

**MINUTES
PARADISE TOWNSHIP
BOARD OF SUPERVISORS
August 11, 2025**

CALL TO ORDER: At 7:00 pm by Chairman Lance Biesecker

PLEDGE TO THE FLAG:

SUPERVISORS IN ATTENDANCE: Lance Biesecker, Clark Craumer,
Dean Bentzel

APPROVE AGENDA WITH ADDITIONS OR DELETIONS... Clark Craumer moved to approve the August 11, 2025 agenda with the addition of BP Bond Reduction under Subdivision Plans, 2nd by Dean Bentzel, Approved by Unanimous Vote.

APPROVE MINUTES: Clark Craumer moved to approve the minutes from the July 14, 2025 Board of Supervisors meeting, 2nd by Dean Bentzel, Approved by Unanimous Vote.

APPROVE TREASURER'S REPORT: Lance Biesecker read the July 2025 Treasurer's report, Clark Craumer moved to approve the report as read, 2nd by Dean Bentzel, Approved by Unanimous Vote

CITIZENS COMMENTS AND CONCERNS:

Persons who have made prior arrangements to be placed on the agenda will have first priority. Please note due to time limitations 3 minutes will be allotted for each citizen.

- 1) James Capetta of 7644 Lincoln Highway spoke about the loud noise coming from the brake systems and exhaust of the big trucks, especially dump trucks, in front of his house all hours of the day and night. Lance Biesecker asked Clark Craumer to inquire of NYCRPD if they could have a presence there. Mr. Capetta also asked if the Township could do something about the bump in front of his house on Route 30. PennDot told him it is the concrete pads under the highway surface causing the bump and that they would take care of it a year ago but that didn't happen. Mr. Biesecker said he could give Mr. Capetta the PennDot maintenance hotline number and that he

should contact his state representatives for more help as the Township has no jurisdiction over PennDot.

Fire Department Reports:

- 1) **Station 110** – Chief Lease reported 14 total calls
- 2) **NAF** – Lance Biesecker reported 38 total calls/8 in PT
- 3) **United 33** – Lance Biesecker reported 88 total calls/7 in PT
- 4) **Life Team** – Chief Lease reported 121 total calls/ 26 in PT

SUBDIVISION PLANS:

- 1) Benton Jackson proposed LDP questions...Mr. Jackson stated that since the fire at his barn at he has put considerable personal funds into getting the building back up to code and it will cost even more to finish the LDP which he stated is started with HLS. He asked if he can open as a small event/ wedding venue before the LDP is complete. He stated he would sign an agreement that would stipulate he must complete the LDP and any comments by the Township engineering staff in a specific amount of time. Attorney Evan Gabel spoke about inspections needing completed and about a Facebook webpage which was found stating the venue can accommodate up to 100 people which seems to far exceed the parking capacity and sewage capacity. Attorney Gabel also questioned if a PennDot egress permit has been approved for the property. Attorney Gabel stated the Township has considerable liability if it would grant permission to operate a venue when there is no plan in front of the Supervisors and the Township Engineer firm to begin to approve anything. Supervisors Biesecker and Craumer reinforced that statement saying without a LDP the Township would not act on approval of any type of usage venue.
- 2) JJD Group plan conditional approval...Kevin Barnes of the PTPC stated that most of the requirements are done and comments have been answered. He thought a rep for JJD Group would be present at the meeting for questions before approval. Mr. Biesecker said the Supervisors looked at the paving that could possibly be done at the Farmers Field and the original suggestion to pave the lower lot at the recycle bins doesn't look feasible because of the lack of adequate, existing base for paving. They feel the garbage trucks would tear up that new pavement quickly. They would rather see the existing paved upper lot at the park overlaid from the entrance to the porta pots. Clark Craumer moved to conditionally approve the Trailer Park LDP

