

Paupack Township Board of Supervisors Meeting Minutes of July 10, 2025

The Paupack Township Board of Supervisors conducted their monthly meeting on Thursday, July 10, 2025 at the Township Municipal Building. The meeting was called to order at 6:30 PM 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
Ron Bugaj, Solicitor Maureen Camasta, Secretary/Treasurer

The following members of the public were present at the meeting

Frank Williams, John Ferrannini, Dan Fox, John Tyminski, Natasha Harmuth, Ruth Work, Peter Becker, AnnMarie Kestel, Ken Kestel, John Olgren, Lou Cozza, Jean Corey, Nancy Malone, Mark Malone, Karen Lutz,

The meeting minutes for the June 12, 2025 Board of Supervisors meeting were presented. Jim Martin made a motion to approve the minutes as presented, seconded by Bruce Chandler. Motion carried 2-0.

The Treasurer's Report was presented. A motion was made by Jim Martin to accept the Treasurers Report as presented, seconded by Bruce Chandler. Motion carried 2-0.

The bills totaling **\$65,345.48** from June 13, 2025 through July 10, 2025 were presented. Following a review, a motion was made by Bruce Chandler, seconded by Jim Martin to accept the bills as presented, and pay same. Motion carried 2-0.

Fire Company Log for April

Available at the front table

Ambulance Log for April

Available at the front table

Building & Zoning Log

Subdivisions:

Dench Lot Combination 2025-23: Lou Cozza from Kiley Associates was present to discuss the proposed Lot Combination, Applicants are Arline M. & Thomas J. Dench, to consolidate two existing adjacent parcels, Lot 189 (TM#19-0-0003-0148), and Lot 190 (TM#19-0-0003-0147), all of the Paradise Point Development, into one final lot, to be known as Lot 189R, being 0.92+/- acres. Final Lot 189R is served by an on-lot sewage disposal system and by a community water system. The Wayne County Planning letter was received and had no detrimental comments. Ron Bugaj reported the proposed deed is acceptable. Upon further review and discussion among the Supervisors, Jim Martin made a motion to approve this Lot Combination as presented, seconded by Bruce Chandler. The motion carried 2-0.

Weaver-Minor Subdivision 2025-19: Lou Cozza from Kiley Associates LLC was present to discuss the proposed Minor Subdivision located at 336 Everly Road Lake Ariel, PA, it is the intent of the applicants, Rich and Janice Weaver to subdivide a 1.5-acre parcel from their existing 17.51-acre parcel (TM#19-0-0313-0010.0006), creating New Final Lot 4A, and leaving 16.01 acres of remaining lands, to be known as Lot 3A-R. The proposed Final Lot 4A will be served by an on-lot sewage disposal system and an on-lot well. Lot 3A-R is currently served by an on-lot sewage disposal system and an on-lot well.

The Wayne County Planning letter was received and had several comments. Ron Bugaj reported there is no proposed deed or easements agreement. Road Name -Bear Hollow Road was acceptable to Wayne County Department of Planning. Easement & Maintenance agreement, all parties (Weaver, Weaver & McWilliams) need to agree and have agreements. Upon further review and discussion among the Supervisors, a motion was made by Jim Martin recommending approval of this subdivision and road name when the Township receives approval from Attorney Ron Bugaj that all information required is secured and acceptable, seconded by Bruce Chandler. The motion carried 2-0.

Conditional Use Applications:

Wee Storage Solutions, LLC Conditional Use Hearing: A motion was made by Jim Martin to set a date for a Conditional Use Hearing date and time for the Wee Storage Solutions, LLC Conditional Use Hearing for August 14, 2025 @ 5:45 pm, Bruce Chandler seconded the motion. This is an application for three Storage Units in Paupack Township, Wayne County. Motion carried 2-0.

Correspondences:

Dep's General Permit: Project: Stone Steps, Gravel Path applying for a GP-3 Bank Rehabilitation, Bank Protection, and Gravel Bar Removal and GP-2 Small docks and Boat Launching Ramps. Location of job is at 58 Ledge Drive, Lakeville, PA.

Old Business

Ambulance Update: Jim Martin reported everything seems to be working well with ambulance services, in the three Municipalities. It was also reported that the (3) municipalities, Paupack, Palmyra, Hawley Borough has secured grant funds to purchase a new ambulance. The Township will complete the purchase of the ambulance and execute an agreement between PPH and the Township prior to the transfer of the ambulance to Pennsylvania Ambulance. PPH is continuing to work with the Wayne County Commissioners and other municipalities to develop a long-term sustainable solution to emergency response services within the County.

Short Term Rental Ordinance Update: Jim Martin reported that the Township has 93 existing Permits that have been issued, and 111 Applications. 3 pending because of conditional use applications.

New Business

Bruce Chandler made a motion to approve the preparation and submission of a 2025 Monroe County LSA Grant application on behalf of the Lakeville Volunteer Fire Department to support the cost of constructing an addition to the Fire Department's Substation located at Wallenpaupack Lake Estates, seconded by Jim Martin. Motion carried 2-0.

Bruce Chandler made a motion to accept the letter from Boralex US Development, LLC, requesting the withdrawal of their Conditional Use Application, seconded by Jim Martin. Therefore, there will not be a Continuation of the Conditional Use Hearing for Boralex on Thursday July 24, 2025 at 5:00 pm. Paupack Township now considers this matter officially closed. Motion carried 2-0.

Jim Martin made a motion to accept extensions on Land Development Applications on the following: Lakeville Solar Farm-Herzog, ASD Lake Shore PA2 Solar LLC-George and Bai Group, LLC-RJS Reality LLC. Bruce Chandler seconded the motion. Motion carried 2-0.

Jim Martin made a motion to approve Richard and Janice Weaver's requesting approval to name their private drive to their properties Bear Hollow Lane. The GIS department has verified that the name Bear Hollow Lane or any other name too similar does not already exist in the County, and that it would be acceptable to use. Once a letter is received from the owner of 342 Everly Rd. that the road name is acceptable Paupack Township approves this request, seconded by Bruce Chandler. Motion carried 2-0.

The Lakeville Food Pantry will be held as a drive-thru in the Township parking lot on Thursday, July 24, 2025 10am-1pm. Lakeville Community Luncheon will be served at Lakeville Fire House at 10:30 am.

Public Comment

There were a number of individuals present at the meeting who voiced opinions about the Zoning Ordinance being revised and approval of the Boralex Conditional Use Application withdrawal letter as presented. The majority of the individuals present agreed with the Township action to accept the request from Boralex to withdraw their Conditional Use Application.

Adjournment

Bruce Chandler asked if there was anything else to come before the Board. Hearing none, the meeting was adjourned at 7:11 pm.

Respectfully Submitted,

 Maureen Camasta, Secretary/Treasurer