



PARADISE TOWNSHIP

MONROE COUNTY, PENNSYLVANIA

SUPERVISORS

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PARADISE TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING MINUTES APRIL 19, 2021

Call to Order

Chair Konrath called the meeting to order at 6:01 p.m.

Pledge of Allegiance

Konrath led the Pledge of Allegiance to the Flag.

Public Comment Statement

Konrath 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.*"

Konrath stated that the meeting is being recorded for the limited purpose of preparing the official minutes.

Roll Call

Officials Present:

Gary Konrath – Chair
Peter Gonze – Vice Chair
Reda Briglia - Supervisor

John C. Prevoznik – Solicitor
Charles Unangst – Engineer
Tina Transue – Secretary

Approval of Minutes

Motion: Gonze moved and seconded by Briglia to approve the April 5, 2021 Board of Supervisors regular meeting minutes as presented.

Motion carried 3-0.

Treasurer's Report

Transue read the Treasurer's Report.

Motion: Gonze moved and seconded by Briglia to approve the April 19 Treasurer's Report.

Motion carried 3-0.

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Planning Commission Items

Wellhead Protection Draft Ordinance/Schedule Public Hearing – Konrath stated that the Planning Commission sent the Wellhead Protection Draft Ordinance back to the Board for recommendation of enactment with no changes. The Board discussed scheduling a public hearing to enact the proposed ordinance on June 7, 2021 at 6:30 p.m.

Motion: Briglia moved and seconded by Gonze to schedule the public hearing to enact the proposed Wellhead Protection Ordinance on June 7, 2021 at 6:30 p.m.

Motion carried 3-0.

Unfinished Business

Municibid/Pickup Truck – The Board discussed listing the 2011 Chevy pickup truck on Municibid. The Board discussed listing the pickup on Municibid with a starting price of \$9,500.00 with a reserve price of \$12,000.00.

Motion: Briglia moved and seconded by Gonze to list the 2011 Chevy pickup truck on Municibid with a starting price of \$9,500.00 with a reserve price of \$12,000.00.

Motion carried 3-0.

Wheel Loader Purchase/Approve – The Board discussed the purchase of the Wheel Loader. Mike Mader verified the COSTARS price for the CAT Wheel Loader of \$154,500.00 with a trade in value of the Township's current Komatsu loader of \$20,470.00. The Board discussed the options of trading in the Komatsu loader or selling it on Municibid. Transue is to look on Municibid to research current selling prices for wheel loaders before the Board decides on trading it in or listing it on Municibid.

Motion: Gonze moved and seconded by Briglia to approve the purchase of the Wheel Loader from CAT for \$154,500.00 through the COSTARS program with the option to trade the Komatsu loader for \$20,470.00. Transue is to verify and have the trade in value of the Township's Komatsu listed on the purchase order for the new CAT Wheel Loader in the event the Board decides to trade it in.

Motion carried 3-0.

Planning Commission Items (continued)

Dogan Minor Subdivision – Terry Martin was present on behalf of Susan Dogan regarding her Minor Subdivision plan. Mr. Martin reviewed the minor subdivision plan for the Board. The Planning Commission recommended approval of the minor subdivision plan contingent upon satisfaction of the Township's SEO, Jake Schray, comments. Mr. Martin stated that he received a letter from Mr. Schray that morning which Mr. Schray acknowledged that his concerns were addressed. Solicitor Prevoznik stated that a letter must be sent by the Township to Ms. Dogan explaining that her minor subdivision plan was approved contingent upon all comments in Jake Schray's April 19, 2021 letter being addressed and further that the Joinder Deed and Minor Subdivision Plan be filed within 30 days of full execution of the Minor Subdivision Plan by the Township.

Motion: Gonze moved and seconded by Briglia to approve the Susan Dogan Minor Subdivision Plan contingent on all comments in Jake Schray's April 19, 2021 letter being

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addressed and further that the Joinder Deed and Minor Subdivision Plan be filed within 30 days after the full execution of the Minor Subdivision Plan by the Township.

Motion carried 3-0.

New Business

Seasonal Workers/Discuss – The Board discussed starting the seasonal workers in the pay period which starts on May 8, 2021. Konrath stated that Doug Leies and Kyle Roth were both willing to come back to work this year. The seasonal workers rate for 2021 is \$17.00 per hour.

Motion: Gonze moved and seconded by Briglia to approve hiring Doug Leies and Kyle Roth as seasonal workers at the rate for 2021 of \$17.00 per hour with a start date of May 8, 2021 with no benefits other than boot reimbursement.

