

TOWNSHIP OF STROUD
BOARD OF SUPERVISORS
MEETING MINUTES

Public Hearing, July 11, 2019, 2:00 P.M.

RE: Continuation - PFA Resort & Hotel, LLC – Violation of Ordinance No. 166

A Public Hearing of the Stroud Township Board of Supervisors was called to order by Chairwoman & Ass't Secretary, Christine A. Wilkins, at 2:15 P.M., at the Stroud Township Municipal Center, 1211 North Fifth Street, Stroudsburg, Pa. Also present were Supervisor/Ass't Treasurer, Edward C. Cramer; Manager/Secretary-Treasurer, Daryl A. Eppley; Township Solicitor, Todd Weitzmann; and Recording Secretary, Janice Willey.

Mrs. Wilkins stated this is a continuance from April 4, 2019 and turned the hearing over to Mr. Weitzmann who explained the procedure and what can be expected for all involved. The following were sworn in; Shawn McGlynn, SFM Consulting, LLC., Stroud Township Zoning & Code Enforcement Officer, John Pan & Venus Lin, Property Owners, Autumn Lin, investor for the property owners.

Mr. Weitzmann stated Mr. Eppley had some exhibits that should be entered from the April 4, 2019 hearing; Exhibits(T-1) Proof of Publication Notice from the Pocono Record dated 3/12/19 & 3/19/19; Exhibits(T-2) Letter dated 3/26/19 to the Board of Supervisors from Helen Beers, Stroud Township Zoning Officer, which is a certification of the posting of the Public Notice; Exhibits(T-3) Letter dated 3/20/2019 sent via email and first class mail from Mr. Weitzmann to Venus Lin, notice of the rescheduled hearing; Exhibits(T-4) Notice of Violation dated 12/6/2019; Exhibits (T-5) Letter dated 4/13/2019 Public Notice of Continued Hearing from Mr. Weitzmann. Mr. Cramer made a motion **to accept Exhibits (T-1) to (T-5).** Mrs. Wilkins seconded. Mr. Cramer and Mrs. Wilkins voted aye, motion carried 2-0.

Mr. McGlynn stated he was on site yesterday (July 10, 2019) in preparation for today's hearing and took photos to get an idea of any progress. He said there has not been any communication with the property owners since the last hearing and did not see any progress on the property. He was expecting to hear from the property owners to get some information regarding an engineer that they were working with and SEO information. Mr. McGlynn said today, (July 11, 2019) he was contacted via email by an engineer, Darrin Heckman saying he had entered into an agreement to work with the property owners. Mr. McGlynn entered his photos Exhibits (BCO-7), seventeen photos taken on July 10, 2019. Mr. Weitzmann asked Mr. McGlynn in regards to the Ordinance 166 Dilapidated Structures, has anything occurred since the April 4, 2019 that caused you to change your opinion on this property? Mr. McGlynn said his opinion on this has not changed. Mr. Cramer moved **to accept Exhibit (BCO-7).** Mrs. Wilkins seconded. Mr. Cramer and Mrs. Wilkins voted aye, motion carried 2-0.

Both property owners explained their future plan was to salvage or rehab the property. Their reasoning for not cleaning up on the property was because they wanted to use the existing foundation. They entered Exhibit (A-1) Plot Plan. Ms. Lin said they do want to secure this property, use security cameras and have one building ready for someone to stay in for security reasons. They feel if someone is there on the property they could be monitoring it as well as working there. The property owners are asking for more time to secure the property. Investor Autumn Lin asked for three months extension since she just got back into the country.

Mr. Cramer explained this hearing is for the unsafe structures on the property, Ordinance 166 not what their future plans are for it. And before moving forward they will need to clean up the property. Mrs. Wilkins expressed her concern on how last minute the property owners' efforts were to get anything done since the last hearing. Mr. Weitzmann explained we are here for Ordinance 166, unsafe structure ordinance. You may very well have all sorts of plans for rehabilitation however we are not talking about that. We are talking about the conditions of the dangerous buildings on this property and what your plans are to make them safe. The choices are you fix them and make them safe or you tear them down. Since

April 4, 2019 you had the opportunity to go back to your consultants and experts and come up with a plan to bring back to us a plan on how you will make them safe. That did not happen. Mr. Cramer moved **to close this hearing and we will allow 10 business days, July 26, 2019 to get the sealed plan from Darrin Heckman but we will render a decision in 45 calendar days.** Mrs. Wilkins seconded the motion. Mr. Cramer and Mrs. Wilkins voted aye. Motion carried 2-0.

There being no further business, Mr. Cramer **made a motion to adjourn the hearing at 3:48 P.M.** Mrs. Wilkins seconded the motion. Mr. Cramer and Mrs. Wilkins voted aye. Motion carried 2-0.

Respectfully Submitted,
Janice Willey
Administrative and Recording Secretary