

Board of Supervisors, Palmyra Township, Pike County, November 17, 2020

CALL TO ORDER:

The November 17, 2020 meeting of the Board of Supervisors of Palmyra Township, Pike County, PA was called to order at 7:00 PM at the Township Building, Paupack, PA with the following members present: Simons, Ehrhardt and Coutts. Also present for the Township was Solicitor Waldron and Administrator Rose.

MINUTES/BILLS/RECEIPTS:

On motion by Mr. Coutts, seconded by Mr. Ehrhardt, and unanimously carried, the minutes of the November 4, 2020 meeting were approved. Bills in the amount of \$11,555.53 were approved for payment and receipts in the amount of \$55,194.04 were reported with a list of each on file.

SHOHOLA COMMERCIAL PROPERTY, LLC CONDITIONAL USE

Chairman Simons took up the matter of the Conditional Use Application submitted by Shohola Commercial Property, LLC. A public hearing had occurred at 6:00 PM prior to the regular board meeting. There was no one in attendance opposed to the project. The applicants were represented by their engineer, Justin Hoffmann. All comments received from the alternate township engineer; Michael Weeks had been addressed. The only outstanding matter was obtaining the sewage permit from SEO Martin which Mr. Hoffmann advised they are working with Mr. Martin on that. Accordingly, on a motion by Mr. Coutts, seconded by Mr. Ehrhardt and unanimously carried the conditional use application was granted subject to the issuance of a septic permit from SEO Martin.

343 ROUTE 507 LLC (The Boat Shop)

Justin Hoffmann, Kiley Associates, was in attendance seeking final approval of a Land Development Application and lot improvement submitted by his client 343 Route 507 LLC. The Conditional Use had been previously approved and noted. Mr. Hoffmann advised the project had been to township planning which recommended approval, Pike County Conservation District had issued their approval letter regarding the stormwater management plan. Mr. Hoffmann reviewed with the Supervisors the comment letter from McGoey, Hauser and Edsel, alternate township engineers. He addressed all comments. After discussion on the lot combination it was discovered that the lot numbers to various easements did not coincide the numbers indicated on the plan. Mr. Hoffmann agree that the deeds would need to go back to Attorney Spall for correction. Accordingly, on a motion by Mr. Ehrhardt, seconded by Mr. Coutts and unanimously carried the Land Development Plan was approved together with the Lot Improvement subject to revision of the deeds to reflect the correct lot numbers to the easements.

JOHNSON RESIDENTIAL LLC

Justin Hoffmann, was also in attendance seeking final Land Development approval for their client, Johnson Residential LLC He addressed highway occupancy noting it is a minimum use driveway, he went over the comments received from alternate engineer Michael Weeks and addressed each of those together with acknowledging they will need to get a permit from SEO Martin to reconnect the system. Accordingly, on a motion by Mr. Coutts, seconded by Mr. Ehrhardt and unanimously carried the land development plan was approved subject to the conditions running with the conditional use approval, (1) Approval of sewage system by SEO Martin. (2) If the use changes in the future parking may need to be increased and it will need to be addressed at that time. (3) All construction equipment and building materials will be housed inside. (4) No tractor trailers entering the property.

AMENDMENT TO ZONING ORDINANCE

Mrs. Rose received proposed copies of an amendment to the township Zoning Ordinance from Carson Helfrich. The amendment provides for an Accessory Family Dwelling Unit within a residential house. The matter had come to the Supervisors attention due to a resident desiring to add an addition to their home to provide for a family member to come live due to a disability. The Board agreed this use should be provided for and accordingly on a motion by Mr. Ehrhardt, seconded by Mr. Coutts and unanimously approved asked that the proposed ordinance be sent to the Palmyra Township Planning Commission for review and recommendation.

