

**PARADISE TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
AUGUST 7, 2023**

Call to Order

Chair Gonze called the meeting to order at 6:00 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

Work Session (Continued)

The Board continued the discussion on the possible rezoning of Route 390. Solicitor Prevoznik and Steve Dellinger will continue to work together on the rezoning of 390 from an R-1 zoning district to a proposed R-3 zoning district for further discussion at the September 6, 2023, Board of Supervisors Regular Business Meeting.

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Approval of Minutes

Motion: Briglia moved and Gonze seconded to approve the July 17, 2023, Board of Supervisors regular meeting minutes as presented.

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

Work Session

DEND Properties/Any Action – Gonze stated that the Board met with the representatives of DEND Properties regarding their Conditional Use Application. Solicitor Prevostnik stated that the applicant requested that it be allowed to have a Traffic Engineer provide testimony in place of having a Traffic Impact Study done. The Board discussed the applicant's request.

Motion: Briglia moved and Stein seconded to accept a Traffic Engineer's testimony in lieu of a Traffic Impact Study for the DEND Properties project on Grange Road. The Board reserves its right to request a Traffic Impact Study should they deem the Traffic Engineer's testimony insufficient.

Motion carried 3-0.

Route 390 Rezoning/Any Action – Gonze stated that there was further discussion regarding the Route 390 rezoning. Gonze stated that more revisions are forthcoming.

Unfinished Business

eCodes 360 Recodification/Any Action – The Board discussed the status of the recodification process. The Board will schedule a Work Session in October to discuss the changes to the Code of Ordinances proposed by General Code.

STR Rentals – Building/Maintenance Code/Any Action – The Board revisited possibly enhancing the Short-Term Rental Ordinance with the Property Maintenance Code. Transue will speak to Building Codes Officer Steve McLaughlin to find out what year Property Maintenance Code they use and get a copy.

New Business

R. Litts Resignation Letter/Any Action – Gonze stated that Road Crew member Ron Litts submitted a letter of retirement dated July 25, 2023. Mr. Litts' last day of work will be December 1, 2023.

Motion: Gonze moved and Stein seconded to accept Mr. Litts' letter of retirement with heartfelt appreciation for Mr. Litts' service to the Township.

Motion carried 3-0.

Fall Clean-Up Ad/Ratify Advertising – Transue stated that in order to get the ad in the newspaper in a timely manner for the Fall Clean-Up bids, she submitted the ad to run on

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August 7, 2023 and August 14, 2023, to allow for enough time to run the ad again should no bids be received.

Motion: Briglia moved and Stein seconded to ratify placing the ad for the Fall Clean-Up Bids in the Pocono Record to run on August 7, 2023 and August 14, 2023.

Motion carried 3-0.

Meeting Date Changes/Any Action – Transue stated that Solicitor Prevoznik and Engineer Unangst will not be in attendance for the August 21, 2023 meeting and also Mr. Unangst, Briglia, and Stein will not be in attendance for the September 18, 2023 meeting. The Board discussed holding the August 21, 2023, meeting without the Solicitor and Engineer. The Board also discussed canceling the September 18, 2023, meeting due to not having a quorum on that date.

Blue Ridge Communications Letter of Support/Ratify – Paradise Township was contacted via email by Joe Lorah, of Blue Ridge Communications, requesting the Board write a Letter of Support for a grant to fund the Blue Ridge Communications Fiber to the Home project. The project would serve Grange Road with internet service. A Letter of Support was sent on August 2, 2023, as the deadline to submit a letter was August 6, 2023.

Motion: Briglia moved and Stein seconded to ratify sending the Letter of Support to Blue Ridge Communications to submit as part of the application for funding through the Capital Funds Project Grant.

Motion carried 3-0.

Reports

Roadmaster – The Board reviewed the Roadmaster's report. The Board briefly discussed the new trail maps that were done by a Monroe County intern. Resident David Anderson was present to express his concerns that melting snow from the new emergency access from Wyndham Drive to Green Chapel Lane may cause more erosion of gravel that he put down on Green Chapel Lane from an earlier issue that he has had from water runoff.

Solicitor – Solicitor Prevoznik stated that he had Executive Session items to discuss. Solicitor Prevoznik stated that he spoke to the attorneys involved with M & M Realty's Lot Consolidation Plan to discuss what needs to be put on the plan to comply with the Township's ordinances. Solicitor Prevoznik stated that Attorney Wolfe relayed that they may be asking for waivers of the Township's ordinance. Attorney Wolfe stated that M & M Realty would grant a waiver of time for the Township to act on the Lot Consolidation Plan until September 30, 2023; however, that time frame goes outside the time constraints of the Conditional Use Decision and Order, which was August 31, 2023.

Motion: Briglia moved and Stein seconded to accept the waiver of time for the Township to act on M & M Realty's Lot Consolidation Plan until September 30, 2023, and also the Board will grant a time to comply with the Conditional Use Decision and Order until September 30, 2023.

Motion carried 3-0.

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Engineer – Mr. Unangst stated that Hanover Engineering was still working on the Act 167 Stormwater Management Ordinance and will be finishing that soon.

PARC – Briglia summarized the July 27, 2023, PARC meeting.

Correspondence/Miscellaneous

Gonze reported that he spoke to Senator Rosemary Brown's office to discuss arranging a public meeting with PennDOT and the Pennsylvania State Troopers regarding speeding and reckless driving on Route 191 and 940.

Other Business/Public Comment

None.

Executive Session

Motion: Stein moved and Briglia seconded to recess the regular meeting and go into an Executive Session at 7:00 p.m.

Motion carried 3-0.

Motion: Briglia moved and Stein seconded to reconvene the regular meeting at 7:35 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 personnel matters, a legal discussion regarding Hawthorne Mount Pocono Resort, and a discussion concerning a contract negotiation in regard to property acquisition.

No decisions were made.

Motion: Briglia moved and Stein seconded to hold an Executive Session on Thursday, August 10, 2023, at 3:00 p.m. at the Paradise Township Municipal Building.

Motion carried 3-0.

Adjournment

Motion: Briglia moved and Gonze seconded to adjourn the meeting at 7:36 p.m.

Motion carried 3-0.

Respectfully submitted,

Tina Transue

Tina Transue
Secretary