

PARADISE TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION MINUTES
OCTOBER 3, 2022
5:00 P.M.

PRESENT: Peter Gonze, Reda Briglia, Mike Stein (via Zoom), Tina Transue, Charles Unangst, Zoning Officer Shawn McGlynn, Zoning Administrator Luis Santos, and Solicitor Prevoznik.

Gonze called the work session to order at 5:00 p.m.

SPECIAL NOTE

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.

Hawthorne Mount Pocono Resort

Representatives from the Hawthorne Mount Pocono Resort group were in attendance to give a presentation to the Board on the proposed plans for a resort to be located off of Route 611 and Trinity Hill Rd. Attorney Donald Karpowich presented an update on design changes to the project. Charles Leonard, from the Pocono Mountains Economic Development Corporation, stated that an Economic Impact Analysis was completed. Mr. Leonard went on to detail the positive impacts that he felt the resort would make on the community. Michael Gable, an engineer with LVL Engineering Group, discussed the updated plans including changes to the original site plan presented to the Board at a Work Session on June 7, 2021. Mr. Gable reported that representatives from the Hawthorne Mount Pocono Resort met with the residential neighbors surrounding the resort property to discuss residents' concerns, suggestions, and feedback. Architect Michael Regan gave a presentation to the Board on the architectural and environmental scope of the project. Mr. Gable reviewed the items that may need variances in the future. There was a discussion about a revision to Trinity Hill Road, which may be needed as the access entrance to the resort. Mr. Gable also reviewed the Resort's proposed water and sewer plans. Attorney Karpowich stated that the Hawthorne Mount Pocono Resort, LLC would request a continuance and waiver of applicable time frames under the Municipal Planning Code and the Paradise Township Code of Ordinances for both a Zoning Hearing

Board hearing and a Conditional Use Hearing until November 30, 2022. Mr. Karpowich said he would follow up with a formal written request.

Adjournment

Gonze adjourned the work session at 5:58 p.m.

Respectfully submitted,

Tina Transue

Tina Transue
Secretary