

October 2, 2018
Tuesday, 10:00 a.m.

MINUTES

Chairman Robert Rohner called the meeting to order at 10:00 a.m. Also present were Richard Vollmer, Vice Chairman, Theresa Laino, Supervisor, Donald Karpowich, Township Solicitor and Mary Ann Conza, Assistant Sec / Treas. Absent: Jon Tresslar, P.E. , Township Engineer

PUBLIC COMMENTS:

None.

BID OPENING – BRODHEAD ROAD RESURFACING PROJECT:

Two bids were received to resurface Brodhead Road:

Barker & Barker Paving - \$340,875.00

Wayco - \$305,842.50

Motion made by Mr. Rohner and second by Mr. Vollmer to reject these bids and re-bid in the Spring 2018 when the plants open. Unanimous.

SHORT TERM RENTAL & FEES:

Present on behalf of Building Inspection Underwriters were John Hudak and Steve McLaughlin. A short term rental ordinance is being considered and people with this type of rental will need an inspection every two years to insure that they are in compliance with the 2015 International Property Maintenance Code. Mr. Hudak submitted an agreement to conduct short term rental property inspections. Their cost would be \$47.00 for the first inspection. If there was a violation and they had to do a re-inspection, there would be no charge. If they failed the re-inspection, then there would be an additional \$28.00 charge. The Township fee would include the cost of the inspection. Mr. Hudak will give the township and Attorney Karpowich a copy of their checklist and sample forms to review.

There was a question as to who is qualified to do the inspection. The proposed ordinance states that they need to be a certified Building Code Official in residential and commercial with the Department of Labor & Industry. Mr. Hudak stated that the Property Maintenance Code has nothing to do with the Uniformed Construction Code. Anybody can enforce property maintenance and there is a certification course and test that can be taken through the International Code Council. In the case where a property needs condemning, then a qualified Uniform Construction Code inspector can be used to make a report.

There needs to be an appeal board and it was decided to use the Building Code Appeal Board already appointed by the township. The cost of filing citations, testifying in court and administrative reviews, as necessary, is \$65.00 per hour.

This inspection is only one component in the application approval process. The township's official will review the ordinance to make sure everything is in compliance (i.e. insurance, off street parking, inspection, etc).

Attorney Karpowich has made the revisions to include: 2 year application, 24 hour contact phone number and posting the property during an appeal process only. He will also break down the fee resolution.

Motion made by Mr. Vollmer and second by Ms. Laino to approve BIU's proposal. Unanimous.

SAW CREEK ESTATES – FIRE HYDRANT AGREEMENT:

Motion made by Mr. Vollmer and second by Ms. Laino to approve the agreement and return to Saw Creek Estates Community Association. Unanimous.

EXECUTIVE SESSION:

Motion made by Mr. Rohner and second by Ms. Laino to enter into an Executive Session at 10:44 a.m. to discuss litigation. Unanimous.

Motion made by Mr. Rohner and second by Ms. Laino to re-open the meeting at 11:01 a.m. Unanimous.

The Supervisors and Attorney Karpowich had a brief executive session regarding Lehman Township versus James Mazzone, Pocono Ranchlands, 4115 Bear Cub Court, Bushkill, PA.

Motion made by Mr. Vollmer and second by Ms. Laino that at the expiration of the appeal period, in the event Mr. Mazzone does not appeal his judgment, that it be transferred to the Pike County Court of Common Pleas, and that the Township pursue execution on the property. Unanimous.

ADJOURNMENT:

Motion made by Ms. Laino and second by Mr. Vollmer to adjourn the meeting at 11:02 a.m. Unanimous.

Respectfully submitted,

Mary Ann Conza
Assistant Secretary