

MINUTES OF THE REGULAR MEETING
May 3, 2023

Call to Order: The Regular Meeting of the Greene Township Board of Supervisors, held in the Municipal Building on Brink Hill Road, 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 April 5, 2023. Mr. Obert seconded; motion carried.

Announcement of Meetings: None.

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

Visitors: Bernadine Lennon – Ms. Lennon explained that she is part of the Greene-Dreher Historical Society. She thanked the board for their financial support for the past 43 years, and for offering them to use the township’s meeting room before they had their own. She handed out their 2022 annual report which summarizes their activities throughout the past year. She explained that the historical society had done a project with Wallenpaupack School District to create a 3D reproduction of arrow heads, and she passed around the replica. Ms. Lennon said that good things are happening at the school and she wanted to bring to our attention that this is funded with taxpayer dollars, which are appreciated.

Denise & Robert O’Hara – Ms. O’Hara explained that she and her brother, Robert, own a cabin in the township that they had listed on a short-term rental website. They received a notice from Preferred Management that they would need to submit an application, per Greene Township’s Ordinance #99. They reviewed the township’s past minutes on the website and stated that the minutes were vague in regards to the amendments that were going to be made to the ordinance. They want to rent out their cabin in order to offset costs and be able to afford to keep the cabin in their family. Their concerns include the fee to Preferred Management due to the small size of their dwelling, and the fact that they were not aware this ordinance was going to be adopted. They would like to understand what was previously discussed before adoption. Mr. Treat stated that the management company is who inspects the structure to see if safety measures are in place. The township contracted with them to do this since there is limited employees and resources available for the township to perform these tasks. The Sewage Enforcement Officer of the township verifies the septic system is compatible with the number of bedrooms listed in the advertisement of the rental. Some of the amendments include the addition of persons to the two (2) per bedroom limit, the inclusion of children in the persons count, the parking regulations, and a discussion on properties with central sewage. An ongoing list of amendments is being kept so the ordinance can be updated in the future. Ms. O’Hara asked why her property would have the same fee as a property that is larger and may include a hot tub, fire pit, or other amenities. Mrs. Seagraves clarified that even with a smaller size dwelling, Preferred Management is still required to perform the same administration tasks, inspection of the dwelling, and full process, regardless of size. Preferred Management set their fee and the township accepted their contract. Ms. O’Hara asked for clarification on what Preferred Management’s reports include. Mr. Treat read the May report aloud. In order to receive a previous report, they are advised to submit a Right-to-Know Request. Another concern the O’Haras have is the turnaround time for an application to be approved. If they submit the application to Preferred Management, how long will it take until it is approved? Mr. Treat said that he believes Preferred Management schedules inspections as soon as all the required information is provided from the property owner. Most delays are caused by incomplete applications, or delay in resolving missing requirements. Ms. O’Hara further expressed her frustration in the fact that their cabin is small and is only rented out

seasonally, and they were not aware of the ordinance. Mrs. Seagraves explained that the township's legal requirement for advertising proposed ordinances is to publish a legal ad with a local newspaper. The township advertised for all the public comment sessions, and the adoption of the proposed ordinance, in the Tri-County Independent's legal section, as required per law. In addition, the advertisements were placed on the township's website and Facebook page. It is not feasible for the township to send letters to every property owner. Ms. O'Hara stated that she looked up Preferred Management online and they have bad reviews. It was explained to her that they are the only short-term rental agency at this time, they also do management for associations, and you cannot believe all the reviews you read online.

Marylou & Glenn Reilly – Observing.

Roger Altemier – Observing.

Marcia Folenta – Observing.

Merrilee & Mike Ulisny – SEO report. Mr. Wittenbrader gave them his copy of the report.

Wayne Garafola – Mr. Garafola is a member of the Split Rock Property Owners' Association and he is concerned with the ambulance service in the township. A neighbor called for an ambulance for their mother and when she was connected with a 911 operator, they were told they were in Wayne County, which is incorrect, and it took over an hour for the ambulance to arrive. Mr. Garafola has received information that the Newfoundland Ambulance only operates from 6:00am-6:00pm. Mr. Geisler clarified that they operate from 6:00pm-6:00am, since most of the volunteers work during the daytime hours. Mr. Obert said trying to get volunteers is difficult due to the extensive training and financial burdens that are required. He attended many meetings regarding a paid ambulance service in the Lake Region, but there were issues with their representatives and it did not go anywhere. Mr. Garafola said he read in the Tri-County Independent that there was a movement towards a paid ambulance and Mr. Treat explained that if you follow other local township's process toward this, you can see it is extremely expensive and taxes are being raised substantially. Mr. Garafola stated that he would not mind seeing taxes raised if it would save lives. The discussion was elaborated on during the Solicitor's Report.

