

**DINGMAN TOWNSHIP BOARD OF SUPERVISORS**  
**AUGUST 16, 2022 MEETING**  
**AGENDA**

**THERE WILL BE AN EXECUTIVE SESSION ON AUGUST 18, 2022 AT 7:00 PM  
TO DISCUSS POTENTIAL LITIGATION.**

1. CALL TO ORDER - Pledge of Allegiance
2. APPROVAL OF MINUTES: (tabled)
3. PUBLIC HEARINGS
  - a) Leach Home Occupation Conditional Use
4. OLD BUSINESS
  - a) Sunrise Lake Section 9 Water & Sewer
  - b) Preserve at Milford Hills
  - c) Pike County 911 Office -EMS Dispatching
  - d) Park Football Field Lighting & Bench Request
  - e) Christian Hill Paving Bids/Award
  - f) Other Old Business
5. NEW BUSINESS
  - a) Pike Co. Association of Township Officials Convention
  - b) Other New Business
6. CORRESPONDENCE
  - a) 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:       \$ 39,298.83 General Fund  
                                      \$ 2,191.40 Rec Fund  
                                      \$ 49,420.03 Fire Fund
  - b) General Fund Balance: \$ 1,344,012.26
11. PUBLIC COMMENT PERIOD
12. ADJOURNMENT

**ATTENDANCE:** Thomas E. Mincer, Chairman; Edward D. Nikles, Supervisor; Theo Balu, Supervisor; Karen Kleist, Secretary/Treasurer; John H. Klemeyer, Solicitor; Chris Wood, Sewage/Zoning Enforcement Officer; Shane Williams, Roadmaster; Joshua Leach, 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** This item was tabled.

**ITEM NO. 3: PUBLIC HEARINGS**  
**A) Leach Home Occupation** A duly advertised Public Hearing was held to consider the Conditional use application of Joshua Leach for a Home Occupation at his property located at 108 Cranberry Ridge Road to provide firearms safety and personal protection instruction, excluding the discharge of firearms. In addition to the applicant, the following were included as parties: Andrew Lupke, 111 Cranberry Ridge Rd; Nicole Gray, 102 Cranberry Ridge Rd; Steve Garrison and Diane Garrison, 122 Cranberry Ridge Rd; Kaitlyn Ertola, 114 Cranberry Ridge Dr.

The following exhibits were entered into the record: Notice of Publication; statement of posting by the Zoning Officer; review letter from the Planning Commission dated August 11, 2022; technical review letter from the Township Engineer dated August 18, 2022; letter from Karen Kleist to Mr. Leach informing of the hearing date; the zoning application and attachments including a drawing, site plan, affidavit, overall site plan, business logo, and deed; August 3, 2022 email from Sue Mikulak to the Township Engineer forwarding additional information; letter from Chris Wood dated June 22, 2022; July 8, 2022 email from Maria Rotella, manager of On Defense; and a copy of the USCCA (US Concealed Carry Association) a private organization Mr. Leach is a certified instructor through..

Mr. Leach stated it is his intent to help the community by instructing gun owners to be safe and responsible. Powerpoint classes on firearm safety, defensive shooting practices and personal defense are provided in his home. The shooting components will be held at a shooting range off-site. The parties all testified against the approval of the home occupation listing reasons including the belief that shooting will still occur on Mr. Leach’s own personal range on his property; opening the private community to strangers; and feeling a residential community is not appropriate for this type of home occupation. Jeremy Kamal of Springbrook Court spoke of Mr. Leach’s character, indicating that his integrity and gun safety are of the highest standards.

Mr. Leach did agree to the conditions recommended by the Planning Commission. He assured that there would be no live fire on his property by clients, and clients would not become “friends” for the purpose of using his personal range. He added that the business is fully insured and he is a certified instructor..

