**WHITE DEER TOWNSHIP BOARD OF SUPERVISORS**

**MEETING MINUTES**

**AUGUST 26, 2025**

The regular meeting of the Board of Supervisors of White Deer Township was held on August 26, 2025. Present were Supervisors Carroll Diefenbach, Paul Saber and Donald Wilver, Jr., Township Secretary Michelle Finck and Township Solicitor Jason Brudecki, Esq. Also in attendance were Garrett Enders, Zoning Officer, CKCOG, David Edinger, Dale Nonemaker, White Deer Community Park, Barry Starks, Bruce and Marge Musser, John Vargo, Krista and Shawn McMonigle and Mikhail and Tatyana Babakov. A resident of Sunrise Road arrived later to the meeting; however, she did not sign in.

The minutes from the July 22, 2025 meeting were approved following a motion by Mr. Wilver and seconded by Mr. Saber. The agenda stated to approve the June 24, 2025 meeting minutes; however, the incorrect date was listed. A motion was made by Mr. Wilver and seconded by Mr. Saber to approve the minutes for the August 12, 2025 Special Meeting.

**PAYMENT OF BILLS**

Following a motion by Mr. Saber and seconded by Mr. Wilver, the Board of Supervisors voted unanimously to approve the bill sheet dated August 26, 2025 totaling $76,089.90 with $39,521.80 of the total being paid out for this year’s sealcoating project that was bid out to Russell Standard.

**OLD BUSINESS**

Moran Logistics

Mr. Enders shared that he spoke with Johnny Moran and he was pleased to hear that their proposed use for the land along Commerce Drive has been approved and they will be moving forward with their plans.

John Vargo – 2518 Pleasant View Road

Mr. Vargo along with Krista and Shawn McMonigle were in attendance to discuss his property located at 2518 Pleasant View Road. Upon discussion, it was determined that Mr. Vargo would need to reach out to the Union County Soil and Conservation District to address the stream or unnamed tributary located on the land. As discussed at a prior meeting, Mr. Vargo will need to submit a viable stormwater management plan to CKCOG in order to move forward in obtaining a zoning permit and that his application can be reopened without any additional fees once the stormwater management plan is received.

Security Camera Systems

Mr. Diefenbach shared that we obtained a quote from Guardian Protection for security camera systems at both the Township building and the park. It was initially believed that the company was part of Costars; therefore, a notice for bids was never advertised. However, this is currently not the case due to a change in ownership. They are currently reapplying to become part of the Costars program. A motion was made by Mr. Wilver and seconded by Mr. Saber to reapprove the advertising for bids.

Ridge Road Bitcoin Business Update

Mr. Brudecki shared that the zoning hearing with the zoning hearing board was held on August 25th and it was determined that the current home-based business (crypto currency mining) is not permitted as a special exception. Solicitor Marty Wilson has 45 days to send out his final decision and the applicant then has 30 days to appeal that decision. Mr. Brudecki shared that he will proceed with the injunction to get a hearing date set with the Court of Common Pleas.

Fire Company Audit

Contact has been made with Klacik and Associates to arrange for the auditing of the fire company’s 2024 financial records with an estimated cost being between $3,000 to $5,000. Moving forward, yearly audits will be arranged at the same time the audit of the Township’s financials is completed. A motion was made by Mr. Saber and seconded by Mr. Wilver to proceed with the audit with the cost being deducted from any funds given to the fire company from the General Fund.

**NEW BUSINESS**

Adoption of Zoning Ordinance Amendment **Ordinance # 81** – Commercial Zoning District Permitted Uses

A motion was made by Mr. Wilver and seconded by Mr. Saber to approve the adoption of the zoning ordinance amendment to Section 305 to allow for enclosed and unenclosed manufacturing operations and distribution center or transportation terminals on the Commercial Zoning District with each of these permitted uses requiring a minimum lot area of 5 acres. Section 421 of the Supplemental Use Regulations was also be amended address these new permitted uses.

Motion to Release Kyle & Jillian Fera Improvements Guaranty Funds

A motion was made by Mr. Saber and seconded by Mr. Wilver to release the improvements guaranty funds back to Kyle and Jillian Fera. An inspection was completed by Larson Design and the necessary seeding has been completed.

Adoption of Resolution **#25-7** - Requesting Statewide LSA Grant for Playground Equipment for Park

A motion was made by Mr. Saber and seconded by Mr. Wilver to adopt Resolution #24-7 for the application to the PA DCED to obtain grant funds for the West Milton Memorial Park Playground Equipment Project. The township is requesting a LSA grant of up to $150,000.00 for purchasing and installing playground equipment at the park.

Agreement to Remove Structure for Mikhail & Tatyana Babakov – 826 Swanger Rd

A motion was made by Mr. Wilver and seconded by Mr. Saber to approve the agreement between the Township and Mikhail and Tatyana Babakov. Financial security in the amount of $1,100 will be held by the Township and the agreement shall be good for 12 months from date of agreement for the structure to be removed.

**ZONING AND PLANNING**

Final Minor Subdivision Plan Property of John M. Ficks V Tax ID: 014-056-090.10000

This property is located in the Rural Residential Zoning District at 43 Red Oak Lane, New Columbia. The intent of this plan is for the lot to be subdivided from the residual which contains the existing dwelling with no change in ownership between the lots. The new tract (Lot 1) has no proposed development at the time. Extension of the existing 50’ private ROW is proposed to access the residual. Both lots are compliant will all ordinance requirements. The plan as presented was missing the owner’s block signature and notarization as well as Union County Planning block signature and date. The plan will comply with Township Zoning and SALDO ordinances once those missing criteria are completed. Lot 1 required perk testing and a sewage planning module waiver. A maintenance and use agreement would be needed for any future transfer of ownership. A draft of such agreement will be needed in time for plan approval at the Board of Supervisors meeting in August.

