

DINGMAN TOWNSHIP BOARD OF SUPERVISORS
JULY 5, 2022 MEETING
AGENDA

**THERE WILL BE AN EXECUTIVE SESSION IMMEDIATELY FOLLOWING THE PUBLIC COMMENT PERIOD
TO DISCUSS PERSONNEL MATTERS**

1. CALL TO ORDER - Pledge of Allegiance
2. APPROVAL OF MINUTES: May 18, 2022 Regular Meeting
3. PUBLIC HEARINGS
 - a) Zoning Ordinance Amendment #06-2022 – Solar Farms
4. OLD BUSINESS
 - a) Sunrise Lake Section 9 Water & Sewer
 - b) Preserve at Milford Hills
 - c) Har Haven – Request for Modification to O&M Agreement
 - d) Pike County 911 Office -EMS Dispatching
 - e) Other Old Business
5. NEW BUSINESS
 - a) Varvaro Well Isolation Waiver Request
 - b) Park Football Field Lighting Request
 - c) Proposed Workers Comp Panel
 - d) Springbrook Road Bridge Replacement
 - e) Tree Removal Quote
 - f) New Hire – Christina Pierce
 - g) 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: \$ 78,645.32 General Fund
 \$ 538.40 Rec Fund
 - b) General Fund Balance: \$ 1,293,036.65
11. PUBLIC COMMENT PERIOD
12. EXECUTIVE SESSION
13. ADJOURNMENT

- ATTENDANCE:** Thomas E. Mincer, Chairman; Edward D. Nikles, Supervisor; Theo Balu, Supervisor; Karen Kleist, Secretary/Treasurer; Attorney Robert Bernathy for Solicitor Klemeyer; Chris Wood, Sewage/Zoning Enforcement Officer; DTVFD Chief Mark O'Brien; Mr. & Mrs. Varvaro; 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 Thomas Mincer, seconded by Ed Nikles, and unanimously carried to approve the May 18, 2022 Minutes as presented.
- ITEM NO. 3:
PUBLIC HEARINGS
A) Zoning Ordinance Amendment** A duly advertised public hearing was held to consider an amendment to the Zoning Ordinance providing regulations for solar farms and solar power plants which will be conditional uses in all zones. The ordinance was drafted by the Planning Commission in conjunction with the Township Solicitor and Engineer. There was no public comment. MOTION was made by Ed Nikles, seconded by Theo Balu, and unanimously carried to adopt Ordinance 06-2022, amendment to the Zoning Ordinance regulating solar farms and solar power plants.
- ITEM NO. 4: OLD BUSINESS
A) Sunrise Lake Section 9** There was nothing new to report.
- ITEM NO. 4(B):
Preserve at Milford Hills** Karen Kleist met with a representative of the developer who was looking for the Township's procedures for building four houses all in Phase I. She directed him to the Pike County Conservation district to obtain an NPDES permit as the current on expired years ago.
- ITEM NO. 4(C):
Har Haven O&M Agreement** Solicitor Klemeyer and Har Haven's attorney are still working out the modification to the Agreement.
- ITEM NO. 4(D):
Pike Co. EMS Dispatching** Chairman Mincer reported that the Board met with both fire chiefs who will be getting together to discuss and evaluate the EMS call boxes including the changes recently made by the County.
- ITEM NO. 4(E):
Other Old Business** There was no Other Old Business at this time.
- ITEM NO. 5: NEW BUSINESS
A) Varvaro Well Isolation Waiver** Mr. and Mrs. Varvaro were present to request a Waiver to the 100' well to sewage system isolation distance. The current system has failed and the repair includes a new bed that will be 50-55 feet from their well (the current system is also 50' from the well). The regulations allow the Board to waive the isolation distance in the case of repairs. Chris Wood suggested having a covenant recorded documenting the reduced isolation distance. MOTION was made by Ed Nikles, seconded by Theo Balu, and unanimously carried to approve the Varvaro request for a reduction in the isolation distance to 50 feet subject to the recording within thirty days of a covenant prepared by Solicitor Klemeyer.
- ITEM NO. 5(B):
Football Field Lighting Request** This item was tabled as representatives from the League were not present.
- ITEM NO. 5(C):
Proposed Workers Comp Panel** Karen Kleist reported that we are not required to have a Workers Comp physicians panel. It is recommended to help control/contain where employees get treated. The Board decided against having a Panel.
- ITEM NO. 5(D):
Springbrook Rd. Bridge Replacement** Karen Kleist reported that she and Shane Williams met with representatives of McGoey, Hauser & Edsall to review the plans for the Springbrook Road county-owned bridge replacement. A temporary

single-lane bridge with traffic signals will be utilized during construction. The new bridge will be precast concrete with two lanes. The approaches will also be leveled and straightened as much as possible.

**ITEM NO. 5(E):
Tree Removal Quote**

Karen Kleist reported that woodpeckers have been attacking the very large pine tree in the back of the building and should be removed. The quote from Blue Ridge Tree services was \$3,600. Karen was directed to also get a quote from Sequoia Tree. MOTION was made by Thomas Mincer, seconded by Ed Nikles, and unanimously carried to approve the company with the lowest quote and has workers comp (as well as liability) insurance.

**ITEM NO. 5(F):
New Hire – Christina Pierce**

MOTION was made by Theo Balu, seconded by Ed Nikles, and unanimously carried to hire Christina Pierce as a full-time Administrative Secretary, effective today, with our standard 90-day probation period, at the agreed upon wage.

**ITEM NO. 5(G):
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 discussed he Memo from Joe Cutri regarding the building code for Air-B-N-Bs.

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

DTVFD Chief Mark O'Brien reported that there were 43 Fire and 125 (66 in Dingman) EMS calls in June.

**ITEM NO. 8:
ROADMASTER REPORT**

MOTION was made by Theo Balu, seconded by ed Nikles to approve the June 13-27, 2022 Roadmaster Report as submitted. Shane Williams received a quote of \$4,975 from Wm. Orr and Sons to repair the guide rail on Cliff Park Road provided it is done the same day as the Christian Hill guide rail. MOTION was made by Theo Balu, seconded by Ed Nikles, and unanimously carried to accept the quote from Wm. Orr & Sons to repair the Cliff Park Road guide rail.

**ITEM NO. 9:
SEWAGE / ZONING OFFICER REPORT**

Chris Wood suggested the Board consider allowing Transient Residential Uses in the residential zone on large propertied (25 acres).

**ITEM NO. 10:
TREASURER'S REPORT**

MOTION was made by Ed Nikles, seconded by Theo Balu, and unanimously carried to approve the July 5, 2022 Treasurer's Report, Bill Payment List, and General Fund balance, and to sign the checks following the meeting.

ITEM NO. 11: PUBLIC COMMENT

No public comment was received.

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 Ed Nikles, seconded by Theo Balu, and unanimously carried to adjourn the July 5th meeting.

Respectfully submitted,

Karen Kleist, Secretary/Treasurrer