

DINGMAN TOWNSHIP BOARD OF SUPERVISORS
AUGUST 2, 2011 MEETING
AGENDA

1. CALL TO ORDER - Pledge of Allegiance
2. APPROVAL OF MINUTES: July 19, 2011 Meeting
3. PUBLIC HEARINGS
 - a) Matthew Adames – Home Occupation
4. OLD BUSINESS
 - a) Bid Award – Buist Road Paving
 - b) Website – PenTeleData Web Hosting agreement
 - c) Other
5. NEW BUSINESS
 - a) Park Update
 - b) Other
6. SUBDIVISIONS / LAND DEVELOPMENTS
 - a) Maple Park Garden Apartments – Partial Payment in Lieu of Recreation
 - b) Gillen Lot Improvement
 - c) Hempstead Lot Improvement
7. EMERGENCY SERVICES REPORTS
8. CORRESPONDENCE
 - a) Pike County Board of Assessment Appeals (2)
 - b) Miscellaneous Correspondence
9. ROADMASTER REPORT
10. SEWAGE/ZONING ENFORCEMENT OFFICER REPORT
11. TREASURER REPORT
 - a) Payment of Bills: \$ 63,400.61
 - b) General Fund Balance: \$ 719,907.21
12. PUBLIC COMMENT PERIOD
13. ADJOURNMENT

- ATTENDANCE:** Thomas E. Mincer, Chairman; Dennis L. Brink, Vice Chairman; Kerry W. Welsh, Supervisor; Karen Kleist, Secretary/Treasurer; John H. Klemeyer, Solicitor; Chris Wood, Sewage/Zoning Enforcement Officer; Joe Kupcha of Pike ALS; Attorney John Stieh and Billy Shi for Maple Park Garden Apartments; and members of the public and press.
- ITEM NO. 1: CALL TO ORDER** Chairman Mincer called the meeting to order at 7:30 pm opening with the Pledge of Allegiance.
- ITEM NO. 2: APPROVAL OF MINUTES** MOTION was made by Kerry Welsh, seconded by Dennis Brink, and unanimously carried to approve the July 19, 2011 Minutes as presented.
- ITEM NO. 3: PUBLIC HEARINGS**
A) Matthew Adames Home Occupation A duly advertised hearing was held to consider the application of Matthew Adames to run his business, Phoenix Plumbing, from his home at 235 Christian Hill Road. The only parties to the hearing were the Township and the applicant, who was not present. Documentation reviewed included the zoning application dated May 26, 2011, copy of the deed, letter to neighbors within 500 feet notifying them of the application, an undated Narrative, an additional Narrative dated July 5, 2011, and a recommendation from the Planning Commission that the application be approved subject to four conditions. The Board discussed issues relating to the excavator purchased for personal use, whether the issue of possible future employees was adequately addressed in the application, and other detail of the business that the applicant was not present to address. MOTION was made by Kerry Welsh, seconded by Dennis Brink, and unanimously carried to approve the application of Matthew Adames for a home occupation plumbing contracting business subject to the following conditions: 1) There will be no employees; 2) There will be no more than five deliveries per week by UPS/Fed Ex type trucks (no tractor trailer deliveries); 3) There will be no outside storage of business related supplies or materials; 4) The excavator (for personal use) must be kept behind the shed or house when not in use so as to not be visible from the road; 5) there will be no burning of materials (including shipping containers) related to the business.
- ITEM NO. 4: OLD BUSINESS**
A) Buist Road Paving Bids Award Bids were received and opened as advertised at 3:00 pm today for resurfacing of Buist Road. The following bids were received: Leeward Construction \$162,329.50; Hanson Aggregates PA \$173,889.75; and Wayco Inc. \$175,336.46. Solicitor Klemeyer reviewed the bond documents and found all in order. MOTION was made by Dennis Brink, seconded by Kerry Welsh, and unanimously carried to award the Buist Road resurfacing contract to Leeward Construction in the amount of \$162,329.50 as the low bidder.
- ITEM NO. 4(B):**
PenTeleData Web Hosting Agreement There has been no progress in resolving some website issues with the current host. Our IT consultant suggested switching to PenTeleData which has excellent support services. The cost will be \$5 less per month. MOTION was made by Kerry Welsh, seconded by Dennis Brink, and unanimously carried to approve signing the Agreement with PenTeleData for Web Hosting Services.
- ITEM NO. 4(C):**
Other Old Business There was no Other Old Business at this time.
- ITEM NO. 5: NEW BUSINESS**
A) Park Update Karen Kleist submitted a copy of a proposal from Northeast Construction Services for well/water system design in the amount of \$900. She added that they will develop bid specification to obtain quotes for drilling a well. MOTION was made by Dennis Brink, seconded by Kerry Welsh, and unanimously carried to approve the proposal for Site Irrigation System/Well Design from Northeast Construction Services in the amount of \$900.00.
- Dennis Brink informed the Board that one baseball field is completely done and the second is close behind. He feels the contractor should be completely finished by Labor Day.

