

**DINGMAN TOWNSHIP BOARD OF SUPERVISORS**  
**MARCH 19, 2019 MEETING**  
**AGENDA**

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

1. CALL TO ORDER - Pledge of Allegiance
2. APPROVAL OF MINUTES - February 19, 2019, 2019 Regular Meeting
3. PUBLIC HEARING
  - a) Preserve at Milford Hills
  - b) New Jersey Y Camps Conditional Use Hearing - Continuance Requested
4. OLD BUSINESS
  - a) Jim Ott, Sunrise Lake Section 9 Water/Sewer
  - b) Other
5. NEW BUSINESS
  - a) DEPG Dingman Associates - Dingman Town Center
  - b) Estates at Mt. Haven Subdivision Modification - SALDO Waiver Request
  - c) Other
6. CORRESPONDENCE
  - a) Delaware Township Board of Supervisors re: SR739
  - b) KBA Engineering re: Notice of NPDES Permit Modification Application
  - c) Parks & Recreation Commission re: Car Show
  - d) Miscellaneous Correspondence
7. EMERGENCY SERVICES REPORTS
8. ROADMASTER REPORT
9. SEWAGE/ZONING/CODES ENFORCEMENT OFFICER REPORT
10. TREASURER'S REPORT / SECRETARY'S REPORT
  - a) Payment of Bills: \$ 39,782.68 General Fund  
\$ 3,583.85 Rec Fund
  - b) General Fund Balance: \$ 655,904.92
11. PUBLIC COMMENT PERIOD
12. EXECUTIVE SESSION
13. ADJOURNMENT

- ATTENDANCE:** Thomas E. Mincer, Chairman; Dennis L. Brink, Vice Chairman; Edward D. Nikles, Supervisor; Karen Kleist, Secretary/Treasurer; John H. Klemeyer, Solicitor; Chris Wood, Sewage/Zoning Enforcement Officer; Eric Passaro, Milford Fire Dept.; Attorney Marc Wolfe for the Preserve at Milford Hills; Jim DePetri and Doug Olmstead for DEPG Dingman Assoc.; 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.
- ITEM NO. 2: APPROVAL OF MINUTES** MOTION was made by Ed Nikles, seconded by Dennis Brink, and unanimously carried to approve the February 19, 2019 Minutes as presented.
- ITEM NO. 3: PUBLIC HEARING**  
**A) Preserve at Milford Hills** Attorney Marc Wolfe was present to discuss the status of the Developers Agreement extension and the new bond. Mike Weeks has approved the cost estimate except for the gates that need repair or replacement. The Board wants them done as soon as possible, but if not completed prior to the Agreement being executed, they will need to be included in the bond. The Agreement is a work in progress. Following discussion, MOTION was made by Thomas Mincer, seconded by Dennis Brink, and unanimously carried to continue the Hearing to April 16, 2019 with the understanding that the cost estimate is updated and reviewed and approved by Mike Weeks by March 29, 2019, and a commitment letter from a bonding company is submitted by April 15, 2019.
- ITEM NO. 3(B):**  
**NJ Y Camps Conditional Use** The Board was in receipt of a request for an extension to the Board's second July meeting from the applicant's engineer. MOTION was made by Ed Nikles, seconded by Dennis Brink, and unanimously carried to continue the Conditional Use Hearing of the New Jersey Y Camps to July 16, 2019.
- ITEM NO. 4: OLD BUSINESS**  
**A) Jim Ott, Sunrise Lake Section 9**  
**Water & Sewer Assoc.** The Board was in receipt of an email from Mr. Ott that he was unable to attend the meeting, but will put together and forward an Interim Report.
- ITEM NO. 4(B):**  
**Other Old Business** There was no Other Old Business at this time.
- ITEM NO. 5: NEW BUSINESS**  
**A) DEPG Dingman Associates** Jim DePetris and Doug Olmstead of DEPG presented a concept plan for "Dingman Towne Center" to be located on Rt. 739 across from the intersection of Log Tavern Road to the Board. It will entail a phased mixed-use development with a convenience store, medical, and retail (Phase 1) and Senior townhouses, health club, restaurant and assisted living (Phase 2). The overall project will utilize approximately 70-80 acres of the 280 acre parcel. It is estimated the entire project will take about 5 years to complete. They are requesting the Board's support for an LSA Grant to assist with the construction of the access road, which due to topography will cost close to one million dollars. MOTION was made by Ed Nikles, seconded by Dennis Brink, and unanimously carried to authorize a letter supporting DEPG's LSA grant application, and that the letter can be signed out of a meeting.
- ITEM NO. 5(B):**  
**Estates at Mt. Haven - Subdivision**  
**Modification SALDO Waiver Request** The Board was in receipt of a letter from the applicant's, Har Haven, attorney requesting a continuance of the SALDO Waiver Hearing scheduled for March 25, 2019 at 6 pm. to allow for the applicant to address comments received from the Township Engineer. It was noted that Supervisors Mincer and Nikles have potential conflicts, but will have to vote on any approvals or denials. Supervisor Brink commented that it would be productive if there were an agreement between the developer and the property owners to the modification/waivers. The Township does not appreciate being pulled into the middle of what should be a private dispute. MOTION was made by Dennis Brink, seconded by Thomas Mincer, and unanimously carried to continue the Public Hearing to May 20, 2019 at 6:00 pm.

