

MINUTES OF THE REGULAR MEETING
June 9, 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 6:58pm, who led the audience with the Pledge of Allegiance.

Adopt Agenda: Mr. Obert made a motion to adopt the agenda. Mr. Krautter seconded; motion carried. Mr. Obert made a motion to appoint Supervisor Justin Wittenbrader as chairman of the board. Mr. Krautter seconded; motion carried. Mr. Wittenbrader led the rest of the meeting.

Action on Minutes: Mr. Obert made a motion to approve the minutes of the Regular Meeting held on May 4, 2022 and the Special Meeting for the Purpose of appointing one elector of the township to the vacancy board for 2022 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, held on May 21, 2022. Mr. Krautter seconded; motion carried.

Announcement of Meetings: None.

In Attendance: Chairperson: Justin Wittenbrader, Supervisor: Gerald Obert, Solicitor: Jeffrey Treat, Secretary: Amanda Seagraves, Treasurer: Sandra Oziemblo. Vice-Chairperson: Barry Krautter attended via phone.

Visitors: Mike & Merrilee Ulisny – Mr. & Mrs. Ulisny said they are here to hear the SEO's report. Mrs. Seagraves advised there is nothing on the report since Mr. Martin was away on vacation. Greg Guerrieri– Mr. Guerrieri said he's here looking for an update on his minor subdivision plans. Roger Altemier was present so he advised Mr. Guerrieri that he needs to determine what they are going to do with the lot size, as the original submission showed the lot extending across the road, which was changed; however, the revision showed the lot size being exactly 2 acres. He further explained that a new lot needs to be a net of at least 2 acres, including the road right of way; therefore, the lot would end up being approximately 2.2-2.5 acres in total. Mr. Treat added that the applicant's engineer, Kiley Associates, needs to comply with the township's Subdivision and Land Development Ordinance and must meet the county's clean and green requirements. Mr. Guerrieri confirmed he understood what's needed in order to proceed with the subdivision. Glenn & MaryLou Reilly – Observing. Donna & George Colby – Mr. & Mrs. Colby stated they're here about the Short-Term Rental Ordinance draft. Gretchen & Roy Finney – Mr. & Mrs. Finney would like an update on the Noise Ordinance that the township has discussed in the past. Mrs. Finney explained that she has been reading the township minutes on the website and saw that the representative for Double Eagle Pocono stated they don't do night vision shooting. She brought photos from their social media advertising upcoming night shooting training. Mr. Treat said that we are in the process of researching a noise ordinance, as this is an extremely controversial issue. Mr. Finney said that their main concern is the amount of shooting going on. Mr. Treat recommended the township have a work session to discuss how to remedy this issue. Mrs. Finney also submitted a Request for Action form regarding the dust and ditches on German Valley Road. Mr. Obert advised that we are having a difficult time getting dust control materials, but we are working on it. The township road crew will go out to see the ditches that are backing water into the Finney's field. Carla Smith – Ms. Smith is here in support of the Finney's regarding the shooting. Mr. Obert asked Ms. Smith if she has seen any tracers when the shooting is going on and she asked for clarification on what exactly a tracer is. At this time, another resident entered the meeting and started explaining that tracers leave a trail behind a bullet for the purpose of altering your aim for your next shot. He identified himself as Eric Rebels from Double Eagle Pocono who had attended the February meeting. Mr. Obert asked Mr. Rebels if they are still installing the Hesco Barriers that were discussed at that meeting. Mr. Rebels said that yes, they are on order but have

not arrived yet. He went on to explain that they do not use fully automatic weapons and do not do night shooting. Mrs. Finney said that there are posts on Double Eagle Pocono's social media accounts advertising upcoming night shooting. Mr. Rebels said the June 11th night shooting has been cancelled. He would like to set up a meeting with the Finney's to discuss a way to solve the noise problem for them. Mr. & Mrs. Finney are in agreement to meet.

Eric Rebels – see Carla Smith above.

Roger Altemier – Mr. Altemier stated he is here to assist for any planning commission business.

See Greg Guerrieri above.

Solicitor:

See Unfinished Business below.

Road Report:

Mr. Obert said the road crew has been working to keep water off of and fix potholes on Creek Road. They have put calcium down once to control the dust, and will do so again when materials are available. They will continue to fix the rest of the road.

SEO Report:

Report received from Glen Martin.

Code Enforcement

Report:

1524 Rt 507 – Mr. Geisler wrote a letter to Judge Schmalzle asking permission to be given the warrant to serve to the property owner at 1524 Rt 507 in regards to the solid waste violation. Mr. Krautter believed the owner is deceased. Mr. Treat advised to have Mr. Geisler check with the tax claim office, local tax collector and the coroner's office to see who is paying the property taxes if the owner is deceased. The board will let Mr. Geisler know.

