

MINUTES OF THE REGULAR MEETING
April 3, 2024

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. Wittenbrader made a motion to adopt the agenda. Mr. Geisler seconded; motion carried.

Public Comment Policy: Mr. Wittenbrader read the notice on the agenda which states the policy for public conduct during meetings.

Action on Minutes: Mr. Wittenbrader made a motion to approve the minutes of the Regular Meeting on March 6, 2024. Mr. Krautter seconded; motion carried.

Announcement of Meetings: None.

In Attendance: Chairman: Justin Wittenbrader, Vice-Chairman: Barry Krautter, Supervisor: Edward Geisler, Secretary: Amanda Seagraves, Treasurer: Sandra Oziemblo, Solicitor: Jeffrey Treat.

Visitors: Robin Skibber – Ms. Skibber announced that she is running for State Representative for the 139th district. The election will take place as a special election at the primary election on April 23, 2024. Ms. Skibber was born in Blooming Grove and retired as the Director of the Agency of Aging. Her priorities if elected include affordable housing, long-term care for aging residents, transportation, and emergency services. She looks forward to serving and helping the citizens of our area.
Michele Long – Ms. Long is here to support Ms. Skibber. She recently retired from the Pike County Conservation District and is now working with Ms. Skibber on her campaign.
MaryLou & Glenn Reilly – Observing.
Chris Davies – Mr. Davies stated he has the same criticism with this month’s agenda as in previous months. He feels it is too vague. He submitted to the board an example agenda that he created which outlines how he feels the township’s agenda should look. After explaining everything he wants included on future agendas, the board thanked him for his comment.

Solicitor: Mr. Treat said he is in favor of Resolution 24-6 which would allow the short-term rental enforcement officer to communicate with him. He also confirmed his approval for New Business (g) - Resolution 24-7.

Treasurer’s Report: Report received from Sandra Oziemblo. Mr. Wittenbrader made a motion to ratify the bills. Mr. Geisler seconded; motion carried.

Road Report: Mr. Wittenbrader said the roadcrew has been working to remove trees that are coming down in the recent storms.

SEO Report: Report received from Glen Martin.

Code Enforcement Report: Report received from Bureau Veritas on behalf of the Short-Term Rental Ordinance. Mrs. Seagraves explained that the report outlines eight (8) properties that are marketing for short-term rentals to whom the enforcement officer, Lourdes, has sent letters with no response. Lourdes would like to proceed with the magistrate to encourage compliance. Mr. Treat further explained that these property owners have been sent numerous letters which they have ignored, therefore they are in violation of the Short-Term Rental Ordinance for operating without a permit. He recommends the board allow Lourdes to proceed with the magistrate for enforcement. Mr. Wittenbrader made a motion to pursue the eight (8) listed violations with the magistrate. Mr. Krautter seconded; motion carried. Mr. Geisler asked who is responsible for the process of filing with the magistrate. Mr. Treat explained that the short-term rental enforcement officer would file the proper paperwork, then Mr. Treat would accompany her to testify on behalf of the township. Ms. Skibber inquired if there is any benefit to the township from the hotel tax that the county collects on short-term rentals. Mr. Treat said no, the township does not see any of that money. Mr. Davies asked if there is a short-term rental tax on Greene Township residents and is the board trying to decrease the number of rentals. The board responded that no, there is no tax, just fees from applicants to cover the cost of enforcement expenses and they are not trying to decrease rentals, they are trying to

ensure safety of visitors and residents in the township. Mr. Wittenbrader clarified that short-term rental homes must be inspected to ensure proper building safety and that sewage systems are not being abused. Mr. Treat added that a neighboring township had a group of renters at serious risk due to a barn being converted into a home without proper inspections. The township is trying to regulate short-term rentals for safety.

Unfinished Business: None.

New Business:

