

**PARADISE TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
MARCH 18, 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

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 5:30 p.m. today and all three Supervisors and Solicitor Prevoznik and Special Counsel Errin McCaulley (via Zoom) were present to discuss legal strategies regarding the M & M Realty, LP's SEO Appeal Hearing. Special Counsel McCaulley left the Executive Session at 5:42 p.m. Solicitor Prevoznik stated that from 5:42 p.m. to 5:48 p.m. the decision of the PennFuture appeal of the Hawthorne Conditional Use and Decision Order was discussed as well as the Conditional Use Decision and Order itself. Solicitor Prevoznik stated that the Cintron

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Holding Tank Agreement was discussed from 5:48 p.m. to 5:54 p.m. Solicitor Prevoznik stated that personnel issues were discussed from 5:54 p.m. to 6:00 p.m. The Executive Session ended at 6:00 p.m. No decisions were made.

Approval of Minutes

Motion: Briglia moved and Stein seconded to approve the March 4, 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 March 18, 2024, Treasurer's Report.

Motion carried 3-0.

Bid Proposals

Spring Clean-Up Bids/Award Bid – Transue stated that the Spring Clean-Up quote advertisement was published in the Pocono Record on February 26, 2024, and March 4, 2024. Transue stated that two quotes were received for Spring Clean Up.

That's Gotta Go Dumpsters submitted a quote, as follows:

\$29.43 for trash per cubic yard and \$29.43 for metal per cubic yard.

G & S Containers submitted a quote, as follows:

\$29.25 for trash per cubic yard and \$29.25 for metal per cubic yard.

The Board discussed the quotes.

Motion: Briglia moved and Stein seconded to award the Spring Clean-Up quote to G & S Containers in the amount of \$29.25 for trash per cubic yard and \$29.25 for metal per cubic yard.

Motion carried 3-0.

Unfinished Business

Administrative Secretary Open Position/Any Action – Gonze stated that the Board interviewed several candidates for the Administrative Secretary position. The Board discussed the candidates and agreed to offer the position to Barbara Moyer, at the rate of \$18.65 per hour, as dictated by the Union contract, subject to her passing all background checks.

Motion: Briglia moved and Stein seconded to offer the Administrative Secretary position to Barbara Moyer, at the rate of \$18.65 per hour, as dictated by the Union contract, subject to her passing all background checks.

Motion carried 3-0.

New Business

Road Materials Bid Ad/Approve – Transue stated that the Road Materials bid ad is to be advertised in the *Pocono Record* on Monday, March 25, 2024, and Monday, April 1, 2024.

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Motion: Briglia moved and Stein seconded to approve placing the ad for the Road Materials bid ad to be advertised in the *Pocono Record* on Monday, March 25, 2024, and Monday, April 1, 2024.

Motion carried 3-0.

PMVFC Contract/Any Action – The Board reviewed the 2023 Financial Report submitted by Pocono Mountain Volunteer Fire Company. Receipt of the financial reports from the Fire Company is required for the Fire Company to receive the 2024 \$40,000.00 appropriation to be paid quarterly as stipulated at the January 2, 2024, Organizational Meeting.

Motion: Briglia moved and Stein seconded to acknowledge receipt of the 2023 PMVFC financial report and authorize the quarterly payments of \$10,000.00 for the 2024 appropriated funds to Pocono Mountain Volunteer Fire Company in the total amount of \$40,000.00.

Motion carried 3-0.

Gonze stated that he would like to schedule a Work Session with PMVFC to discuss the future viability of the Fire Company based on the Financial Reports received for the last few years. Transue will reach out to the Fire Company's President to set up a Work Session to discuss future funding of the Fire Company.

PPL Skywood Grant of Right-of-Way/Any Action – Transue stated that the Township received a request from PPL for a Grant of Right-of-Way for a power line on the Skywood Park property. Skywood Park is a PARC owned property, which is co-owned by Paradise Township and Barrett Township. Transue stated that she reached out to Christine Dettore from DCNR to inquire whether such a right-of-way can be given as Skywood Park was purchased with grant monies. Ms. Dettore stated that a letter would need to be sent to DCNR with the details of the right-of-way as well as a map with a right-of-way overlay. Solicitor Prevoznik stated that a title search of the Skywood Property should be done to find out if there are any other utility easements on the property that could be dismissed as part of a new agreement.

