

**MINUTES OF THE REGULAR MEETING
May 4, 2022**

Call to Order: The Regular Meeting of the Greene Township Board of Supervisors, held in the Municipal Building on Brink Hill Rd., Greentown, PA, was called to order by Vice-Chair Barry Krautter at 7:00pm, who led the audience with the Pledge of Allegiance.

Adopt Agenda: Mr. Obert made a motion to add the previously discussed liquor license transfer request to the agenda for the purpose of scheduling a public hearing. Mr. Krautter seconded; motion carried.

Action on Minutes: Mr. Obert made a motion to approve the minutes of the Regular Meeting held on April 6, 2022. Mr. Krautter seconded; motion carried.

Announcement of Meetings: See Unfinished Business (a) and New Business (b) below.

In Attendance: Vice-Chairperson: Barry Krautter, Supervisor: Gerald Obert, Solicitor: Jeffrey Treat, Secretary: Amanda Seagraves, Treasurer: Sandra Oziemblo. Mr. Obert made an announcement that Chairman Gary Carlton has passed away. He asked the audience to take a moment in remembrance of Mr. Carlton.

Visitors: Mike & Merrilee Ulisny – Mr. & Mrs. Ulisny said they are here to hear the SEO's report. Mr. Krautter read the report out loud.
James Motichka – Mr. Motichka said he is here regarding the Dimariano Lot Combination that is on the agenda.
Marcia Folenta – Ms. Folenta said she is here to get an update on the supervisor vacancy.
Dave Viola – Mr. Viola said he is here regarding the Lighthouse Harbor Marina Boat Storage Building Land Development. He will wait for New Business (f) to discuss.
Roger Altemier – Observing.
Charles Shafer – Mr. Shafer is following up on his previous concern regarding property in Lake in the Clouds Development. He is also interested in a potential Short Term Rental Ordinance.
Peter Mestousis – Mr. Mestousis is following up on his previous concern regarding a property on Rt 447. Mr. Treat read the letter he sent the property owner. He has gotten no response as of yet. Mr. Krautter said that the township will wait the 30 days stated in the letter to lapse, then the board will take more action.

Solicitor: Mr. Treat has prepared a draft ordinance regulating short term rentals in the township. He explained that many other townships either have adopted or are in the process of adopting similar ordinances and he feels this is necessary for our township, as well. If adopted, this ordinance would regulate sewage requirements, bedroom sizes, fire access and extinguishers, permit fees and penalties, local contact persons and other safety issues regarding short term rentals. He explained that the building code mentions transient living (a brief stay) which requires a sprinkler system and other safety precautions, seen in hotels and motels. He further advised that in order to enforce such a complex ordinance, the board may want to look into hiring an agency for execution. The board will review the draft ordinance and revisit at the June meeting.

Road Report: Mr. Obert said the road crew continues to fix potholes and is working to get equipment ready for the summer.

SEO Report: Report received from Glen Martin.

Code Enforcement Report: Report received from Edward Geisler.

Unfinished Business:

a. **Liquor License Transfer Request** – Since the board of supervisors has no objections to the transfer of a liquor license from Palmyra Township into Greene Township, Mr. Obert made a motion to set the date of the public hearing for June 1st at 6:30pm. Mr. Krautter seconded; motion carried.

New Business:

- a. **Vacancy Board** – Mr. Peifer, who was appointed to the vacancy board at the organizational meeting, has submitted his letter of resignation, as he feels there is a conflict of interest since he is on the board of The Dime Bank where the township funds are deposited. Mr. Krautter made a motion to accept his resignation and look for a new appointee. Mr. Obert seconded; motion carried.
- b. **Supervisor Vacancy** – Mr. Obert explained that we will hold a meeting to fill the vacancy on the board of supervisors following the passing of Chairman Gary Carlton. Mr. Obert made a motion to hold a special meeting on Saturday, May 21, 2022 at 2:30pm at the municipal building for the purpose of appointing one elector of the township to the vacancy board and another elector of the township to the board of supervisors for the remaining duration of the term, until the next municipal election in 2023, and to advertise such meeting. Mr. Krautter seconded; motion carried.
- c. **Code Enforcement Officer Position** – Mr. Obert discussed the position of the code enforcement officer. He feels the hours, which are set at five (5) per week, need to be re-evaluated to see if they are sufficient for Mr. Geisler to perform all of his duties. At this time, the board has tabled the matter.
- d. **Township Employee Medical Insurance** – Since there are currently two (2) employees that are full-time on the road crew, the board would like the secretary to acquire information regarding medical insurance for them. Mrs. Seagraves will research the options.
- e. **Adding Signer to Township Bank Accounts** – In light of the sudden passing of Mr. Carlton, the board is concerned with the signers listed on the township's bank accounts. As of now, it's required that two supervisors sign checks. They feel that at least one more signer should be on the account in the event that only one supervisor is available at any given time. Mr. Treat explained that it is common for the secretary/treasurer to be a signer. Mr. Obert made a motion to add both the secretary, Mrs. Seagraves and the treasurer, Mrs. Oziemblo to the account as signers, and to require at least one supervisor signature in addition to either a second supervisor, or the secretary/treasurer signature on all checks. Mr. Krautter seconded; motion carried.
- f. **Lighthouse Harbor Land Development Extension Request** – Mr. Treat advised that Mr. Viola, the owner of Lighthouse Harbor Marina, has sent a letter waiving the requirement listed in the Subdivision and Land Development Ordinance that the board take action within 90 days. The reason is "revisions as per the Township Engineer comments and applicant changes have caused delays to take the approval of the project outside the ninety (90) day window." Mr. Krautter made a motion to accept the waiver. Mr. Obert seconded; motion carried. Mr. Viola also inquired as to if he is permitted to start excavation at the location since the Pike County Conservation District sent a letter that the Erosion and Sediment Control Plan is adequate. Mr. Altemier advised that he should wait to start excavation until the township engineer has also given their review and deems it adequate. Mr. Viola agreed to wait.
- g. **Lot Combinations**
 - i. **Buerhmann Lot Combination** – Mr. Treat has no comments. Mr. Krautter made a motion to approve this lot combination. Mr. Obert seconded; motion carried.
 - ii. **Dimariano Lot Combination** – Mr. Motichka brought revised maps for this plan based on the comments from Pike County Planning Review Commission. He emailed the deed for proof of ownership as recommended by the Greene Township Planning Commission. Mr. Treat has no comments. Mr. Krautter made a motion to approve this lot combination. Mr. Obert seconded; motion carried.
 - iii. **Benigno Lot Combination** – Mr. Krautter made a motion to table this lot combination until comments are received from Pike County Planning Review Commission. Mr. Obert seconded; motion carried.

h. Repository Lots

- i. PREVIOUS OWNER: NEIDHARDT, ERIC VINCENT KNOWN AS: LOT 408 SEC C – THE
ESCAPE MAP NUMBER: 085.03-01-63.003 BIDDER: LUKASZ SZWEDO 103 LONG
COURT, GREENTOWN, PA 18426 AMOUNT OF BID: \$1,300.00

Mr. Krautter made a motion to accept the repository lot. Mr. Obert seconded; motion carried.

Adjournment: Mr. Krautter made a motion to adjourn. Mr. Obert seconded; motion carried. Meeting was adjourned at 7:44pm. The next regular meeting is scheduled for June 1, 2022.

Respectfully submitted,

Amanda Seagraves
Secretary/Alternate Treasurer