Paupack Township Board of Supervisors
Meeting Minutes of July 9, 2026

The Paupack Township Board of Supervisors conducted their monthly meeting on Thursday, July 9, 2026 at the Township Municipal Building. The meeting was called to order at 6:30 p.m. by Chairperson Bruce Chandler, who led the audience with the Pledge of Allegiance.

The following Township Officials were present at the meeting

Bruce Chandler, Chairperson Jim Martin, Vice-Chairperson Robert Boogertman, Supervisor
Ron Bugaj, Solicitor Maureen Camasta, Secretary/Treasurer

Members of the public were present at the meeting

Frank Williams, Ken Kestel, Melanie Stockwell, Vera Demchenko, Natasha Harmuth,
Beth Vail, Chris Rinaldi, Patricia Sopor

The meeting minutes for the June 11, 2026 Board of Supervisors meeting were presented. Robert Boogertman made a motion to approve the minutes as presented, seconded by Jim Martin. Motion carried 3-0.
The Treasurer's Report was presented. A motion was made by Robert Boogertman to accept the Treasurers Report as presented, seconded by Jim Martin. Motion carried 3-0.

The bills totaling **$97,858.59** from June 12, 2026 through July 9, 2026 were presented. Following a review, a motion was made by Bruce Chandler, seconded by Robert Boogertman to accept the bills as presented, and pay same. Motion carried 3-0.

Fire Company Log: June 27 calls
Ambulance Log: June 52 calls
Building & Zoning: 3 Houses 2 Additions 3 Decks 1 Inground Pool1 Construct 3 New Storage Buildings 1 Install Kitchen in Garage1 Roof/Sheathing & Replace 2 skylights
2 Stairs 1 Basement Renovation 1 Electrical Service Connection1 Install 30amp breaker & 1 30amp Generator outlet

Subdivisions:
Mallory Lot Combination 2026-17: Chris Rinaldi from Rinaldi Associates, Inc., was present to discuss the proposed Lot Combination, it is the intent of the applicant, Victor Mallory to consolidate two existing adjacent parcels, Lot 25R (TM#19-0-0011-0062) and Lot 26R, (TM#19-0-0011-0063) of the Briar Hill North Development, into one final lot to be known as Lot 26R-A, being 0.6650+/- acres. Final Lot 26R-A is served by an on-lot sewage disposal system and by a community water system. Revised maps were handed out. The Wayne County Planning letter was received and had no detrimental comments. Ron Bugaj reported the proposed deed is acceptable. Lot#25R and TM#19-0-0011-0062 has an existing, approved STR. The Conditional Use approval specifically denies the owner from using the garage on Lot 26R TM#19-0-0011-0063. The Planning Commission informed the applicant that the approval of this lot combination does not affect his existing Conditional Use approval. If he wants to use the garage as part of the STR, he has to submit a new conditional use and STR application. Upon further review and discussion among the Supervisors, a motion was made by Robert Boogertman recommending to approve this lot combination as presented, seconded by Jim Martin. Motion carried 3-0.

Vail Lot Combination 2026-18: Beth Vail was present to discuss the proposed Lot Combination, she handed out new maps, it is the intent of the applicant, to consolidate two existing adjacent parcels, Lot 51 (TM#19-0-0013-0187) and Lot 49/50 (TM#19-0-0013-0146), of the Hawleywood Development, into one final lot to be known as Lot 50R, being 0.34+/- acres. Final Lot 50R is served by an on-lot sewage disposal system and a shared well. The Wayne County Planning letter was received and had a few comments. Ron Bugaj reported the proposed deed is acceptable. The Planning Commission asked if the applicant would be willing to relocate the sheds out of the setback area if it is physically possible and not a financial burden. Upon further review and discussion among the Supervisors, a motion was made by Bruce Chandler recommending to approve this lot combination as presented, seconded by Jim Martin. Motion carried 2-0 with Robert Boogertman abstaining.

Correspondences:

1. Lintner Landscaping Applying for a General Permit-3 Bank Rehabilitation, Bank Protection, and Gravel Bar Removal. Project: Stone Steps, Riprap. Applicant is Ronald Bracalente @ 3 Shore Line Dr., Lakeville, PA 18438.

2. Letter from Wayne Conservation District dated July 1, 2026, RE: Review of Erosion & Sediment Control Plan for the Briar Hill Landing Parking area and turnaround, Paupack Township, Wayne County, PA. The Plan for the project site has been reviewed and found **adequate** to meet the requirements of Pa. Title 25, Code Chapter 102, Erosion and Sediment Control.

3. Letter from Wayne Conservation District dated July 2, 2026, RE: General Permit (GP) Acknowledgment Notification GP036400226-406-Shoreline stabilization project of 80 linear feet of shoreline of Lake Wallenpaupack at 136 North Lake Loop, Lake Ariel, PA 18436, Paupack Township, Wayne County. Review of Erosion & Sediment Control Plan for Mall project site has been reviewed and found **adequate** to meet the requirements of Pa. Title 25, Code Chapter 102, Erosion and Sediment Control.

4. Letter from Wayne Conservation District dated July 6, 2026, RE: General Permit (GP) Acknowledgment Notification GP036400226-407-Installing stone steps on the shoreline and install riprap on the shoreline to stabilize banks of Lake Wallenpaupack at 138 North Lake Loop, Lake Ariel, PA 18436, Paupack Township, Wayne County. Review of Erosion & Sediment Control Plan for Hoffmann project site has been reviewed and found **adequate** to meet the requirements of Pa. Title 25, Code Chapter 102, Erosion and Sediment Control.