Motion carried 3-0.

Seven Pines Project/Time Extension Request – Konrath stated that Kobalt Construction is requesting a No-Cost Change Order for an extension of time due to the difficult winter that restricted its ability to work on the project. It is asking for an extension of time for substantial completion of the ball fields until May 31, 2021 and for final completion a date of July 31, 2021.

Motion: Gonze moved and seconded by Konrath to grant approval of the No-Cost Change Order to extend the time for substantial completion of the ball fields until May 31, 2021 and for final completion until July 31, 2021.

Motion carried 3-0.

Public Hearing

Motion: Konrath moved and seconded by Gonze to recess the regular meeting and open the Conditional Use Hearing at 6:30 p.m.

Motion carried 3-0.

Solicitor Prevoznik stated the this public hearing is a continuation of the Conditional Use Hearing held on January 4, 2021 at 6:30 p.m. and March 15, 2021 at 6:30 p.m. for a Conditional Use Application by Amanda & Zachary Foehr and Pocono Towing, Inc. to utilize property currently owned by Daniel W. Costanzo and Jayne R. Costanzo located in a B-1 zoning district bearing tax parcel # 11/5/1/40-2, which property is located at 6183/6185 Route 191, Paradise Township, Monroe County, PA in whole or in part as a towing/auto repair shop. The current uses on the property appear to be a daycare, retail, and storage warehouse. During the first hearing, Pocono Towing, Inc., through its owners, Mr. and Mrs. Foehrs, requested that they wanted the Costanzo Land Development Plan, on which this conditional use would be based, finalized before moving forward with the conditional use hearing. Solicitor Prevoznik noted that the Costanzo Land Development Plan is still pending. Solicitor Prevoznik stated that Amanda Foehr submitted a letter requesting to withdrawal Pocono Towing's Conditional Use application without prejudice. Mrs. Foehr also requested that her Conditional Use Application Fee of \$750.00 be refunded and her Escrow Fee of \$600.00 be held by the Township until they reapply for a conditional use application.

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Solicitor Prevoznik submitted the following Exhibits:

T-10 – Sign-in Sheet.

T-11 – Letter of Withdrawal without Prejudice.

Motion: Gonze moved and seconded by Briglia to move the Exhibits into record.

Motion carried 3-0.

Motion: Gonze moved and seconded by Briglia to accept the withdrawal of the conditional use application and close the Conditional Use Hearing and reconvene the regular meeting.

Motion carried 3-0.

Motion: Gonze moved and seconded by Konrath to accept the request to withdrawal the Conditional Use Application for Pocono Towing, Inc. at Paradise Plaza located at 6185 and 6183 Route 191, Cresco, PA 18326 without prejudice and to return the application fee of \$750.00.

Motion carried 3-0.

New Business (continued)

Ingrid Time Off – Konrath asked for an Executive Session to discuss a personnel matter.

2019 Greenway Report/Received Overview – Charles Unangst stated that Jason Smith, Hanover Engineer should have a review letter prior to the next meeting available to the Board of Supervisors for review. The Board discussed holding a work session with Mr. Smith on May 3 at 5:00 p.m. if it receives the review letter by April 30, 2021.

American Rescue Plan Accounting Firm/Discuss - Transue stated that PSATS partnered with Zelenkofske Axelrod, LLC, an accounting firm, to help interested parties through the eligibility and compliance process of disbursing the funds from the American Rescue Plan. The firm bases their fee on the amount of the grant money each Township receives. The fee Paradise Township would pay based on their predicted grant amount of approximately \$310,000.00 would be \$11,000.00. The Board discussed using an outside firm to oversee the administration of the grant money.

Motion: Gonze moved and seconded by Konrath to table the discussion until more information is available.

Motion carried 3-0.

Devils Hole Culvert Boring Test Holes/Cost Approval – Mr. Unangst stated that the permit for the replacement of culvert on Devils Hole Road was submitted to DEP however for the final design of the footers, 4 boring test holes for the four corners of the culvert would need to be done. The approximate cost for this would be \$6,000.00.

Motion: Briglia moved and seconded by Gonze to approve the boring of test holes on Devils Hole Road for the approximate cost of \$6,000.00.

Motion carried 3-0.

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Licensed Pesticide Company/Discuss – Konrath stated that Edie Stevens contacted him by email in reference to hiring a company to spray herbicide on the area where evasive brush was cut down last year by seasonable workers in order to prevent re-growth. Konrath stated that he would contact a local company to get pricing to treat the evasive brush. Konrath stated that the expense will be taken out of the Open Space funds. Konrath will get more information for the next meeting regarding cost.

