

**MINUTES OF THE REGULAR MEETING**  
**October 5, 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 7:00pm, 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.

Action on Minutes: Mr. Obert made a motion to approve the minutes of the Regular Meeting on September 7, 2022. Mr. Krautter seconded; motion carried.

Announcement of Meetings: None.

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

Visitors: Marcia Folenta – Observing  
Auditors: Debbie Gunnip & Steve Nesco – Here for the Short-Term Rental Ordinance.  
Bob & April Hartman – Here for the Short-Term Rental Ordinance.  
Eric Rebels – Here for the Short-Term Rental Ordinance and to update the supervisors on Double Eagle Pocono’s shooting range concerning the complaints of noise from neighbors. Mr. Rebels explained that he has hired an engineering company to survey the range. They are examining the distance of the range to neighboring property lines, homes and other structures. They are also examining the decibel levels of the noise and mountain heights and distances of noise travel. So far, readings on the meter are minimal. He said the state police and game wardens have been out to his property while shooting has been going on, and they have advised that there are no violations. He stated that he is trying to do all he can to remedy the noise issues.  
Glenn & Mary Lou Reilly – Here for the Short-Term Rental Ordinance.  
Charles Shaffer – Here for the Short-Term Rental Ordinance.  
Donna Colby – Here for the Short-Term Rental Ordinance.  
Ryan Deitrich & Kelsey Swagler – Here for the Short-Term Rental Ordinance.  
Jeffrey Barwick – Here for the Short-Term Rental Ordinance.  
Peter Mestosis – Here for an update on the house on Rt 447. Mr. Wittenbrader explained the process of a notice of violation to Mr. Mestosis.

Solicitor: See Short-Term Rental Ordinance under Unfinished Business below.

Road Report: Mr. Obert said that the roadcrew has been crack sealing roads and will now prepare the roads for winter.

SEO Report: Report received from Glen Martin. Mr. Martin explained in his report that he has been out twice to the property on Wallenpaupack Drive that was discussed at last month’s meeting. He did not find a violation. His report also included a request to meet with the supervisors and the building department to review procedures and coordination so building permits and their sewage requirements are in sync with each other. Mr. Wittenbrader made a motion for the secretary to send a letter to Bureau Veritas requesting a meeting. Mr. Krautter seconded; motion carried.

Code Enforcement Report: Report not received from Edward Geisler as he was out sick this week.

Unfinished Business:

a. **Short-Term Rental Ordinance** – Mr. Treat said that an updated proposal was received from Preferred Management (PM) with the following revisions as requested at the September meeting: 1. Twenty-four (24) month contract revised to a twelve (12) month contract. 2. The township listed on PM’s liability insurance as additional insured and vice versa. Mrs. Seagraves explained that questions have been asked regarding the ordinance. One question is regarding the size and layout of appropriate short-term rentals. Section 7 – Definitions, explains a bedroom as “A room containing a minimum of eighty (80) square feet that is used as a sleeping room and for no other primary purpose.” And, Section 12 – Operational

Standards and Conditions (A)(7), says “The short-term rental shall also have at least one (1) other habitable room containing a minimum of one hundred twenty (120) square feet.” A concern is that some structures may be more than the total two hundred (200) square feet that these regulations require, but they may be studio style and do not have separate rooms. Mr. Treat explained that these regulations are for the purpose of preventing a small closet to be turned into a bedroom. Mr. Wittenbrader made a motion to update the ordinance to include “In the event that the dwelling unit does not have partitioned rooms, other than a bathroom, then the dwelling unit shall be deemed a one (1) bedroom unit confined to two (2) persons occupancy.” in the operational standards section. Mr. Obert seconded; motion carried. Another concern that was brought up to Mrs. Seagraves is clarification of Section 12 (A)(12) stating “Occupancy of recreational vehicles, camper trailers and tents shall not be allowed.” A concern regarding this is septic system and water supply. Camper trailers and RVs have self-sustaining holding tanks that are pumped into approved dump stations; however, tents would require a septic system to be installed for sewage and grey water, which cannot be discharged onto the ground. Porta potties are not adequate bathroom facilities. Mr. Krautter made a motion to allow camper trailers and RVs but not tents. After more discussion regarding size, location and the temporary nature of these structures, Mr. Treat explained that they do not fall under the ordinance’s definition of a dwelling structure or unit. Mr. Krautter retracted his previous motion and made a new motion to clarify that recreational vehicles, camper trailers and tents shall not be allowed. Mr. Wittenbrader seconded; motion carried. Mr. Barwick stated his concern with the ordinance and voiced that he is not in favor of it. He said he feels it is over policing. He questioned whether it will also regulate hotels, motels and state park cabins. He also feels it’s extremely expensive to pay the application fee for each rental. Mr. Treat clarified that these businesses are regulated under state law and this ordinance is for residences being used in the same manor that are not already regulated by the state. Mr. Wittenbrader said we would look into charging discounted fees for multiple inspections done on the same property. After much discussion between residents and the board, the board decided to proceed with the ordinance adoption. Mr. Wittenbrader made a motion to advertise the ordinance for adoption with the addition mentioned above, and to accept Preferred Management’s proposal as enforcement agency. Mr. Krautter seconded; motion carried.

New Business:

- a. **Pike Co. Grant for Food Pantry Generator** –Greene Township can receive a \$10,000 grant through the county for a generator to be installed in the Dreher Township building, which hosts the Newfoundland Food Pantry. Mr. Krautter made a motion to table the matter until we get more information from the food pantry. Mr. Wittenbrader seconded; motion carried.
- b. **Greene Township Building Generator** – Mr. Wittenbrader explained that our generator is not operating due to oil in the antifreeze, and he made a motion to have DynaTech come look at it, with a budget up to \$11,000 for repair. Mr. Krautter seconded; motion carried.
- c. **Set Budget Meeting** – The special meeting to go over the proposed 2023 budget is set for Thursday, October 20, 2022 at 1:30pm at the municipal building.

Adjournment:

Mr. Wittenbrader made a motion to adjourn. Mr. Krautter seconded; motion carried. Meeting was adjourned at 8:24pm. The next regular meeting is scheduled for November 2, 2022.

Respectfully submitted,

Amanda Seagraves  
Secretary/Alternate Treasurer