Unfinished Business:

- a. **Liquor License Transfer Request** – The hearing for the purpose of PLI Hospitality Group LLC's request to transfer their liquor license from Palmyra Township, Pike County into Greene Township, Pike County took place at 6:30pm, directly before the regular meeting. Mr. Obert made a motion to approve the transfer of the liquor license into Greene Township at 1311 Route 507 Greentown, PA 18426. Mr. Wittenbrader seconded; motion carried.
- b. **Lighthouse Harbor Marina Boat Storage Building Land Development** – Joe Hudack from Kiley Associates presented the plans for this project. He explained that they are constructing a 110 foot x 200 foot metal building for the purpose of storing boats. He explained the plans to the board, clarifying that there will not be public access to the location, as it will be utilized only by Lighthouse Harbor Marina employees. Mr. Altemier explained that there are two waiver requests, one for the distance of the driveway from the road right of way, which is requested to be 142 feet instead of the required 150 feet, and one for the right to waive the required parking lot buffer areas. Mr. Obert is concerned that the waiver request states "...there is no proposed public drop-off or pick-up at this time." He would like to strike the "at this time" line from the waiver request, as it opens the opportunity to have public access in the future. Mr. Obert made a motion to approve the land development with the following conditions: 1. Approval of the above mentioned waiver requests. 2. Executed Stormwater Agreement. 3. Sewage and well permit application approval from the SEO. 4. Payment of outstanding and future consultant fees. Mr. Wittenbrader seconded; motion carried.
- c. **Short-Term Rental Ordinance Draft** – Mr. Treat updated the draft ordinance regulating short-term rentals. Mr. Wittenbrader made a motion to set a public comment session for July 6, 2022 at 6:30pm and advertise in the Tri-County Independent. Mr. Obert seconded; motion carried.

New Business:

- a. **Appoint Chairman of the Board of Supervisors** – See Adopt Agenda above.
- b. **Employee Wages** – Mr. Wittenbrader explained that the township employees deserve a raise. With all they do and the excessive increase in the cost of living recently, he would like to raise their hourly wages. Mr. Obert made a motion to raise the secretary and treasurer's

wages by \$1.50/hour and raise the road crew (non-supervisors) wages by \$1.00/hour. Mr. Wittenbrader seconded; motion carried.

- c. **Benigno Lot Combination** – Mr. Wittenbrader made a motion to approve the Benigno Lot Combination and sign the deed after the meeting. Mr. Obert seconded; motion carried.

- d. **Repository Lot**

- i. PREVIOUS OWNER: WOOTON, CAPT DOROTHY WILSON KNOWN AS: 5.39 ACS – ROBERT WILSON BIDDER: JAMES LORISH 909 HIGHLAND AVENUE, BETHLEHEM, PA 18018 AMOUNT OF BID \$1,300.00

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

- e. **Resolutions for Applying for Grants** – Mrs. Seagraves explained that Saw Mill Road (T-372) Bridge over Bridge Creek and Mozzette Road (T-390) Bridge over Mozzette Creek both need to be replaced. The estimated cost for Saw Mill is \$1.4 million and Mozzette is \$1.8 million. The township does not have the funds to replace these bridges so we are applying for a Multimodal Transportation Fund grant from the Commonwealth Financing Authority for each bridge project. The board of supervisors is required to adopt resolutions to apply for such grants.

- i. **Resolution 22-4 – Saw Mill Road Bridge** – Mr. Wittenbrader made a motion to adopt Resolution 22-4. Mr. Obert seconded; motion carried.
 - ii. **Resolution 22-5 – Mozzette Road Bridge** – Mr. Wittenbrader made a motion to adopt Resolution 22-5. Mr. Obert seconded; motion carried.

- f. **Lake Russell Road Bridge Project Bids** – Mrs. Seagraves explained that Lake Russell Road (T-343 & T-345) Bridge needs to be repaired. The township engineer, Gilmore & Associates, has put the project out to bid. The following bids were received: 1. Fabcor, Inc. - \$285,873.00 2. Mar-Allen Concrete Products, Inc. - \$268,488.00. However, Mar-Allen Concrete Products, Inc. did not include the required bid bond; therefore, their bid is void. The board of supervisors can either accept Fabcor, Inc.'s bid, or they can put the project out for re-bid. Mr. Wittenbrader expressed his concern that if we put it out for re-bid, material costs may increase and we will have to pay additional engineering fees. He does not want to re-bid and have the bids increase. Therefore, he made a motion to accept the bid from Fabcor, Inc. for \$285,873.00 as it's the only complete bid. Mr. Obert seconded; motion carried.

- g. **Appeal Hearings – Lake Wallenpaupack Estates** – The board reviewed the appeal hearing from the county's assessment office. Mr. Treat advised no action needs to be taken.

Adjournment: Mr. Obert made a motion to adjourn. Mr. Wittenbrader seconded; motion carried. Meeting was adjourned at 8:18pm. The next regular meeting is scheduled for July 6, 2022.

Respectfully submitted,

Amanda Seagraves
Secretary/Alternate Treasurer