.Following the parties and Supervisors questioning the applicant, the Hearing was closed. MOTION to approve the Conditional Use Home Occupation permit for Joshua Leach was made by Thomas Mincer, seconded by Ed Nikles, and unanimously carried subject to the testimony provided and the following conditions: limited to two employees; any person instructing classes must be certified through a qualified program such as USCCA and a copy of the certification provided to the Township; hours of operation will be 9 am to 5 pm and limited to two classes of six students each per day; there will be no shooting by clients before, during or after the classes, the sign is limited to 4 square feet, and that the parking requirements will be met. The parties will have thirty days to appeal the Board’s decision to County Court. NOTE: A Court Stenographer was present and the transcript will be made part of the permit file.

**ITEM NO. 4: OLD BUSINESS**  
**A) Sunrise Lake Section 9** The Board was in receipt of a letter the Section 9 Board sent to PaDEP and Senator Baker requesting that the consent order resulting from the January 2022 meeting be issued.

**ITEM NO. 4(B):**  
**Preserve at Milford Hills** There is nothing new to report.

- ITEM NO. 4(C):**  
**Pike 911 EMS Dispatching**
- There is nothing new to report.
- ITEM NO. 4(D):**  
**Park Football Field Benches**
- Karen Kleist reported that the price DFL quoted for the team benches did not include shipping of \$1000. It was suggested that DFL contribute the amount over that which was approved at the last meeting.
- ITEM NO. 4(E):**  
**Christian Hill Paving Bids/Award**
- Only one bid was received. Hanson Aggregates bid \$538,547.06 for the full length and \$352,838.00 for Option 2 (approximately half the length). Karen Kleist reported that there is \$210,000 LF funds available. It was decided to pay the difference from either the Capital Reserve or ARP funds. MOTION was made by Theo Balu, seconded by Ed Nikles, and unanimously carried to award the bid for Christian Hill Road Option 2 paving to Hanson Aggregates in the amount of \$352,838.00.
- ITEM NO. 4(F):**  
**Other Old Business**
- There was no Other Old Business at this time.
- ITEM NO. 5: NEW BUSINESS**  
**A) Pike Co. Association of Township Officials Convention**
- This year's convention is at the Best Western on October 7<sup>th</sup>. If anyone intends to attend, the Township payment is due by September 16<sup>th</sup>.
- ITEM NO. 5(B):**  
**Other New Business**
- There was no Other New Business at this time.
- ITEM NO. 6: CORRESPONDENCE**  
**A) Miscellaneous Correspondence**
- The Board reviewed various Miscellaneous Correspondence and had no comments.
- ITEM NO. 7:**  
**EMERGENCY SERVICES REPORTS**
- In July DTVFD had 50 Fire and 152 EMS calls (90 in Dingman).
- ITEM NO. 8:**  
**ROADMASTER REPORT**
- MOTION was made by Ed Nikles, seconded by Theo Balu, and unanimously carried to approve the July 25-August 8, 2022 Roadmaster Report as submitted.
- ITEM NO. 9:**  
**SEWAGE / ZONING OFFICER REPORT**
- Chris Wood had nothing noteworthy to report.
- ITEM NO. 10:**  
**TREASURER'S REPORT**
- MOTION was made by Theo Balu, seconded by Ed Nikles, and unanimously carried to approve the August 16, 2022 Treasurer's Report, Bill Payment List, and General Fund balance, and to sign the checks following the meeting.
- ITEM NO. 11: PUBLIC COMMENT**
- Marion Keegan of Lackawaxen Township was present to introduce herself as a write-in candidate for State Representative.
- Mike LaPadula requested the Board request that advance warning signs (traffic light ahead) be installed on Route 739. The Board agreed.
- ITEM NO. 12: ADJOURNMENT**
- There being no further business, MOTION was made by Ed Nikes, seconded by Theo Balu, and unanimously carried to adjourn the August 16<sup>th</sup> meeting.

Respectfully submitted,  
Karen Kleist, Secretary/Treasurer