Tarpon Towers Public Hearing/Schedule and Advertise – Solicitor Prevoznik stated that Tarpon Towers submitted a request for the modification of its Conditional Use Permit. Tarpon is seeking modification/removal of condition #22 "All facilities located within the Compound Area shall be serviced with an automatic fire suppression system which complies with all applicable federal, state and local building codes. Such system shall be serviced/tested at least annually and proof thereof shall be provided to the Paradise Township Zoning Officer and Construction Codes Officer within ten (10) days thereof...." Tarpon is seeking the modification/removal because the facilities within the compound area will all be located outside with no equipment located in a building or structure. There are no automatic fire suppression systems available for use in connection with facilities located entirely outside and not within a building or other structure.

Motion: Gonze moved and seconded by Briglia to hold a Public Hearing on the Conditional Use modification for Tarpon Towers on May 3, 2021 at 6:30 p.m. and advertise the Public Hearing in the Pocono Record.

Motion carried 3-0.

Road Paving Project/Approve Advertising – Transue stated that the ad for the Road Paving Project would run on May 3, 2021 with the letting date of Monday, May 17, 2021 at 6:15 p.m. Sealed Proposals will be due on or before 1:00 p.m. on Friday May 14, 2021.

Motion: Briglia moved and seconded by Gonze to approve the advertising for the Road Paving Project in the Pocono Record with a due date of May 14, 2021 at 1:00 p.m. to be awarded on May 17, 2021 at approximately 6:15 p.m.

Motion carried 3-0.

DEP Meeting-Paradise Plaza/Approve – Konrath stated that PaDEP was requesting a meeting with the Township Solicitor, Township SEO, Township Zoning Officer and a Township Supervisor regarding the Pocono Plaza. Transue will contact Todd Stires, of DEP, to try and schedule a time convenient for everyone.

Motion: Gonze moved and seconded by Briglia to approve the Township Solicitor, Township SEO, Township Zoning Officer and Konrath as a Township Supervisor to meet with Todd Stires, of DEP, regarding Pocono Plaza.

Motion carried 3-0.

Reports

Solicitor - Solicitor Prevoznik stated that he spoke to Shawn McGlynn, Zoning Officer about Short Term Rental violations. Solicitor Prevoznik also stated that Mr. McGlynn suggested having one of SFM Consulting's staff look at the recodification work performed by American Legal and provide input.

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Motion: Briglia moved and seconded by Gonze to approve Solicitor Prevoznik meeting with SFM Consulting staff to go over the recodification work performed by American Legal.

Motion carried 3-0.

Engineer - Mr. Unangst stated that Hanover Engineering would place a public notice which would be published on April 29, 2021 and May 6, 2021 for the Traffic Calming Device project as well as upload a public notice and bid package on the PennBid Website on April 29, 2021. Bids are advertised to be due by 11:00 a.m. on May 17, 2021 and to be awarded, if in order, at the May 17, 2021 Board meeting.

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

PMREMS – Gonze stated that he had nothing to report.

Correspondence/Miscellaneous

Konrath inquired about putting air scrubbers on the HVAC system in the Municipal Building. The Board discussed installing the air scrubbers. Konrath stated he would get quotes on what it would cost to have them installed for the next meeting.

Konrath stated that DeWitt would be out for cleanup week which would leave Transue short-handed for the days residents would drop off refuse. Gonze suggested asking Doug Leies if he could come in to help Transue. Konrath stated he would contact Doug and ask if he would be willing to help out with clean up.

Kevin Transue asked if a softball field could be installed at the Roof to replace softball fields that the residents do not have access to now at the Monsignor McHugh Catholic Church. Mr. Transue will speak with Mike Mader as to what would be needed to install a second field at the Roof and report back to the Board of Supervisors.

Executive Session

Motion: Konrath moved and seconded by Briglia to recess the regular meeting and go into an executive session.

Motion carried 3-0.

Motion: Konrath moved and seconded by Briglia to reconvene the regular meeting.

Motion carried 3-0.

Solicitor Prevoznik stated that personnel issues were discussed and no decisions were made.

Motion: Briglia moved and seconded by Gonze to approve DeWitt to take unpaid medical leave after she uses her sick time and personal time per the Union Contract.

Motion carried 3-0.

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Adjournment

Motion: Gonze moved and seconded by Briglia to adjourn the meeting at 7:44 p.m.

Motion carried 3-0.

Respectfully submitted,



Tina Transue

Secretary