Old Business

Ambulance Update: Robert Boogertman reported no update and business as usual.
Short Term Rental Ordinance Update: Jim Martin reported that the Township has 100 STR Permits that have been issued, and a total of 126 Applications. Six pending because of conditional use applications. 20 have withdrawn.

Kyle Conditional Use Decision – A motion to approve the Conditional Use Application as submitted by Tax Map #19-0-0030-0284 was made by Jim Martin and seconded by Robert Boogertman subject to the 10 conditions as contained within the written decision. Motion carried 3-0. A copy of the written decision will be mailed to the owner of the property. A copy of the written decision will also be provided to the Paupack Township Short Term Rental Compliance Officer.

Beskovoyne Conditional Use Decision – A motion to approve the Conditional Use Application as submitted by Tax Map #19-0-0032-0081 was made by Jim Martin and seconded by Robert Boogertman subject to the 10 conditions as contained within the written decision. Motion carried 3-0. A copy of the written decision will be mailed to the owner of the property. A copy of the written decision will also be provided to the Paupack Township Short Term Rental Compliance Officer.

Buckley Conditional Use Decision – A motion to approve the Conditional Use Application as submitted by Tax Map #19-0-0014-0051 was made by Jim Martin and seconded by Robert Boogertman subject to the 11 conditions as contained within the written decision. Motion carried 3-0. A copy of the written decision will be mailed to the owner of the property. A copy of the written decision will also be provided to the Paupack Township Short Term Rental Compliance Officer.

D'Achillo Conditional Use Decision – A motion to approve the Conditional Use Application as submitted by Tax Map #19-0-0029-0296 was made by Jim Martin and seconded by Robert Boogertman subject to the 10 conditions as contained within the written decision. Motion carried 3-0. A copy of the written decision will be mailed to the owner of the property. A copy of the written decision will also be provided to the Paupack Township Short Term Rental Compliance Officer.

New Business

1. Jim Martin made a motion to approve submission of a letter to DCNR requesting a Waiver of Retroactivity, seconded by Bruce Chandler. Motion carried 3-0.
2. Bruce Chandler made a motion to authorize Resolution Number 2026-43 submission of the 2026 Monroe County LSA Grant to complete much needed work on the Hemlock Hollow School, seconded by Jim Martin. Motion carried 3-0.
3. Bruce Chandler made a motion to approve the Intermunicipal Agreement with Dreher Township, Wayne County for the Sale of a Township Truck. This motion was seconded by Robert Boogertman, motion approved 3-0. Motion to approve Resolution Number 2026-44 the authorization of the Sale of the Township Truck, seconded by Jim Martin. Motion carried 3-0.
4. Bruce Chandler made a motion to approve Resolution Number 2026-45 for a Budget Line Transfer for the Purpose of Supporting the Lakeville Volunteer Fire Company in the Construction of an Addition to the Fire Company Substation, seconded by Jim Martin. Motion carried 3-0.
5. Bruce Chandler made a motion to authorize a purchase of a new mower, ($13,499) will be replacing an existing 25-year mower (This purchase will be made through a PA COSTARS dealer), seconded by Jim Martin. Motion carried 3-0.
6. Bruce Chandler made a motion to authorize the funds ($77,735) to pay the invoices for the building improvement project, seconded by Jim Martin. Motion carried 3-0.
7. Robert Boogertman made a motion to approve Resolution 2026-46- establishing protocols for applications for a STR within 200 feet of one another, seconded by Jim Martin. Motion carried 3-0
8. Robert Boogertman made a motion to formerly accept extension on Applications waiting on NPDES on the following:
    1. Land Development Plan Over Lands of Frank Jr. & Barbara Lunney Herzog time continuance until the October 8, 2026 Supervisors meeting.
    2. Land Development Plan RJS Realty Solar Farm-Bai Group request an additional extension of time to October 8, 2026 Supervisors meeting.

    Seconded by Jim martin. Motion carried 3-0.
9. Wangum Falls Bridge/Rock Cut – Vandalism. The Board of Supervisors authorized a letter to be sent to the Wayne County Board of Commissioners informing them of the graffiti on the bridge as well as the rock cut underneath the bridge. In addition, a motion was made by Bruce Chandler and seconded by Robert Boogertman to install signs indicating the area is under 24-hour surveillance and purchase trail cameras to be installed. Motion carried 3-0.
10. Discuss Zoning Ordinance Update. The Board of Supervisors reported that the Planning Commission is developing an amendment to the existing Paupack Township Zoning Ordinance which will address data centers as well as other uses.

The Lakeville Food Pantry will be held as a drive-thru in the Township parking lot on Thursday, July 23, 2026 10am–1pm.

Public Comment:

Vera Demchenko asked is there a lot or people in the Pantry. Bruce Chandler responded that there are 150 families from Wayne County and they receive food through the Lakeville Pantry.

Melanie Stockwell had a question about across the street $75,000 grant that came from DCED. Mr. Martin discussed this grant and a new grant application submitted to the Pennsylvania Department of Conservation and Natural Resources (DCNR) that would match the DCED grant and Township labor and materials to two (2) pickleball courts at the existing Lakeville Recreation Complex.

Adjournment

Bruce Chandler asked if there was anything else to come before the Board. Hearing none, the meeting was adjourned at 6:55 pm.

Respectfully Submitted,

Maureen Camasta, Secretary/Treasurer