

TOWNSHIP OF STROUD
BOARD OF SUPERVISORS
MEETING MINUTES
February 13, 2025, at 3:00 P.M.

The application for waiver or modification from the riparian buffer regulations 23-303 of the Stroud Township Stormwater Ordinance. The applicant of Eugene Bykhovski concerning the 0.57 acre property that is located at 3282 Stonehenge Drive, in Stroud Township, Monroe County, PA. This property is further identified as Parcel #17.15B.2.28 and MAP #17-6392-01-35-7420.

The Public Hearing of the Stroud Township Board of Supervisors was called to order by Chairwoman & Secretary, Jennifer Shukaitis at 3:28 P.M. Also present were Vice Chairman & Ass't Treasurer, Edward Cramer; Supervisor/Ass't Secretary, Susan Lyons; Township Manager, Steve Fylstra; Township Engineer, Chris McDermott, of Reilly Associates; Township Solicitor, Todd Weitzmann and Recording Secretary, Janice Willey.

Ms. Shukaitis read the public notice aloud (see attached). She then turned the hearing over to Mr. Weitzmann for an explanation of procedure. Mr. Weitzmann explained the hearing then said at this time Mr. Fylstra has exhibits to enter. Mr. Fylstra entered the following exhibits, **T-1**, Proof of Publication from the Pocono Record, the notice ran 1/21/2025 and 1/28/2025; **T-2**, Application and supporting documents dated 1/8/2025 requesting a hearing; **T-3**, Review Letter dated 2/7/2025 from Township Engineer, Mr. McDermott to the Board of Supervisors. Mr. Cramer made a motion to **enter Township's Exhibits T-1 through T-3.** Ms. Lyons Seconded the Motion. All Voted Aye, Motion Carried 3-0.

Mr. Bykhovski, property owner and Christopher Murphy, property manager explained the plan and project for the property. The hot tub is already existing on top of a concrete pad. It was discussed that if the concrete pad was removed and the hot tub would sit on gravel and pavers it would be better for drainage.

The board and Mr. McDermott discussed all of the requirements for his projects and went over Mr. McDermott's review letter. Ms. Lyons expressed her concerns regarding the projects potential impact. Cramer made a motion to **approve the modification request from Stormwater Ordinance 23-303.2.A & B conditioned upon the following, 1. The improvements should NOT be further enlarged in the future; 2. The applicant must show that no more than 35% of the inner buffer will be altered by activities (including the existing home and driveway); 3. The discharge and disposal of water from the hot tub should be in accordance with State Regulations and guidance from the Pennsylvania Department of Environmental Protection 4. If an additional impervious surface to be constructed that would result in more than 5,000 sf of impervious area on the lot, then a stormwater plan be required; 5. Once you have a permit from the Penn Estates HOA submit a copy for the property file. He also added, as per the discussion in the hearing the concrete pad will be removed and replace it with a stone pad in the current location as per submitted plan.** Ms. Shukaitis seconded the motion. Ms. Lyons opposed the motion. Motion carried 2-1.

There being no further business, Mr. Cramer made a motion to **adjourn the hearing at 3:50 P.M.** Ms. Lyons seconded the motion. All voted aye, motion carried 3-0.

Respectfully Submitted,
Janice Willey
Administrative and Recording Secretary