

Paupack Township Board of Supervisors Meeting Minutes of October 9, 2025

The Paupack Township Board of Supervisors conducted their monthly meeting on Thursday, October 9, 2025 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, Natasha Harmuth, Kathleen Higgins-Lee, Jim Rhoads, Tony Costanti,
Kayla Troast, Betsy Robinson, Pete Robinson, Nick Lopatofsky,

The meeting minutes for the September 11, 2025 Board of Supervisors meeting were presented. Jim Martin made a motion to approve the minutes as presented, seconded by Robert Boogertman. Motion carried 3-0.

The Conditional Use Hearing meeting minutes for the September 11, 2025 Choice Property Collective, LLC Use Hearing were presented. Robert Boogertman made a motion to approve the Conditional Use Hearing minutes as presented, seconded by Jim Martin. Motion carried 3-0.

The Conditional Use Hearing meeting minutes for the September 11, 2025 White, Maureen & Joshua Use Hearing were presented. Jim Martin made a motion to approve the Conditional Use Hearing minutes as presented, seconded by Robert Boogertman. Motion carried 3-0.

Metushaj 2025-29-Conditional Use Hearing was held before this meeting @ 5:15 p.m. A decision will not be made this evening and will likely be made at the next Paupack Township meeting scheduled for Thursday November 13, 2025.

South Shore Drive, LLC-2025-31-Conditional Use Hearing was held before this meeting @ 6:00 p.m. A decision will not be made this evening and will likely be made at the next Paupack Township meeting scheduled for Thursday November 13 2025.

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 **\$43,216.03** from September 12, 2025 through October 9, 2025 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 for April

Available at the front table

Ambulance Log for April

Available at the front table

Building & Zoning Log

Choice Property Collective LLC-Hajek, Matthew – Conditional Use Hearing was held on September 11, 2025. Paupack Township received an email from the Applicant formally withdrawing his Conditional Use Application. Jim Martin made a motion to accept the withdrawal request from the applicant, seconded by Robert Boogertman. Motion carried 3-0. No Approval, No Denial and File is closed!

Conditional Use Hearing Decisions:

White, Maureen & Joshua Conditional Use Decision – A motion to approve the Conditional Use Application as submitted by Tax Map 19-0-0028-0188 was made by Jim Martin and seconded by Robert Boogertman subject to the 8 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. Motion carried 3-0.

Board of Supervisors and Attorney Bugaj went into Executive Session 6:40 p.m. to 6:55 p.m. to discuss personnel and legal issues.

Subdivisions:

Edwards Lot Consolidation 2025-32: Nick Lopatofsky from Kiley Associates was present to discuss the proposed Lot Combination, Applicants are Christopher & Hilda Edwards, to consolidate two existing adjacent parcels, Lot 99 (TM#19-0-0030-0140), and Lot 100 (TM#19-0-0030-0141), all of the Wallenpaupack Lake Estates Development, into one final lot, to be known as Lot 99R, being 0.58+/- acres. Final Lot 99R is served by a community 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, a motion was made by Robert Boogertman to approve as presented this Lot Consolidation, seconded by Bruce Chandler. The motion carried 3-0.

EZ Properties Ohio, LLC, c/o Tom Hiller Lot Consolidation 2025-33: Nick Lopatofsky from Kiley Associates was present to discuss the proposed Lot Combination, Applicant is EZ Properties Ohio, LLC, to consolidate two existing adjacent parcels, Lot 46 (TM#19-0-0003-0095), and Lot 47 (TM#19-0-0003-0049), all of the Paradise Point Development, into one final lot, to be known as Lot 46R, being 0.34+/- acres. Final Lot 46R 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, a motion was made by Jim Martin to approve as presented this Lot Consolidation, seconded by Robert Boogertman. The motion carried 3-0.

Conditional Use Applications:

Paupack Property Pros, LLC Conditional Use Hearing: A motion was made by Bruce Chandler to set a date for a Conditional Use Hearing date and time for the Paupack Property Pros, LLC Conditional Use Hearing for November 13, 2025 @ 5:45 pm, Jim Martin seconded the motion. This is an application for a Use to sell Autos & Equipment in Paupack Township, Wayne County. Motion carried 3-0.

Whispering Pines Realty, LLC Conditional Use Hearing: A motion was made by Bruce Chandler to set a date for a Conditional Use Hearing date and time for the Whispering Pines Realty, LLC Conditional Use Hearing for November 13, 2025 @ 6:00 pm, Jim Martin seconded the motion. This is an application for a Short-Term Rental in Paupack Township, Wayne County. Motion carried 3-0.

