

PARADISE TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION MINUTES
FEBRUARY 6, 2023
4:00 P.M.

PRESENT: Peter Gonze, Reda Briglia, Mike Stein, Tina Transue, Charles Unangst, Steve Dellinger, and Solicitor Prevoznik.

Gonze called the work session to order at 4:00 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.

Solar Farm Ordinance Discussion (4:00 p.m.)

Steve Dellinger from Hanover Engineering was present for a follow-up discussion on proposed amendments to the Township's existing Solar Energy Systems Ordinance 160-12 (65.A). The Board reviewed Mr. Dellinger's memo dated December 12, 2022, along with a discussion draft that includes the existing Zoning Ordinance, proposed revisions to the existing text, and sample language from Polk Township and East Hanover Township. The Board discussed the difference between an Accessory Solar Energy System (ASES) and a Principal Solar Energy System (PSES). There was discussion on what zoning districts the ASES and the PSES would be allowed in, whether by right or by conditional use. The Board discussed how Solar Energy Systems would be regulated. Mr. Dellinger will do further research and incorporate today's discussion into a revised draft ordinance.

Hawthorne Mount Pocono Resort – Trinity Hill Road (5:00 p.m.)

Representatives from the Hawthorne Mount Pocono Resort project were present to discuss with the Board possible reconfiguration of Trinity Hill Road as it pertains to the entrance of the resort property. Attorney Karpowich introduced Engineer Michael Gable and Traffic Engineer David Horner. Mr. Gable reviewed for the Board the current road configuration and right-of-way determinations for the Trinity Hill Road/Route 611 intersection. Mr. Horner presented the proposed changes to the Trinity Hill Road/Route 611 intersection. Mr. Horner stated that a scoping application was submitted to PennDOT and they received feedback from PennDOT on the reconfiguration of the Trinity Hill Road intersection. Mr. Horner stated that a Traffic Impact Study was currently in process for

the resort and commercial portions of the property. Mr. Gable explained that they are proposing to reconfigure the entrance to the resort to align directly across from Meadowside Road using a part of the resort's driveway. Trinity Hill Road would then intersect with the newly configured road and not Route 611. Mr. Gable stated that once all construction was complete at the expense of the Resort's owner, it is their intention to request that the Township take over all future maintenance of the portion of the road from Route 611 to the designated entrance of the resort. Jim Milot, the traffic specialist from Hanover Engineering was also in attendance. Mr. Milot stated that he had several concerns with the newly configured intersection. There was further discussion with Mr. Horner regarding Mr. Milot's concerns. The Board stated that they would like to see alternative options for the reconfiguration of the intersection. There was discussion of the Township engineers holding a scoping meeting with Hawthorne's engineer to investigate alternative options for the Trinity Hill Road/Route 611 intersection. There were several residents from the Rock Ridge Road neighborhood in attendance that participated in the discussions.

Adjournment

Gonze adjourned the work session at 6:00 p.m.

Respectfully submitted,

Tina Transue

Tina Transue
Secretary