Motion: Briglia moved and Stein seconded to approve Solicitor Prevoznik to request a title search for the Skywood Park property for any utility easements attached to the property.

Motion carried 3-0.

Seasonal Workers/Any Action – The Board discussed hiring two Seasonal Laborers for this year.

Motion: Briglia moved and Stein seconded to approve an ad to be posted in the *Pocono Record* to hire two Seasonal Laborers at the rate set by the Union contract.

Motion carried 3-0.

Emergency Management Communications/Any Action – Gonze stated that with the recent windstorms that occurred in the Township, there were several road closures due to downed trees and wires that were not immediately reported to the Monroe County Control

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Center by PPL, PennDOT, or the State Police. The Board discussed sending a complaint letter about the lack of notice to county and local agencies of road closures due to downed wires and/or trees from PPL to the Public Utilities Commission (PUC).

Motion: Briglia moved and Stein seconded to approve Gonze working with Solicitor Prevoznik to draft a letter to the Public Utility Commission about the lack of notice to county and local emergency agencies of road closures due to downed wire and/or trees from PPL.

Motion carried 3-0.

Monsignor McHugh NPDES Permit/Any Action – Transue stated that the Township received a letter from VW Consultants, LLC informing the Township that Monsignor McHugh School is renewing its NPDES permit No. PA 00229190. Transue questioned whether the Township should make PA DEP aware that the property is no longer used as a school and now is used only as a church.

Motion: Briglia moved and Stein seconded to approve Transue sending a letter to PA DEP to make them aware of the use change on the property formerly known as Monsignor McHugh School.

Motion carried 3-0.

JSPA Realty, LLC. (Hawthorne Mount Pocono Resort)/Discussion/Any Action – Attorney Donald Karpowich was in attendance to discuss JSPA Realty, LLC's previous petition for the rezoning of the commercial portion of the Hawthorne resort project to a business district. The Board discussed at length with the representatives of JSPA Realty, LLC its concerns regarding the requested rezoning of the property. The First concern was the breaking apart of the construction of the commercial area from the resort area. The second concern was the effect the rezoning would have on the existing Conditional Use Decision and Order. Solicitor Prevoznik indicated that any change would require the applicant to use the procedure set forth in the Conditional Use Decision and Order for amending the same. Attorney Karpowich did not agree. He was reminded that the Board need not take any action on the petition to rezone and that the Board would mandate the process to follow if it is to consider the same. The Board discussed that JSPA Realty, LLC should set forth the effects on the Conditional Use Decision and Order of its request to rezone the commercial portion of its project to include any amendments to the remaining Conditional Use for the resort area.

Reports

Solicitor – Solicitor Prevoznik stated that Unique Pocono Properties has filed the proper paperwork as requested by the Zoning Officer and the project will be moving forward.

Engineer – Mr. Unangst stated he had nothing further.

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

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Correspondence/Miscellaneous

None.

Other Business/Public Comment

Kevin Transue was present to discuss several issues with the Board. Mr. Transue stated that he was walking on the Knauf Preserve Trail this past weekend and observed that the ADA trail was washed out by storms over the winter and needs repair. Gonze stated that the Board is aware of the issue and was waiting until Spring to make repairs. Briglia suggested that signs are put at the trailhead stating that the trail is closed until further notice. Mr. Transue also requested that the Board request the Zoning Officer to inspect the house located at 265 Route 390, as the house is in extreme disrepair. Mr. Transue stated that the house has been vacant and open to the elements for many years and is dilapidated and dangerous.

Motion: Gonze moved and Stein seconded to approve Solicitor Prevoznik to reach out to Zoning Officer Shawn McGlynn to discuss the next steps in inspecting the property at 265 Route 390 to make a determination of the safety of the structure.

Motion carried 3-0.

Adjournment

Motion: Briglia moved and Stein seconded to adjourn the meeting at 7:02 p.m.

Motion carried 3-0.

Respectfully submitted,

Tina Transue

Tina Transue