

**PARADISE TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING MINUTES  
JANUARY 2, 2024**

Organizational Meeting

Upon a motion by Briglia, seconded by Stein, the Organization Meeting was adjourned at 5:16 p.m. and the Regular Business Meeting was immediately convened.

**Motion carried 3-0.**

The Pledge of Allegiance was waived.

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

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.

Approval of Minutes

**Motion:** Briglia moved and Stein seconded to approve the December 18, 2023, Board of Supervisors regular meeting minutes as presented.

**Motion carried 3-0.**

## **PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-JANUARY 2, 2024**

### Unfinished Business

*Halstead Start Date - December 28, 2023/Ratify* – Gonze stated that Michael Halstead was able to start work on December 28, 2023, instead of December 29, 2023, as stated at the December 18, 2023 meeting.

**Motion:** Briglia moved and Stein seconded to ratify the start date for Michael Halstead as Maintenance Laborer as December 28, 2023.

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

### New Business

*Resolution 01-2024 – Secretary Signatory Power/Motion to Approve* – Gonze stated that Resolution 01-2024 appoints the Executive Secretary signatory power for bonds, bills, notes, receipts, acceptances, endorsements, checks, releases, contracts, applications, and other documents with prior approval or subject to ratification by the Board of Supervisors.

**Motion:** Stein moved and Briglia seconded to approve Resolution 01-2024.

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

*Resolution 02-2024 – Park Fee Schedule/Motion to Approve* – Transue stated that Resolution 02-2024 revises the fee schedule for rental fees for The Roof Park.

**Motion:** Stein moved and Briglia seconded to approve Resolution 02-2024.

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

*Resolution 03-2024 – Fee Schedule/Motion to Approve*

**Motion:** Briglia moved and Stein seconded to approve Resolution 03-2024.

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

*2024 Proposed Community Function Dates/Motion to Approve* – The Board reviewed the proposed function dates for 2024.

**Motion:** Stein moved and Briglia seconded to approve the 2024 proposed community function dates as submitted.

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

*Special Counsel Engagement Letter/Motion to Approve* – The Board received an Engagement Letter from Attorney Scott Gould, of McNees Wallace & Nurick, LLC, to represent Paradise Township as Special Counsel in the matter regarding sewer permitting issues with M & M Realty Partners, LP.

**Motion:** Stein moved and Briglia seconded to approve executing the Engagement Letter retaining Special Counsel Scott Gould, of McNees Wallace & Nurick, LLC, to represent the Township in the matter regarding sewer permitting issues with M & M Realty Partners, LP at the rate of \$400.00 per hour. The rates of others who may work on the engagement are Attorney Errin McCauley, Associate, at the rate of \$360.00 per hour, and Becky Kimmel, Law Clerk, at the rate of \$280.00 per hour.

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

## **PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-JANUARY 2, 2024**

### Reports

*Solicitor* – Solicitor Prevoznik updated the Board on the hearing in the Court of Common Pleas of Monroe County in the matter of the Appeal of Citizens for Pennsylvania's Future from the Decision of the Paradise Township Board of Supervisors Dated September 27, 2023, Approving the Conditional Use Application of JSPA Realty, LLC held on earlier today. Solicitor Prevoznik stated that he had several Executive Session items.

### Executive Session

**Motion:** Stein moved and Briglia seconded to recess the regular meeting and go into an Executive Session at 5:25 p.m.

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

**Motion:** Briglia moved and Stein seconded to reconvene the regular meeting at 5:58 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 legal strategy and theory regarding the Hawthorne Mount Pocono Resort were discussed. Also discussed was litigation of a septic issue currently before Magistrate Riley, and a brief discussion regarding M & M Realty Partners, LP, and related various legal criteria to be discussed further by the Board. No decisions were made.

**Motion:** Stein moved and Briglia seconded to recess the regular meeting at 5:59 p.m. and open the Public Hearing at 6:00 p.m. in the matter of M & M Realty Partners, LP septic appeal.

**Motion carried 3-0.**

### Public Hearing (6:00)

#### *M & M Septic Appeal*

Solicitor Prevoznik announced that this hearing is a continuation of the Public Hearing that was last held on December 4, 2023, before the Board of Supervisors on the Appeal of M & M Realty Partners, LP ("M & M Realty"), in which M & M Realty is requesting the Board of Supervisors to direct the Township's Sewage Enforcement Office to issue repair permits for three existing sewage facilities on its properties, located at 6315 Paradise Valley Road and 513 Grange Road in lieu of filing an Act 537 Planning Module.

Solicitor Prevoznik opened the hearing and offered into evidence a posting from Tina Transue certifying that she posted the continuation notice on the front door of the Township building and the Township's website. This exhibit will be marked Board Exhibit 16. Attorney Martin Siegel attended the hearing virtually on behalf of M & M Realty Partners, LP. Mr. Siegel stated on the record that he agreed on behalf of his client to the continuance until February 5, 2024.

**PARADISE TOWNSHIP BOARD OF SUPERVISORS MINUTES-JANUARY 2, 2024**

**Motion:** Briglia moved and Stein seconded to continue the Public Hearing to a time and date certain of February 5, 2024, at 5:00 p.m. at the Paradise Township Building, located at 5912 Paradise Valley Road, Cresco, PA 18326.

**Motion carried 3-0.**

**Motion:** Briglia moved and Stein seconded to reconvene the regular meeting at 6:04 p.m.

**Motion carried 3-0.**

Correspondence/Miscellaneous

None.

Other Business/Public Comment

None.

Adjournment

**Motion:** Briglia moved and Stein seconded to adjourn the meeting at 6:05 p.m.

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

Respectfully submitted,

*Tina Transue*

Tina Transue  
Secretary