

**MINUTES
PARADISE TOWNSHIP
BOARD OF SUPERVISORS
July 14, 2025**

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

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

PLEDGE TO THE FLAG:

APPROVE AGENDA WITH ADDITIONS OR DELETION... Clark Craumer moved to approve the July 14, 2025 agenda as printed, 2nd by Dean Bentzel, Approved by Unanimous Vote.

APPROVE MINUTES: Clark Craumer moved to approve the minutes from the June 9, 2025 Board of Supervisors meeting, 2nd by Dean Bentzel, Approved by Unanimous Vote.

APPROVE TREASURER'S REPORT: Lance Biesecker read the June 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) There were no comments or concerns

Fire Department Reports:

- 1) **Station 110** – Chief Lease reported 9 total calls
- 2) **NAF** – Lance Biesecker reported 44 total calls/9 in PT
- 3) **United 33** – Lance Biesecker reported 100 total calls/6 in PT
- 4) **Life Team** - Lance Biesecker reported 163 total calls/ 33 in PT

SUBDIVISION PLANS:

- 1) JJD Group rep Jason Yohe was present to request 13 waivers from the Paradise Township Subdivision and Land Development Ordinance for the trailer park renovations located at 7519 Lincoln Highway:

Section 403.A Plan to be drawn on on standard 24' x 36" sheet size
Section 403.B.35 Relief for location, size, height and orientation of signs within park

Section 505.E Maximum of cul-de-sac increased to 700' from 500'

Section 607...Relief from planting trees along Route 30 so as not to conflict with utilities and parking areas

Section 612 Relief from widening and improving Protectory Rd.
The Township Supervisor's will consider having JJD Group install blacktop to south side of existing Farmers Field Park in lieu of a rec area at the trailer park and widening Protectory Rd.

Section 704.D Relief from 15' planting screen, change to variable width screen from 13' to 16' depending on sewer easement

Section 706.A Relief requiring homes to be 30' from any street.
Homes will be 30' from Route 30 but not 30' from the private drive within the park

Section 708.D Relief from roadway width restriction to maintain the width of the existing private road within the park

Section 712.A relief from requiring sidewalks on both sides of the private drive within the park, to install only on the south side in front of new units

Section 713... Relief from installing curbs along interior access roads

Section 714 & 722.B relief from installing a recreation area. The Township Supervisor's will consider having JJD Group install blacktop to south side of existing Farmers Field Park in lieu of a rec area at the trailer park and widening Protectory Rd.

Section 720.B Relief from installing a new fire hydrant. There is coverage from three fire hydrants at 500', 600' and 700' from the park

Section 721.A Relief from having a stand-alone manager's office on site

Lance Biesecker asked if there were any outstanding concerns from the PTPC chair or the Township Engineer. There were none.

Clark Craumer move to approve the 13 Waivers as read, 2nd by Dean Bentzel, Approved by Unanimous Vote

- 2) JJD group plan extension...Clark Craumer moved to extend the JJD plan deadline to September 19, 2025, 2nd by Dean Bentzel, Approved by Unanimous Vote
- 3) Conditionally approve Judd Collier plan recommended by PTPC...Clark Craumer moved to approve the plan with the following conditions; Signatures on the plan, PennDot notes included, construction bond amount review, provide a Storm Water Operation

and Maintenance plan, and a note stating the Township BCO has access to inspect the property at any time, 2nd by Dean Bentzel, Approved by Unanimous Vote

- 4) Judd Collier pan extension...Clark Craumer moved to extend the plan deadline to August 17, 2025, 2nd by Dean Bentzel, Approved by Unanimous Vote
- 5) New ERA plan deadline extension...Clark Craumer moved to extend the deadline to August 22, 2025, 2nd by Dean Bentzel, Approved by Unanimous Vote.
- 6) Elam Stoltzfus Bond Reduction... Clark Craumer moved to reduce the bond amount of \$177,562.84 by \$78,364.00 to a new amount of 99,198.84 recommended by calculation by the Township Engineer on the remaining SW improvement to be made, 2nd by Dean Bentzel, Approved by Unanimous Vote

OLD BUSINESS:

- 1) Approve Codification Ordinance 2025-01... Clark Craumer moved to approve codification Ordinance 2025-01, 2nd by Dean Bentzel, Approved by Unanimous Vote
- 2) Approve joint MOA with York County Conservation District...Clark Craumer moved to approve the joint MOA, 2nd by Dean Bentzel, Approved by Unanimous Vote

NEW BUSINESS:

- 1) Approve Resolution 2025-6...Authorizing NE Adams Fire and EMS participation in Federal Surplus... Clark Craumer moved to approve resolution 2025-06, 2nd by Dean Bentzel, Approved by Unanimous Vote

RECREATION PARK:

- 1) Lance Biesecker reported the new fence on softball field #2 is installed and capped. There is signage stating it is 200' from home plate to the fence. Township employees have been able to keep up with the grass mowing except for some low lying areas that are quite swampy with all the rain.

REPORTS:

- 1) **Emergency Management:** Neal Doyle reported on future training. Township has been fortunate to only sustain minor damage in all the recent rains and downpours

- 2) **Zoning Officer:** Neal Doyle spoke about continuing issues the Township has with bamboo planted along rights of way, sight distance restriction because of crops planted close to intersection and tree growth, and continued parking issues along Route 30.
- 3) **Engineer:** Doug Stambaugh provided a written report and highlight areas of plan reviews and issues GHI is working on
- 4) **Planning Commission:** Kevin Barnes comment all PTPC action items have been covered
- 5) **Police:** Clark Craumer reported incidents YTD have increased by 61 calls, National Night Out is coming up on August 5th and the new building is on schedule and there will be a dedication ceremony on September 13, 2025.
- 6) **Solicitor:** Evan Gabel had nothing further to add
- 7) **Roadmaster:** Dean Bentzel had nothing further to add

CORRESPONDENCE / ANNOUNCEMENTS/ OTHER BUSINESS:

- 1) Approve Bill Lists and Bank Reconciliations... Clark Craumer move to approve the Bill Lists and Reconciliations and adjourn the meeting, 2nd by Dean Bentzel, Approved by Unanimous Vote
- 2) Adjourned at 7:42 pm.

Approved at the August 11, 2025 BOS meeting.

Elwood Miller

Secretary
Paradise Township