Jose Palomino – Mr. Palomino is here regarding the Short-Term Rental Ordinance. He stated that Preferred Management is not quick to respond, as he contacted them on March 14 and has not received a response. Mr. Treat asked when he sent application documents, did they schedule any inspections? Mr. Palomino confirmed that they did not schedule inspections, nor return is contact since March 14. Mr. Palomino stated that he is also concerned with the \$600.00 fee to Preferred Management and would rather see that fee go to the township instead of an outside company. Mrs. Seagraves explained that ordinances are non-revenue generating and the fee is to cover the costs of inspections and administration tasks. Mr. Treat confirmed that you cannot use ordinances to raise revenue. Mr. Obert said that Preferred Management was hired to handle applications and inspections and if they did not respond to Mr. Palomino, they will be contacted by the township. The board agreed to have the Code Enforcement Officer reach out to Preferred Management to figure out why he was not contacted.

Linda Demergis – Ms. Demergis announced she is running for Pike County Prothonotary, as the current prothonotary is retiring. Ms. Demergis has worked in the department for fifteen (15) years and has extensive experience and knowledge of the position. She stated that the other party on the Republican ticket does not have the same experience. She explained some of the responsibilities of the Prothonotary Office and thanked the board and residents for their support. Mr. Treat advised that the updated Stormwater Ordinance, which addresses Act 167 Renewal of Broadhead McMichaels Creek is complete and ready for adoption. Mr. Wittenbrader made a motion to advertise in the Tri-County Independent that the adoption of the ordinance will take place on June 7, 2023. Mr. Obert seconded; motion carried. Mr. Treat continued on the Short-Term Rental Ordinance topic, stating that he will draft a revised ordinance to include the

Solicitor:

amendments, and have it ready for next month's meeting. Mr. Treat also commented that he spoke with Tony Waldron, who is running for re-election for Pike County Commissioner and he wanted the board of supervisors to consider dedicating .5 mil towards ambulance services, which the county will match. Mr. Treat clarified that the board is legally allowed to set a tax up to .5 mil without the residents' vote; however, he recommends allowing the public to comment before implementing the tax. Mr. Wittenbrader made a motion to add the topic to the June agenda to allow for public comment. Mr. Obert seconded; motion carried.

Road Report: Mr. Obert said that the road crew had most potholes filled; however, the consistent rain has opened many of them back up. The road crew will work to re-fill them and to clean out ditches.

SEO Report: Report received from Glen Martin.

Code Enforcement

Report: Report received from Edward Geisler. Mr. Geisler stated that many of the sign permits were closed out and will not be on next month's report.

Unfinished Business:

- a. **Act 167 Renewal of Broadhead McMichaels Creek** – See Solicitor.
- b. **Promised Land Volunteer Fire – Ancillary Events** – Mr. Treat explained that per Resolution 07-05 all ancillary events that the fire department participates in are supposed to be approved in writing by the board of supervisors. The board can adopt a new resolution to eliminate this burden, and cover all these events. Mr. Wittenbrader expressed that he is in favor of a new resolution; however, he would like to see it added that the events must be within a thirty (30) mile radius of the fire station. Mr. Krautter made a motion to proceed with the adoption of a new resolution, with the addition, at the June meeting. Mr. Wittenbrader seconded; motion carried.

New Business:

- a. **Rt 390 Bridge in Promised Land – Repair** – It was explained that the bridge in Promised Land State Park, on Route 390, is going to be repaired. During the construction, there will be a one lane in place so no detour is required. Mrs. Seagraves stated that there is a press release with all the information posted on the township website.
- b. **Repository Lots** – Mr. Krautter made a motion to approve the repository lot. Mr. Wittenbrader seconded; motion carried.
- c. **Judicial Tax Sale Bidders** – Mr. Treat explained that the county is required to let townships know, and give chance to disapprove, of all persons registered to bid in the judicial sale. Mr. Krautter made a motion not to contest any bidders on the list provided by the county. Mr. Wittenbrader seconded; motion carried.

Adjournment: Mr. Obert made a motion to adjourn. Mr. Wittenbrader seconded; motion carried. Meeting was adjourned at 8:07pm. The next regular meeting is scheduled for June 7, 2023.

Respectfully submitted,

Amanda Seagraves
Secretary/Alternate Treasurer