- a. **CDs Maturing** – Mrs. Oziemblo said the Certificate of Deposits “CDs” and wealth management accounts with The Dime Bank are maturing. The current offer is 5% interest for nine (9) months. Mr. Wittenbrader made a motion to close the matured wealth management account, deposit the interest earned into the general fund account, and to roll over the original funds into three (3) \$250,000.00 CDs at The Dime Bank for the nine (9) months at 5%. Mr. Krautter seconded; motion carried. Mr. Davies interrupted and was advised that he can speak during the public comment period after business has been conducted.
- b. **Purchase of Mulch for Playground** – Mrs. Seagraves explained that there should be a twelve (12) inch base of mulch under all the playground equipment. The old mulch has decomposed so new mulch is needed for this season. Three (3) bids were received: Kizer Landscaping = \$2,400.00; Mountain Mulch = \$2,085.00; Mr. Mulch = \$2,032.50 which all include delivery. Mr. Wittenbrader made a motion to purchase mulch from Mr. Mulch for \$2,032.50. Mr. Geisler seconded; motion carried.
- c. **2024 Paving Project – Old Schoolhouse & Simonstown Roads** – Mr. Wittenbrader announced that the township would like to do a paving project this year, as budgeted. The board is interested in paving Old Schoolhouse Road and Simonstown Road. Mr. Krautter made a motion to advertise for the 2024 Paving Project – Old Schoolhouse & Simonstown Roads. Mr. Geisler seconded; motion carried.
- d. **Outdoor Lighting Bid Award** – New lighting is needed for outside the township building to ensure the safety of residents and staff attending meetings. Two (2) bids were received: PM Electrical = \$2,025.00; JSD Electrical = \$1,482.76. Mr. Geisler made a motion to accept the bid from JSD Electrical for \$1,482.76. Mr. Krautter seconded; motion carried.
- e. **Bids for Tree Cutting at Municipal Building** – Mr. Wittenbrader explained that there are numerous ash trees and other dangerous trees around the property at the township building and Cykosky Park. Due to the high winds recently, they are becoming increasingly dangerous to the buildings, vehicles, and park equipment and need to be removed. Three (3) bids were received for this project: Erick’s Tree Service & More, LLC = \$13,150.00; Rex Brand Tree Service = \$8,500.00; Mattern’s Logging = \$6,000.00. Mr. Krautter made a motion to hire Mattern’s Logging for \$6,000.00. Mr. Geisler seconded; motion carried.
- f. **Resolution 24-6 Open Policy between Solicitor & STR Enforcement** – Mrs. Seagraves read aloud the proposed Resolution 24-6. Mr. Wittenbrader made a motion to adopt Resolution 24-6 which would allow an open communication policy between the short-term rental enforcement officer and the appointed township solicitor. Mr. Krautter seconded; motion carried.
- g. **Resolution 24-7 Notice of Tree Removal to Property Owners** – Mrs. Seagraves read aloud the proposed Resolution 24-7. Mr. Wittenbrader made a motion to adopt Resolution 24-7 which establishes policies for notice of tree removal to abutting property owners. Mr. Krautter seconded; motion carried.
- h. **Donation Request Letter – Newfoundland Fish for Kids** – A letter was received to request a donation for the Fish for Kids event that is held annually at the Carlton Drake Memorial Park in Newfoundland. Mr. Wittenbrader made a motion to donate \$100.00 to the event and to send a letter advising that donation requests can be made at the end of the year when the budget is prepared. Mr. Krautter seconded; motion carried.

- i. **Repository Lot - PREVIOUS OWNER: EDWARD KASPER KNOWN AS: LOT 166B - WALLENPAUPACK ESTATES MAP NUMBER: 084.02-03-09 BIDDER: KEVIN FABIANO TANNERSVILLE, PA 18372 AMOUNT OF BID: \$1,250.00** – Mr. Krautter made a motion to approve the repository lot bid. Mr. Wittenbrader seconded; motion carried.

Public Comment: Chris Davies – Mr. Davies asked if a repository lot is a judicial or a tax sale. Mr. Treat clarified that it is a lot that went through upset sale, then judicial sale, then goes onto the repository list. Mr. Davies asked why the board decide to pave Old Schoolhouse and Simonstown roads. Mr. Wittenbrader explained that those roads are paved but are in such disrepair that they can no longer be fixed and must be repaved. Mr. Davies also asked if the supervisors can show him what trees they want removed from the township property. Mr. Wittenbrader advised that the trees that are overhanging the buildings and parking areas, along with the trees overhanging the playground equipment, will be removed.

Glenn Reilly – Mr. Reilly told the board that there was a tree that fell across Kuhn Hill Road and someone from Ledgesdale got most of it out of the roadway. The board advised that the road crew will clean it up tomorrow.

MaryLou Reilly – Mrs. Reilly wanted to reiterate how good a job she feels the roadcrew did this winter maintaining Kuhn Hill Road.

Adjournment: There were no other public comments, therefore Mr. Geisler made a motion to adjourn. Mr. Krautter seconded; motion carried. Meeting was adjourned at 7:39pm. The next regular meeting is scheduled for May 1, 2024.

Respectfully submitted,

Amanda Seagraves
Secretary/Alternate Treasurer