

MINUTES OF THE REGULAR MEETING
August 3, 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 Chair Justin Wittenbrader at 6:59pm, who led the audience with the Pledge of Allegiance.

Adopt Agenda: Mr. Obert made a motion to add employee medical insurance to the agenda and then to adopt the agenda. Mr. Wittenbrader seconded; motion carried. This item was never discussed.

Action on Minutes: Mr. Obert made a motion to approve the minutes of the Public Comment Session for the Purpose of a Proposed Short-Term Rental Ordinance on July 6, 2022. Mr. Krautter seconded; motion carried. Mr. Obert made a motion to approve the minutes of the Regular Meeting held on July 6, 2022. Mr. Wittenbrader 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: Jim Davis – Mr. Davis is our insurance representative for DGK Insurance, which is our carrier for liability. He explained that our policy is up for renewal on August 23rd and there are not many changes from our 2021-2022 coverage. The property limits increased 5% to keep up with inflation and construction costs. He went over the rest of the policy, explaining that he would like to get quotes from another company for workman's comp; however, due to the two claims on the fire department's policy, we cannot change coverage this year. He is hoping no new claims come in so we can revisit this next year.

Donna Colby – Mrs. Colby is here regarding the Short-Term Rental Ordinance draft. She asked when it will proceed. Mr. Treat advised that the board needs to discuss enforcement and decide whether that will be handled internally or through an outside agency. He spoke with an agency called Preferred Management and they are willing to do a presentation at a meeting and submit a proposal. The board would like them to come to a meeting so Mr. Treat said he would reach out and see if they can attend our September meeting. Mr. Treat will also email us a copy of the Short-Term Rental Ordinance for Palmyra Township so we can compare and add or change our draft. He explained that we will discuss this again at the next meeting, then schedule another public comment session before adoption of the ordinance.

Greg Corveleyn & Joseph DePaolo – Attorney Corveleyn explained that he is a lawyer representing Daniel DiDonato, William DePaolo and Joseph DePaolo in the transfer of a liquor license from Ryan's Deli in Blooming Grove Township to Greentown Grill in Greene Township. His clients would like to transfer the liquor license and purchase the Greentown Grill. Mr. DePaolo is a long-term Greene Township resident and will run the day-to-day operations of the business. The board discussed the location and have no objections. Ms. Crockett asked if the PA Liquor Control Board (LCB) restricts how many licenses can be in an area. Mr. Corveleyn answered yes, and Greene Township has not reached that limit. If the township accepts, then the application would go to the LCB to ensure all the requirements are met. He further explained that the license is only for consumption on the premises. Mrs. Colby asked why they feel they need to sell liquor since there are so many others who do so in the area. She was impressed with the business the current owners of the Greentown Grill provide without alcohol. Mr. DePaolo said that it would allow them to enhance the experience and give the opportunity to expand and provide additional services, such as catering and wedding hosting without having to get temporary permits. Mr. Obert said that most of the liquor licenses in the area are located in the Promised Land area. Mr. Obert made a motion to approve the transfer and sign a resolution for approval. Mr. Wittenbrader seconded; motion carried.

Mary Lou Reilly – Observing

Meg Rosenfeld – Observing

Merrilee & Mike Ulisny – Mr. & Mrs. Ulisny are here to hear the SEO report. Mrs. Seagraves read the report out loud.

Deborah Crockett – Observing

Mark Richards – Observing

Ryan Deitrich & Kelsey Swagler – Here for the Short-Term Rental Ordinance

Pete Mestousis – Mr. Mestousis is here for an update on the house on Rt 447. He complained to the building department and was told they'd get back to him but they have not. Mr.

Wittenbrader made a motion to inquire with the building department for a status report on what has been done and what will be done from here. Mr. Obert seconded; motion carried.

Solicitor:

Mr. Treat drafted a Noise Ordinance and sent it to the township. He explained that even with a Noise Ordinance, shooting still would have to meet the definition of a nuisance and then the township would have to have a trained individual with the correct equipment to investigate and enforce the ordinance. Mr. Obert expressed his concern regarding the challenge of enforcement and he said we need to investigate other ways of minimizing the noise caused by shooting. Ms. Crockett asked if the township Constable could enforce such ordinances as the Noise Ordinance and Short-Term Rental Ordinance. Mrs. Seagraves explained that our Constable is also our Code Enforcement Officer and he does investigate complaints and issues violations for most ordinances; however, he is not qualified to enforce a Noise Ordinance, as it must be done by a licensed individual who has the competent equipment, and the Short-Term Rental Ordinance must be enforced by an individual with building inspection knowledge.

Road Report:

Mr. Obert explained that the road crew has been working on ditches and putting calcium on dusty roads when we can get material. Potholes are under control and they are fixing ones that are forming. Mr. & Mrs. Ulisny and Ms. Reilly asked about moving boulders out of the right-of-way that obstruct the view on Kuhn Hill Road when vehicles are parked along the road for Ledgedale Recreation Area. Mr. Wittenbrader explained that the township does not possess equipment that can handle moving these boulders.

SEO Report:

Report received from Glen Martin.

Code Enforcement

Report:

Report received from Edward Geisler.

Unfinished Business:

- a. **Liquor License Transfer Hearing – Greentown Grill** – See Visitors
- b. **Resolution 22-6 – PLI Liquor License** – Mr. Treat will send this resolution over with the one mentioned above.
- c. **Short-Term Rental Ordinance** – See Visitors
- d. **Noise Ordinance** – See Solicitor

New Business:

- a. **DGK Insurance Renewal** – See Visitors
- b. **Crack Sealing Machine Rental** – Mr. Wittenbrader explained that blacktop prices are extremely high right now. He would like to seal the roads the township owns that are already blacktopped in order to ensure longevity. To do this, he would like to rent a blacktop sealing machine from Seal Master for \$6,500, which includes the machine and material. He made a motion to move forward with the machine rental. Mr. Obert seconded; motion carried.
- c. **Lot Combinations**
 - i. **Santelli** – Mr. Treat has no comment. Mr. Obert made a motion to approve the Santelli Lot Combination and sign the deed after the meeting. Mr. Wittenbrader seconded; motion carried.

- ii. **Dugey – Mr.** Treat has no comment. Mr. Obert made a motion to approve the Dugey Lot Combination and sign the deed after the meeting. Mr. Wittenbrader seconded; motion carried.
- iii. **James -** Mr. Treat has no comment. Mr. Wittenbrader made a motion to approve the James Lot Combination and sign the deed after the meeting. Mr. Obert seconded; motion carried.

d. **Repository Lots**

- i. **Attached –** Mr. Wittenbrader made a motion to approve with no objection. Mr. Obert seconded; motion carried.

Adjournment: Mr. Wittenbrader made a motion to adjourn. Mr. Obert seconded; motion carried. Meeting was adjourned at 7:59pm. The next regular meeting is scheduled for September 7, 2022.

Respectfully submitted,

Amanda Seagraves
Secretary/Alternate Treasurer