Correspondences:

Lintner Landscaping Applying for a General Permit-3 Bank Rehabilitation, Bank Protection, and Gravel Bar Removal. Project: Stone Steps, Rip Rap. Applicant is Elena Betines @ 148 Lake Loop, Colony Cove North.

Support Letters from Lisa Baker, Senator and Jeffrey Olsommer, State Representative 139th District for the Monroe County LSA Grant program application on behalf of the Lakeville Volunteer Fire Company for funds to purchase a new emergency utility truck.

Wayne County Bureau of Elections polling place will be at the Lakeville Fire Co. 10 Daniels Road on November 4, 2025.

Thank You letter from Lakeville Community Church Congregation. RE: Last Community Luncheon held on September 25, 2025.

Old Business

Ambulance Update: Robert Boogertman reported everything seems to be working well from an operational perspective for the ambulance services in the three Municipalities. Pennsylvania Ambulance Update- Grant Secured & Purchase update. Received a letter from PPH Ambulance Association, Inc. RE: Follow up to the correspondence letter dated June 5, 2025. (We do not need to do this because the letter came from us) At the Fall Convention talked for hour and half. Hopefully we are moving in the right direction. Our Contract is ongoing vs. renewal. Receiving Advanced Life Support (ALS) and Basic Life Support (BLS) services from Pennsylvania Ambulance through PPH Ambulance Association, Inc. Clarification on the price of the purchase of the new Ambulance which is \$146,981.50. Paupack township on behalf of PPH secured a grant in the amount of \$75,000.00. Recently, Paupack Township secured an invoice from a COSTARS vender and paid the required deposit of \$15,000 to order the ambulance. With the purchase price of \$146,981.50 a grant of \$75,000.00 and a down payment of \$15,000.00 the balance will be \$56,981.50 payable at the time of the delivery of the ambulance to the Township. The Township has requested and received the payment of the grant in the amount of \$75,000.00 which is deposited in an interest-bearing account.

Short Term Rental Ordinance Update: Jim Martin reported that the Township has 98 STR Permits that have been issued, and a total of 117 Applications. Six pending because of conditional use applications.

New Business

1. Bruce Chandler made a motion to accept low bid of \$63,000 from Wodock Construction, LLC to complete the Township Building project. This project involves the addition/overhang to the back of the building for equipment storage, seconded by Jim Martin. Motion carried 3-0.
2. Robert Boogertman made a motion to set a date for the 2026 Budget workshop to be on Monday October 27, 2025 at 8:00 a.m.at Paupack Township Building, seconded by Jim Martin. Carried 3-0

3. Jim Martin made a motion to formerly accept extension on Land Development Application Plan Over Lands of Frank Jr. & Barbara Lunney Herzog Time Extension Request, Lakeville Solar Farm by Burget & Associates, Inc. until the January 2026 Supervisors meeting, seconded by Bruce Chandler. Motion carried 3-0.
4. Robert Boogertman made a motion to formerly accept Land Development Application Time Extension Request from RJS Realty Solar Farm – 430 Purdytown Turnpike, Lakeville by BAI Group, LLC an additional extension of time to January 1, 2026 (90 days), seconded by Jim Martin. Motion carried 3-0.
5. Bruce Chandler made a motion to formerly accept extension on Land Development Application- Ryder-CJR Corp. LLC Time extension request 90 days from September 4, 2025, and to also notify the applicant that the date of the next Planning Commission meeting is November 6, 2025 and not the 4th, seconded by Robert Boogertman. Motion carried 3-0.

The Lakeville Food Pantry will be held as a drive-thru in the Township parking lot on Thursday, October 23, 2025 10am–1pm. Lakeville Community Luncheon will not be served at Lakeville Fire House at 10:30 am.

Public Comment


Frank Williams reported that his most recent meeting with Wayne Tomorrow, EMS in Wayne County was the major topic of their discussion.

Frank & his wife normally sell tickets during election day to help set off costs to the Hemlock Hollow School, this year they are too busy and would like to just donate \$1,000. Supervisors appreciate his donation, but that would not be necessary and to submit the bills (utility etc.) to the Township for payment. The Township will be exploring grant opportunities for the ongoing maintenance and repairs needed at the Hemlock Hollow School.

Adjournment

Bruce Chandler asked if there was anything else to come before the Board. Hearing none, the meeting was adjourned at 7:15 pm.

Respectfully Submitted,



Maureen Camasta, Secretary/Treasurer