorney Karpowich on the Township's website online for public access.

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

Solicitor Prevoznik recommended that the Board ask Attorney McManus, as the alternate solicitor, to review the Nothstein title search, as Solicitor Prevoznik has a conflict of interest.

**Motion:** Stein moved and Briglia seconded to ask Attorney McManus, as the alternate solicitor, to review the Nothstein title search.

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

*Engineer* – Mr. Unangst stated that he met with Roadmaster Mader at a property on Whitetail Road in Paradise Pointe. The homeowner was complaining of drainage issues. Briglia stated that if the Township did not cause the drainage issues then there is no further action needed by the Township.

Mr. Unangst handed out an overview of the Timberhill Community and emergency access routes as suggested by a resident at the February 6, 2023 Board meeting for the Board's review. The Board discussed possible options for another access point for the Timberhill and Paradise Pointe communities.

*Zoning Officer* – The Board discussed the Zoning Officer's report.

*PMREMS* - Gonze stated that there was nothing new to report.

*EAC* – Stein stated that the EAC met on Wednesday, February 15, 2023. Stein reviewed for the Board the comments made by the EAC members regarding the Paradise Township Open Space Priorities report that the Board discussed at the February 6, 2023 Board meeting. Stein also stated that the EAC members requested that they be able to review the Mount Airy Forestry Management Plan before the Board of Supervisors approves it.

### Other Business/Public Comment

None.

### Correspondence/Miscellaneous

Resident Trevor Sopko asked for further information regarding rezoning Route 390 from a residential district to a business district. Gonze stated that Solicitor Prevoznik is currently reviewing the proposed ordinance and will recommend how to proceed. Gonze stated that Solicitor Prevoznik would have recommendations at the second Board meeting in March.

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Executive Session

**Motion:** Briglia moved and Stein seconded to recess the regular meeting and go into an Executive Session at 6:59 p.m.

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

**Motion:** Briglia moved and Gonze seconded to reconvene the regular meeting at 7:11 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 the legal requirements for standing in a hearing by the public were discussed.

No decisions were made.

Adjournment

**Motion:** Briglia moved and seconded Stein to adjourn the meeting at 7:11 p.m.

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

Respectfully submitted,

*Tina Transue*

Tina Transue  
Secretary