

DINGMAN TOWNSHIP BOARD OF SUPERVISORS
OCTOBER 16, 2018 MEETING
AGENDA

**THERE WILL BE AN EXECUTIVE SESSION IMMEDIATELY FOLLOWING THE PUBLIC COMMENT PERIOD
TO DISCUSS POTENTIAL LITIGATION AND PERSONELL MATTERS**

1. CALL TO ORDER - Pledge of Allegiance
2. APPROVAL OF MINUTES - October 2, 2018 Meeting
3. PUBLIC HEARINGS
 - a) New Jersey Y Camps Conditional Use - Continuance Requested
 - b) Habitat for Humanity Conditional Use - Continuance Requested
 - c) PWL-POA Conditional Use - School Bus Stop/Parking Area
4. OLD BUSINESS
 - a) Other
5. NEW BUSINESS
 - a) Boy Scout Troop 71
 - b) Other
6. SUBDIVISIONS / LAND DEVELOPMENTS
 - a) PWL-POA Preliminary Land Development
7. CORRESPONDENCE
 - a) Ed Nikles
 - b) ISO Building Code Effectiveness Grading Schedule
 - c) Miscellaneous Correspondence
8. EMERGENCY SERVICES REPORTS
9. ROADMASTER REPORT
10. SEWAGE/ZONING ENFORCEMENT OFFICER REPORT
11. TREASURER'S REPORT / SECRETARY'S REPORT
 - a) Payment of Bills: \$ 175,067.00 General Fund
\$ 670.25 Rec Fund
\$ 1,410.00 Bridge Preserve Fund
 - b) General Fund Balance: \$ 1,004,384.49
12. PUBLIC COMMENT PERIOD
13. ADJOURNMENT

ATTENDANCE:

Thomas E. Mincer, Chairman; Dennis L. Brink, Vice Chairman; Edward D. Nikles, Supervisor; Karen Kleist, Secretary/Treasurer; John H. Klemeyer, Solicitor; Anthony Magnotta, Alternate Solicitor; Chris Wood, Sewage/Zoning Enforcement Officer; Jeff Christiansen, Milford Fire Dept.; Joe Hudak for PWL-POA; and members of the public and press.

ITEM NO. 1: CALL TO ORDER

Chairman Mincer called the meeting to order at 7:00 pm opening with the Pledge of Allegiance. At his time a moment of silence was held in remembrance of Township resident and Constable John Crerand who passed away recently.

John "Duke" Schneider requested a moment to thank the Board for their assistance with Milford Professional Park through the years and most recently with the Church that located there. Dave Chant gave the Board some background on the purchasers of Milford Professional Park – Mr. Abraham and Mr. Hackenberg. Chris Wood, Bonnie Mullins and the Township's third-party Building Code Official also were thanked for their assistance in proceeding through the permitting process for the Church.

ITEM NO. 2: APPROVAL OF MINUTES

MOTION was made by Dennis Brink, seconded by Ed Nikles, and unanimously carried to approve the October 2, 2018 Minutes as presented.

**ITEM NO. 3: PUBLIC HEARINGS
A) NJ Y Camps Conditional Use**

The Board was in receipt of a request from the applicant's engineer to continue the Hearing to the Board's second December meeting. MOTION was made by Ed Nikles, seconded by Dennis Brink, and unanimously carried to continue the Conditional Use Hearing for the New Jersey Y Camps to December 18, 2018.

**ITEM NO. 3(B):
Habitat for Humanity Conditional Use**

A duly advertised Public Hearing was held to consider the conditional use zoning application of Habitat for Humanity of Pike County to construct a storage building at their property on Fisher Lane. The use is considered a Contractor Warehouse. The Board was in receipt of a Waiver of Time Limitations and a request for the hearing to be continued to the November 6, 2018 meeting. There was no comments from the public. MOTION was made by Dennis Brink, seconded by Ed Nikles, and unanimously carried to continue the Hearing to November 6, 2018 and to accept the Waiver of Time Limitations.

**ITEM NO. 3(C):
PWL-POA Conditional Use**

A duly advertised Public Hearing was opened by Alternate Solicitor Anthony Magnotta to consider the application of Pocono Woodland Lakes Property Owners Association to create a school bus stop parking lot and bus turn-around area on their property (Lots 53 & 54) adjacent to the Gate House on Aspen Drive. Joe Hudak, engineer for the applicant, informed the Board that the parking lot contains 31 spaces - four more than data from the School District dictated would be needed. Both the parking lot and school bus turnaround will be paved and contain lighting; the walkway between the two would also contain lighting. All lighting will be on programmable timers. Mr. Hudak submitted the following Exhibits: Project Narrative (#A-1), Letter from the Delaware Valley School District (#A-2), and letter from the Pike County Conservation District (A-3).

In response to a question from the Board, Mr Hudak stated that Public Safety Officers would be present at school bus times and handle any backups if they occur.