- at 7519 Lincoln Highway with JJD group meeting all PTPC remaining requirements and JJD group agreeing to overlay the upper lot at the Farmers Field or JJD Group will pay the road improve and recreational fees per section 22-505 and 22-515 of the Paradise Township Municipal Code, 2nd by Dean Bentzel, Approved by Unanimous Vote
- 3) Clark Craumer subdivision plan conditional approval...Kevin Barnes stated all conditions have been met except for a few minor ones and Doug Stambaugh stated GHI does not have any questions. Lance Biesecker moved to conditionally approve the Craumer subdivision plan, with Mr. Cramer meeting the remaining PTPC requirements, 2nd by Dean Bentzel, Approved by a 2-0 Vote with Clark Craumer abstaining.
 - 4) Final approval and sign J.D. Collier LDP...No representation was present for the Collier Plan. Action was tabled until the September meeting.
 - 5) Approval of preliminary plan and sign Tall Grass II LDP, Doug Lillich was present representing JA Myers, Lance Biesecker asked if the development will have an HOA. Mr. Lillich answered yes, but separate from TG I. Mr. Biesecker asked if any infrastructure was installed before PennDot repaved Pine Road. Mr. Lillich stated it wasn't but they tried. He is hoping the infrastructure can run along the berm of the road. Mr. Lillich gave a tentative timeline of infrastructure and roads during this winter and new houses starting spring of 2026. PTPC had no outstanding issues. Clark Craumer moved for approval of the preliminary Tall Grass II LDP, 2nd by Dean Bentzel, Approved by Unanimous vote.
 - 6) O'Brien/New Era extension request 90 days to November 20, 2025...Clark Craumer moved to approve an extension until November 20, 2025, 2nd by Dean Bentzel, Approved by Unanimous vote.
 - 7) BP Real Estate Bond Approval...Doug Stambaugh stated the bond they want reduced is a performance Bond. He asked the Supervisors if they would like to have BP carry a maintenance bond for the road improvements that were completed during the project. Lance Biesecker ask Mr. Stambaugh to prepare an estimate for a maintenance bond for the next meeting. No action was taken on the bond reduction.

OLD BUSINESS:

1)

NEW BUSINESS:

- 1) Jim Capetta to speak about engine breaks along Route 30... Mr. Capetta was allowed to speak earlier during public comments
- 8) Approve advertisement of amended Ord. No 2014-01, Section 1-805, Authority of Restrictions...Lance Biesecker commented the whole Ordinance 2014-01 deals with the establishment of a Fire Command hierarchy and authority. With Stations 110 and 32 merging, he asked Attorney Gabel to update the entirety of Ordinance 2014-01 reflecting the positions and authority in the new entity. Clark Craumer moved to approve advertisement of of intent to amend Ordinance 2014-01, 2nd by Dean Bentzel, Approved by Unanimous vote.

RECREATION PARK:

- 1) Lance Biesecker commented the park is nice and green but the crabgrass is growing rampantly this summer. The Township is trying to hold off doing another weed killer spray this summer.

REPORTS:

- 1) **Emergency Management:** Neal Doyle reported on one fire on Woodland Drive caused by a lightning strike of the garage and the troubles getting water up the hillside. Even with those barriers the fire crews with the help of Gary Burgard and our loader were able to contain the fire mostly to the garage.
- 2) **Zoning Officer:** Neal Doyle presented a written report on permits issued. He shared slides of enforcement issues in the township concerning bamboo along roadways, unlicensed cars, and junk at houses, stating he has already sent numerous enforcement letters and will be writing more letters this week.
- 3) **Engineer:** Doug Stambaugh provided a written activity report and highlighted reviewing five subdivision plans and one stormwater plan.
- 4) **Planning Commission:** Kevin Barnes reported the PTPC reviewed many of the LDPs and subdivision plans acted on tonight.
- 5) **Police:** Clark Craumer report little change in incident rates for the last recording period against 2024 rate. An open house and ribbon cutting for the new headquarters will be September 13th.
- 6) **Solicitor:** Evan Gabel provided a written report of activity highlighting work on an updated Nuisance Ordinance he would like the PTPC to review at an upcoming meeting.

- 7) **Roadmaster:** Dean Bentzel had nothing to report. Lance Biesecker added the annual tar and chip was completed the week of August 4th and will be paid for out of the Township State (Liquid Fuels) Fund.

CORRESPONDENCE / ANNOUNCEMENTS/ OTHER BUSINESS:

- 1) Approve Bill Lists and Bank Reconciliations ... Clark Craumer moved to approve the bill lists and bank reconciliations and adjourn the meeting, 2nd by Dean Bentzel, Approved by Unanimous vote.
- 2) Adjourned at 7:53 pm.

Approved at the September 8, 2025 BOS meeting.

Elwood Miller

Secretary
Paradise Township