**ITEM NO. 5(B):
Other New Business**

There was no Other New Business at this time.

**ITEM NO. 6:
SUBDIVISIONS / LAND DEVELOPMENTS**

- A) Maple Park Garden Apartments – The Board was in receipt of a recommendation from the Parks & Recreation Commission evaluating three scenarios for calculating the partial payment in lieu of recreation facilities and recommending a payment of \$17,000.00. Attorney Stieh argued that the payment should be calculated only on the 14 new units, not the 21 total units. Solicitor Klemeyer disagreed. The Commission also approved the revised plans subject to the applicant adding a concrete walkway from the community building's side door to the playground; the door will be no smaller than 3' wide and made of glass; and the two windows will have no less than 16 sq.ft. of glass each. Following discussion, MOTION was made by Dennis Brink, seconded by Kerry Welsh, and unanimously carried to approve the above conditions set by the Recreation Commission and to set the Partial Payment in Lieu of Recreation Facilities at \$17,000.00. The applicant agreed.
- B) Gillen Lot Improvement: The Board reviewed the proposed lot improvement and documentation including deeds, letters of adequacy from the County Planning Commission and Conservation District and the Township Engineer, and a recommendation from the Planning Commission for approval. MOTION was made by Kerry Welsh, seconded by Dennis Brink, and unanimously carried to approve the Gene & Patricia Gillen Lot Improvement combining lots 23 & 24, Block 4, Section 15 of Gold Key Lake, to be known as lot 23A.
- C) Hempstead Lot Improvement: The Board reviewed the proposed lot improvement and documentation including deeds, letters of adequacy from the County Planning Commission and Conservation District and the Township Engineer, and a recommendation from the Planning Commission for approval. MOTION was made by Dennis Brink, seconded by Kerry Welsh, and unanimously carried to approve the William & Jean Hempstead Lot Improvement combining lots 20 & 21, Block 8, Section 3 of Sunrise Lake, to be known as lot 21A.

**ITEM NO. 7:
EMERGENCY SERVICES REPORTS**

Joe Kupcha of Pike ALS reported that in July there were 159 calls (35 in Dingman); year-to-date there have been 198 calls in Dingman. Their new ambulance is now in service. They will be holding a Tricky Tray fundraiser at the Wallenpaupack High School on August 13th.

**ITEM NO. 8: CORRESPONDENCE
A) Pike County Board of Assessment**

The Board was in receipt of two notices of lots being reduced to "0" assessment – one for Conashaugh Lake Community Association and one for Lake Adventure Community Association. There were no objections.

**ITEM NO. 8(B):
Miscellaneous Correspondence**

The Board reviewed various Miscellaneous Correspondence and had no comments.

**ITEM NO. 9:
ROADMASTER REPORT**

MOTION was made by Kerry Welsh, seconded by Dennis Brink, and unanimously carried to approve the July 11 to 24, 2011 Roadmaster Report as submitted and summarized by Jim Snyder.

**ITEM NO. 10:
SEWAGE / ZONING OFFICER REPORT**

Chris Wood reported that: Zoning Hearing Board heard the JoJo Oil Special Exception application on July 26th. The Hearing is continued to a date not set. Lake Adventure Community Assoc. has filed an Appeal of Chris's denial of a permit application to place an RV over 8.5 feet wide.

**ITEM NO. 11:
TREASURER'S REPORT**

MOTION was made by Dennis Brink, seconded by Kerry Welsh, and unanimously carried to approve the August 2, 2011 Treasurer's Report, Bill Payment List and General Fund balance, and to sign the checks following the meeting.

**ITEM NO. 12:
PUBLIC COMMENT**

Jerry Goldberg said he received a postcard from "Dingman's Concerned Citizens" encouraging attendance at the Jo-Jo Oil Hearing and was wondering who the group is. No one knew.

Gary Nestor, Chair of the PMWL Road Committee, said there is a culvert under VanAuken that is causing water to come up by their mailboxes in the area of Chokeberry & North Chokeberry. Jim Snyder will meet with him on site.

Mrs. Boos asked if there is a template for creating an Emergency Operations Plan; PMWL wants to create one for their community. The Board directed her to talk to Bill Mikulak who is the Township Emergency Management Coordinator.

ITEM NO. 13: ADJOURNMENT

MOTION was made by Kerry Welsh, seconded by Dennis Brink, and unanimously carried to adjourn the August 2nd meeting.

Respectfully submitted,

Karen Kleist, Secretary/Treasurer