Attorney Magnotta asked if there were any interested parties present. Lori Breves asked how long before this can be done (it was presumed she was referring to a decision being made). Supervisor Mincer stated that a decision can be made tonight.

At this time it was decided to also review the Preliminary Land Development application concurrently. Both the Fire Departments and the Township EMA Coordinator reviewed the plans and had no concerns; Delaware Valley School District reviewed the plans and found the final revisions

adequate; the Township Engineer found the plans to be adequate, as did the County Conservation District. The Planning Commission recommended approval of the Conditional Use and Preliminary Land Development submissions subject to the following: 1. They are in agreement that the existing vegetative buffer is adequate; 2. the applicant is to provide programmable lighting on a timer set for 6-8:00 am and 5-8:00 pm; 3. receipt of a corrected review letter from Marvin Eversdyke; and 4. submission of revised plans addressing the remaining comments to be reviewed and found acceptable by the Township Engineer.

Discussion ensued regarding the operation of the lighting. It was decided that the lights will not be turned on before 6:30 am and will be turned off by 7:30 pm, and will only operate on school days. Supervisor Mincer requested that signage be placed at each location to the effect of "School Bus Stop Parking Only" and "School Vehicles Only". Supervisor Nikles asked if the lots will be gated during summers. Mr. Hudak stated that no gates are proposed; public safety will monitor usage.

MOTION was made by Dennis Brink, seconded by Ed Nikles, and unanimously carried to approve the PWL-POA Conditional Use and Preliminary Land Development subject to the following:

(1) the existing vegetative buffer is adequate; (2) the lighting will be programmable and will not be illuminated prior to 6:30 am or after 7:30 pm when school is in session (changes to this schedule must be approved by the Township); (3) receipt of revised plans addressing latest engineer's comments to be approved by Township Engineer, and receipt of a corrected letter from Marvin Eversdyke; and (4) erection of appropriate signage as discussed above.

NOTE: A Stenographer was present and a transcript of the Hearing shall be maintained in the permit file.

ITEM NO. 4: OLD BUSINESS

A) Other Old Business

There was no Other Old Business at this time.

ITEM NO. 5: NEW BUSINESS

A) Boy Scout Troop 71

The Board was in receipt of a request from Carol Phillips for permission for Boy Scout Troop 71 to hold an overnight camp-out at the Bridge Preserve on October 26-27. The Board directed the Secretary to ask the Rec Board if they think the Township should close the trails/facility while the Scouts are there. MOTION was made by Ed Nikles, seconded by Dennis Brink, and unanimously carried to permit Boy Scout Troop 71 to hold an overnight camp-out at the Bridge Preserve on October 26-27, 2018.

ITEM NO. 5(B):

Other New Business

There was no Other New Business at this time.

ITEM NO. 6:

SUBDIVISIONS / LAND DEVELOPMENTS

A) PWL-POA Preliminary Land Development: This item was covered with the Conditional Use Hearing, #3(C) above.

ITEM NO. 7: CORRESPONDENCE

A) Ed Nikles

The Board received a letter from Supervisor Ed Nikles requested to be added to the Township's group health, dental, life and short-term disability plans effective January 1, 2019. There was no objection.

ITEM NO. 7(B):

ISD Building Code Effectiveness Grading

The Board was in receipt of a letter from ISD informing that they have rated Dingman Township's building code and enforcement and have rated the Township as a Class 3 for commercial/industrial properties and a Class 4 for one-and-two family dwellings. Karen Kleist noted that this is better than the national average.

ITEM NO. 7(C):

Miscellaneous Correspondence

The Board reviewed various Miscellaneous Correspondence and had no comments.

**ITEM NO. 8:
EMERGENCY SERVICES REPORTS**

Jeff Christiansen of Milford Fire Dept. reported that they have had 380 Fire and 554 EMS dispatches this year-to-date. He informed the Board that their ambulance was struck by a vehicle and is out of service. They are in discussions with DTVFD about borrowing their second ambulance.

**ITEM NO. 9:
ROADMASTER REPORT**

MOTION was made by Ed Nikles, seconded by Dennis Brink, and unanimously carried to approve the September 24-October 7, 2018 Roadmaster Report as submitted.

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

Chris Wood reported that Mr. Leone (detached garage at 104 Miller Court) has received a permit to upgrade his sewage system to cover the number of existing bedrooms in the house.

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

MOTION was made by Ed Nikles, seconded by Dennis Brink, and unanimously carried to approve the October 16, 2018 Treasurer's Report, Bill Payment List, and General Fund balance, and to sign the checks following the meeting.

ITEM NO. 12: PUBLIC COMMENT

There was no comment from the public or press.

EXECUTIVE SESSION

The Board recessed to Executive Session to discuss potential litigation and a personnel matter at this time.

ITEM NO. 13: ADJOURNMENT

There being no further business after reconvening the regular meeting, MOTION was made by Ed Nikles, seconded by Dennis Brink, and unanimously carried to adjourn the October 16th meeting.

Respectfully submitted,

Karen Kleist, Secretary/Treasurer