PUBLIC:

MILLBROOK & WOODMONT HEIGHTS RESIDENTS

Several residents from Millbrook and Woodmont were in attendance to express their opinion on the proposed application under consideration of The Retreat at Millbrook Cove. Alternate Solicitor Richard Henry advised the Supervisors not to comment on the matter due to it being at the Planning Commission stage of the permitting process and the Board would need that recommendation before they could discuss the matter. Attorney Henry explained the process to the residents and answered what questions he could. He encouraged them to gather their thoughts together and put in writing what their concerns are. Attorney Henry assured them that both the Planning Commission and Board of Supervisors will take their concerns under consideration when the time is appropriate.

ADMINISTRATOR’S REPORT:

CHARGING STATIONS – POCONO MOUNTAIN VISITORS BUREAU

Mrs. Rose told the Supervisors she had received a proposal from a group of students at the Wallenpaupack High School asking permission to have installed two car charging stations. The group is applying a grant to cover the major cost of the stations. Since Palmyra Township owns the property the Visitors Bureau sits on they will need permission from the township before proceeding to meet with representatives of the visitor center. The Supervisors and Solicitor discussed the matter and agreed it would be good to have that service available to people visiting the area. The Board approved letting the students move forward with the condition that responsibility of maintenance, electric cost and liability be addressed.

2021 BUDGET

Mrs. Rose asked the Board to approve advertising the 2021 Budget with adoption of it at the December 15, 2020 Board of Supervisors Meeting. On a motion by Mr. Coutts, seconded by Mr. Ehrhardt and unanimously carried the Supervisors authorized advertising the 2021 budget for adoption.

PINE CREST MARINA AT WBVE – CONDITIONAL USE

Mrs. Rose told the board that Gene Ruzanski, and engineer representing Pine Crest Marina at WBVE had been to the Township Planning Commission Meeting submitting a conditional use application. The Planning Commission accepted it for review and asked the Supervisors to schedule a public hearing on the matter. Accordingly, on a motion by Mr. Coutts, seconded by Mr. Ehrhardt and unanimously carried the Board authorized Mrs. Rose to advertise a public hearing to be held January 4, 2021 at 6:00 PM. Since this will be over the sixty days to schedule such hearing Mrs. Rose will contact the applicant to ask for an

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extension of time to act on the matter.

REGENSKI/GELDERMAN MINOR SUBDIVISION

Mrs. Rose asked the Supervisors to authorize sending in the Planning Modules to DEP on the proposed Regenski/Gelderman minor subdivision. It had been to the township planning which recommended it go on to the Supervisors and the County. On a motion by Mr. Coutts, seconded by Mr. Ehrhardt and unanimously carried the Board authorized sending the proposed planning modules to DEP.

SOLICITOR'S REPORT:

Mr. Waldron reported on the following:

ZONING VIOLATION HEARINGS:

Solicitor Waldron reported on the Schraegen and Paupack Village, LLC zoning violations. A hearing on the Paupack Village, LLC is scheduled for Wednesday, November 18.

VEGETATION MAINTENANCE ON TOWNSHIP ROADS

Solicitor Waldron reported he had sent a letter to Richard Norman, PennDOT District Executive to get clarification on the responsibility of vegetation maintenance on township roads that intersect with State roads. He will report back when he has a response from him.

FABIO WALLACE – ZONING/BUILDING VIOLATIONS

Chairman Simons asked Solicitor Waldron about the ongoing zoning and building violations of Fabio Wallace. Solicitor Waldron advised they had successfully served him at one point, and he did attend the hearing at the Magistrate. He was to obtain zoning and building permits within thirty days of that hearing. This has not happened. He will need to be served again on the violations and brought back to the Magistrate.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:35 PM.

CORRESPONDENCE:

11-03-2020	Hawley Public Library	Thank you
11-03-2020	Sharon Schroeder, Recorder of Deeds	Transfer Tax
11-10-2020	R. Anthony Waldron	Retreat at Millbrook
11-11-2020	Richard B. Henry, Esquire	Pocono Lakefront
11-13-2020	Pike County Assessment Office	Certification of Assess.