

**PARADISE TOWNSHIP BOARD OF SUPERVISORS
SPECIAL MEETING MINUTES
MAY 23, 2023**

Call to Order

Chair Gonze called the meeting to order at 6:00 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

Public Hearing

Motion: Stein moved and Briglia seconded to recess the Special Meeting and reconvene the Public Hearing at 6:05 p.m.

Motion carried 3-0.

Solicitor Prevoznik announced that this Public Hearing is a continuation of the April 27, 2023, Conditional Use Hearing which was held at the Paradise Township Municipal

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Building for JSPA Realty, LLC for a Conditional Use approval for a Master Development Plan in the Resort Development Overlay District in accordance with Section 160-11(43.B) of the Township's Zoning Ordinance. The Special Meeting was advertised in the *Pocono Record* on May 9, 2023, and May 16, 2023. Solicitor Prevoznik stated that there was a three-hour time limit on the hearing. Solicitor Prevoznik announced that the date of the next hearing is June 8, 2023, at 6:00 to be held at the Paradise Township Municipal Building, with a follow-up date of June 22, 2023, at 6:00 p.m. if needed. Solicitor Prevoznik also announced that the Board of Supervisors is meeting with representatives from Monroe County for a Work Session on June 5, 2023, at 4:00 p.m. to discuss the possibility of public water and sewer on Route 611. The testimony and exhibits were accepted into evidence and the transcript of the proceedings was taken and will be prepared by Jennifer Higgins Reporting. Testimony ended for the night at 8:05 p.m.

Motion: Stein moved and Briglia seconded to continue the Public Hearing to a time and date certain of June 8, 2023, at 6:00 p.m. at the Paradise Township Municipal Building, located at 5912 Paradise Valley Road, Cresco, PA 18326. If needed, a subsequent meeting will be held on June 22, 2023, at 6:00 p.m., at the Paradise Township Municipal Building.

Motion carried 3-0.

Motion: Briglia moved and Stein seconded to recess the Special Meeting at 8:10 p.m.

Motion carried 3-0.

Motion: Briglia moved and Stein seconded to reconvene the Special Meeting at 8:20 p.m.

Motion carried 3-0.

New Business

Act 167 Stormwater Management Ordinance Response to PM COG

Motion: Briglia moved and Stein seconded to add to the agenda discussion regarding the Act 167 Stormwater Management Ordinance response to the Pocono Mountain Council of Government due to the response deadline being before the Board Meeting.

Motion carried 3-0.

Solicitor Prevoznik stated that Transue received a letter today by email from the Pocono Mountain Council of Government requesting that all Townships submit, in writing, any specific areas of concern regarding the Stormwater Management Ordinance written by Monroe County, such as buffer distances, Zoning Board variance vs Board of Supervisors waivers, etc., so that they may send a letter to the County Commissioners explaining how each Township would be affected by the proposed Stormwater Ordinance. The due date for the letter is June 4, 2023, prior to the Board's next meeting. If a response is to be submitted by the Township, the Board needs to approve Hanover Engineering to provide the response. This is the basis for adding this matter to the agenda.

Motion: Briglia moved and Stein seconded authorize Hanover Engineering to respond to the request from the Pocono Mountain Council of Government.

Motion carried 3-0.

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Solicitor Prevoznik stated that the reason for the following additions to the agenda was the time constraints and/or the immediate nature of the matter to be discussed which were not received in time for the Secretary to add the items to the agenda in a timely manner. Transue will post the updated agenda to the website the next morning. In addition, the below matters did not require the expenditure of funds.

Reschedule DEND Properties Conditional Use Hearing

Motion: Briglia moved and Stein seconded to add to the agenda the rescheduling of the DEND Properties Conditional Use Hearing.

Motion carried 3-0.

Transue stated that a Waiver of Time letter was received from DEND Properties of Monroe, LLC to allow the Board to reschedule the previously scheduled hearing for June 19, 2023, at 4:00 p.m. to July 17, 2023, at 5:00 p.m. due to the unavailability of counsel for DEND Properties. Solicitor Prevoznik stated that the letter received was not the proper format for a waiver of time extension to hold a first Conditional Use Hearing according to the Municipal Property Codes (MPC) and the Paradise Township Code of Ordinances.

Motion: Stein moved and Briglia seconded to reschedule the Conditional Use Hearing for DEND Properties of Monroe, LLC to July 17, 2023, at 5:00 p.m. contingent upon receiving a request for a waiver of time from the Municipal Property Codes and the Paradise Township Code of Ordinances requirements to hold the first hearing on a Conditional Use Application by June 2, 2023.

Motion carried 3-0

Solicitor Prevoznik will reach out to the counsel for DEND Properties of Monroe, LLC to advise them of the need for a new waiver of time letter.

Burn Ban

Motion: Briglia moved and Stein seconded to add to the agenda the discussion of implementing a burn ban for Paradise Township.

Motion carried 3-0.

The Board discussed implementing a burn ban due to the dry weather.

Motion: Briglia moved and Stein seconded to implement a burn ban immediately for Paradise Township by Order of the Board of Supervisors until further notice.

Motion carried 3-0.

Transue will inform the Roadmaster of the burn ban. Transue will post it on the website and send out a Savvy Citizen notification.

Adjournment

Motion: Stein moved and Briglia seconded to adjourn the meeting at 8:31 p.m.

Motion carried 3-0.

Respectfully submitted,

Tina Transue

Tina Transue
Secretary