

**PARADISE TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
JANUARY 15, 2024**

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 (Absent)

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 5:00 p.m. and all three Supervisors and Solicitor Prevoznik were present. Attorney Errin McCaulley, of McNees Wallace & Nurick, joined the Executive Session at 5:00 p.m. to discuss legal strategies and the implications of the M & M Realty Partners, LLC septic appeal decision. Attorney McCaulley left the Executive Session at 5:27 p.m. Solicitor Prevoznik stated that discussions were then held concerning a personnel issue, a contractual issue regarding a Mount Airy Conservation Easement, and the status of litigation that was held before

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Magistrate Riley on Thursday, January 11, 2024. The Executive Session ended at 5:45 p.m. No decisions were made.

Approval of Minutes

Motion: Briglia moved and Stein seconded to approve the January 2, 2024, Board of Supervisors organizational meeting minutes as presented.

Motion carried 3-0.

Motion: Briglia moved and Stein seconded to approve the January 2, 2024, Board of Supervisors regular meeting minutes as presented.

Motion carried 3-0.

Treasurer's Report

Transue read the Treasurer's Report.

Motion: Briglia moved and Stein seconded to accept the January 15, 2024, Treasurer's Report.

Motion carried 3-0.

Unfinished Business

None.

New Business

Permit Fee Waiver Request – K Pfeiffer/Discuss/Any Action – Katrina Pfeiffer was present to explain to the Board that she was issued a Notice of Violation from the Zoning Office that resulted in a \$1,000.00 fine imposed by the District Court. Ms. Pfeiffer stated that if she brings her property into compliance within 30 days, the judgment will be declared settled per her agreement with the Zoning Office. Ms. Pfeiffer stated her problem was that in order to bring her property into compliance, she must pay for and be issued a permit to keep up to 20 chickens on the property. The permit fee is \$75.00 which also includes various building permit fees. Ms. Pfeiffer asked the Board to waive the \$75.00 permit fee due to financial hardship. Gonze stated that the Board could not waive the permit fee.

Knauf Trail Repair/Discuss/Any Action – The Board discussed the Knauf Trail ADA accessible trail that was damaged during heavy rains. The Board discussed having the Road Crew fix the ruts in the Knauf Trail at this time and in the Spring try to determine where the water is coming from and divert it to avoid further damage.

Motion: Briglia moved and Stein seconded to authorize the Roadmaster to fix the ruts in the Knauf Trail at this time and in the Spring find a more permanent solution to divert the water to avoid further damage.

Motion carried 3-0.

Paradise Township Emergency Plan Update/Discuss/Any Action – Transue stated that she is updating the Paradise Township Emergency Operation Plan (EOP). Transue asked the

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Supervisors to review the information for any changes. Transue will finalize the EOP for approval at the February 5, 2024 meeting.

Hazard Mitigation Plan/Discuss/Any Action – Gonze stated that he attended the first meeting for the renewal of the Monroe County Hazard Mitigation Plan. Townships must participate in the five-year plan renewal process to receive FEMA monies in the event an Emergency Declaration is declared in Monroe County. Gonze stated that as part of the renewal process, some of Paradise Township's ordinances should be reviewed to ensure that they comply with the Monroe County Mitigation Plan.

Motion: Briglia moved and Stein seconded to authorize Gonze to work with Mr. Unangst and Zoning Officer Shawn McGlynn to review the ordinances to ensure they comply with the Monroe County Hazard Mitigation Plan.

Motion carried 3-0.

Hanover Engineering Greenway Inspection Report/Discuss/Any Action – The Board discussed Jason Smith's review of the Mount Airy Greenway Land Monitoring report for 2023. The Board will discuss the report further at a Work Session with Mount Airy to be scheduled for March 4, 2024, at 5:00 p.m.

Reports

Solicitor – Solicitor Prevoznik stated he has been working on eCodes. Solicitor Prevoznik requested that he be able to work with Steve Dellinger and Shawn McGlynn to review and update several ordinances. Prevoznik believes they can get the work done for the second meeting in February.

Motion: Briglia moved and Stein seconded to authorize Prevoznik to work with Steve Dellinger, of Hanover Engineering, and the Zoning Office to review and update several ordinances and to advertise a Work Session for February 21, 2024, at 4:00 p.m. to discuss. Transue is to advertise the Work Session date and time in the *Pocono Record*.

Motion carried 3-0.

Engineer – Mr. Unangst stated Roadmaster Mader contacted him with pictures of the storm damage that may be destabilizing the repairs previously made to the stormwater culvert on Devils Hole Road.

Motion: Briglia moved and Stein seconded to add to this agenda a discussion of storm damage to the culvert on Devils Hole Road and take action. This item was added to the agenda due to the emergency nature of this issue as opined by the Township Engineer. This emergency issue shall be added to the agenda and published on the Website by the next day.

Motion carried 3-0.

Motion: Briglia moved and Stein seconded to authorize Mr. Unangst and Roadmaster Mader to work together to assess the damage to the Devils Hole Road culvert and recommend corrective action.

Motion carried 3-0.

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Zoning Officer – The Board reviewed the Zoning Officer's Report.

Correspondence/Miscellaneous

None.

Other Business/Public Comment

Resident Paul Adamo was present to discuss a nuisance issue which he and his neighbors encountered as a result of activities held on the property at 106 Carlton Road, owned by Chestnut Grove Resort Realty, LLC. The property is currently being used as a camp. Mr. Adamo relayed to the Board that the visitors to the property have been disruptive to the neighborhood by way of setting off fireworks late at night, playing loud music at all hours of the night, and trespassing on neighbor's properties. Mr. Adamo submitted to the Board a draft of an ordinance he created. Chris Merli and Mr. and Mrs. Sarris were also present to express their concerns about the neighborhood disruptions coming from 106 Carlton Road. The Board discussed different options to get the owners of the property to regulate its visitors' behavior and actions so as to stop the disruptions to the surrounding neighborhood. Gonze stated that he would reach out to the owner of Chestnut Grove Resort Realty, LLC to discuss the multiple complaints received regarding this property.

Adjournment

Motion: Briglia moved and Stein seconded to adjourn the meeting at 7:06 p.m.
Motion carried 3-0.

Respectfully submitted,

Tina Transue

Tina Transue