- ITEM NO. 5(C):  
Other New Business**
- The Board reviewed information on the Park tractor. It will cost over \$5000 to repair. They have a slightly used Mahindru tractor that is heavier duty that will cost \$14,000 with trading in the current Boomer as is. MOTION was made by Ed Nikles, seconded by Dennis Brink, and unanimously carried to purchase the Mahindru tractor from Krempasky Equipment for \$14,000 after trade-in of the Boomer tractor (as-is).
- ITEM NO. 6: CORRESPONDENCE  
A) Delaware Township Supervisors**
- The Board received a copy of a letter sent by the Delaware Township Board of Supervisors to PennDOT regarding the section of Rt. 739 from SR2001 (Milford Road) to Log Tavern Road which they learned is not on any repair/maintenance schedule for this year. The Board decided not to send a similar letter until they can find out the status of Delaware Plaza - as the construction of their HOP improvements is why PennDOT most likely will not be doing maintenance this year.
- ITEM NO. 6(B):  
KBA Engineering**
- In accordance with Acts 67 & 68, the Board received notification that the NJ Y Camps is applying for a modification to their NPDES Sewage Discharge permit by adding a dechlorination system and aeration unit. The Board had no comments.
- ITEM NO. 6(C):  
Parks & Recreation Commission**
- The Board was in receipt of a Memo from the Rec Board informing that they have decided to donate the proceeds of the Car Show on May 19th to the Pike County Humane Society and requesting permission to allow the Humane Society to hold an adoption event during the Show. The Board agreed to lift the no dogs restriction for the Humane Society to hold an adoption event on May 19 during the Car Show. A Certificate of Insurance listing Dingman Township as an additional insured will be required.
- ITEM NO. 6(D):  
Miscellaneous Correspondence**
- The Board reviewed various Miscellaneous Correspondence and had no comments.
- ITEM NO. 7:  
EMERGENCY SERVICES REPORTS**
- Eric Passaro of Milford Fire Dept. reported that there have been 68 Fire and 118 EMS calls this year-to-date. Training is on-going.
- DTVFD submitted a written report; there were 30 Fire and 87 EMS calls last month. It was noted that 25 of the EMS calls were to Delaware Twp.
- ITEM NO. 8:  
ROADMASTER REPORT**
- MOTION was made by Ed Nikles, seconded by Dennis Brink, and unanimously carried to approve the February 25-March 10, 2019 Roadmaster Report as submitted. Jim Snyder was also requesting approval to purchase a 2019 Chevy 5500 dump under COSTARS for \$69,955. The price does not include plow, spreader or central hydraulics. Following discussion, MOTION was made by Ed Nikles, seconded by Thomas Mincer, and unanimously carried to approve the truck purchase as quoted provided the remaining upfitting does not exceed \$25,000. It was noted that Bradco Supply should not be used for upfitting.
- ITEM NO. 9:  
SEWAGE / ZONING OFFICER REPORT**
- Chris Wood reported that he attended the first Pike County Solid Waste Advisory Committee meeting to conduct a 10-year update of the Solid Waste Plan. He also submitted a Memo to the Board informing that a major manufacturer of Tiny Homes is now having their units certified by RVIA as recreation vehicles. Another is creating RVs from shipping containers. The Board told Chris to meet with Lake Adventure to see if mutually acceptable regulations can be developed.
- ITEM NO. 10:  
TREASURER'S REPORT**
- MOTION was made by Dennis Brink, seconded by Ed Nikles, and unanimously carried to approve the March 19, 2019 Treasurer's Report, Bill Payment List and General Fund balance, and to sign the checks following the meeting.
- ITEM NO. 11: PUBLIC COMMENT**
- There were no comments from the public or press.

**ITEM NO. 12: EXECUTIVE SESSION**

The Board recessed to Executive Session at this time.

**ITEM NO. 13: ADJOURNMENT**

There being no further business after reconvening the regular meeting, MOTION was made by Dennis Brink, seconded by Ed Nikles, and unanimously carried to adjourn the March 19th meeting.

Respectfully submitted,

Karen Kleist, Secretary/Treasurer