A motion was made by Barry Troxell and seconded by Duane Kling at the August Planning Commission meeting to recommend the plan for Board of Supervisors approval with the conditions of the owner’s block signature and notarization being completed, the signature and date from the County being completed, the approved DEP Sewage Planning Module Waiver as well as the draft of a maintenance and use agreement for any future transfer of ownership.

The required signatures and notarization were obtained. The draft of a maintenance and use agreement was provided my Nathanial Gearhart for review by the Supervisors and Solicitor. The sewage planning module has not yet been approved by DEP. A motion was made by Mr. Saber and seconded by Mr. Wilver to approve this plan contingent upon receiving the approved sewage planning module.

Final Minor Subdivision Plan - Laubach and Moscariello 014-053-133.00000 and 133.50000

The property is located in the Rural Residential Zoning District at 99 Laubach Lane, New Columbia. Lot 1 is to be an addition to land of Charles and Kerri Moscariello. Both tracts are to be considered as one for future subdivision, land development, land transfers and building purposes. Lot 2 is to be an addition to land of Brian Laubach with both tracts to be considered as one for future subdivision, land development, land transfer and building purposes. Both residual tracts have existing dwellings, wells and on-lot septic systems. Lots are compliant with all Township zoning ordinance requirements. The plan as presented complies with Zoning and SALDO Ordinance. A motion was made by Barry Troxell and seconded by Greg Prowant at the August Planning Commission meeting to recommend the plan to the Board of Supervisors for approval.

A motion was made by Mr. Wilver and seconded by Mr. Saber to approve this plan.

Final Minor Subdivision Plan - Nicholas Cook 014-056-037.B0000

The property is located in the Rural Resident district at 4106 New Columbia Road, New Columbia. Lot A1 is to be an addition to other lands of Nicholas Cook. Both tracts to be considered as one for future subdivision, land development, land transfers and building purposes. Lot 1 is proposed for a future single-family dwelling with a future well and on-lot septic system with access off of New Columbia Road. Lot 1 includes the existing 50’ ROW off of Shutt Lane. Residual tract has an existing dwelling, well and septic system. The plan is in compliant with Township Zoning and SALDO ordinance. A Sewage Planning Module is required for this plan. A motion was made by Barry Troxell and seconded by Duane Kling at the August Planning Commission meeting to recommend the plan to the Board of Supervisors for approval contingent on the approved Sewage Planning Module from DEP.

A motion was made by Mr. Saber and seconded by Mr. Wilver to approve the plan contingent upon receiving the approved sewage planning module.

**SOLICITOR/SUPERVISOR/OTHER COMMENTS**

Discussion was held with Bruce and Marge Musser regarding the role of the West Milton Memorial Park Association now that the Township has taken ownership of the park. It was determined that park rental fee will not be charged to the association for community events. Any funds earned by the association for events hosted at the park should benefit the park in some form. The future of the association and if any future events will be held by the association is unclear at this time. In the event the association is dissolved, any remaining funds in the association’s bank account will need to be given to the Township for the sole purpose of benefitting the park. Discussion was also held about the association’s items being stored in the garage at the park. It will be determined if any of these items can be donated or disposed of.

Mr. Enders shared that David Yonkin of 1831 White Deer Pike reached out regarding getting a refund for the building permit application he submitted for a shed which was denied due to being the in floodplain and needing DEP approval. Upon further research, Mr. Yonkin has decided not to pursue putting in the shed. Approval was given by Supervisors to refund the $100 permit fee with Mr. Wilver making a motion and Mr. Saber seconding that motion.

Mr. Diefenbach shared that township resident, Steve Diefenderfer, had contacted PennDOT in regards to concerns of the passing zones on Old Route 15. PennDOT will be closing the passing zones once the resurfacing project is completed. Furthermore, Mr. Diefenderfer inquired about the reduction of the speed limit in that same area. A speed study would need to be completed at the Township’s expense as well as the purchase, installation and maintenance of any signage. Mr. Diefenbach shared that this is not something that the Township would be willing to commit to at this time.

**PUBLIC COMMENT**

Barry Starks was in attendance to discuss an update on Chestnut Alley, the potholes on Mulberry Alley, the basketball hoop on the sidewalk along 4th Street and the cement trucks on Main Street. Discussion ensued. Mr. Enders shared that he would check with the Property Management personnel at the COG on the status of the basketball hoop. Mr. Diefenbach shared that as far as Main Street, the road was rebuilt to allow for heavier truck traffic and that he would check with Clint Heintzelman regarding Mulberry Alley.

Dave Edinger commended the Township on the job done on the alley behind his house.

Dale Nonemaker of the White Deer Community Park Association was in attendance to share about their upcoming Big Foot and Bluegrass Festival on October 11th. He also shared that the roof repair project at the park will need to be rebid.

A resident of Sunrise Road was in attendance about her tiger lilies being mowed off. She was informed that she would need to contact PennDOT as they are responsible for the mowing along Sunrise Road.

**ADJOURNMENT**

With no other business to discuss, a motion was made by Mr. Saber and seconded by Mr. Wilver to adjourn.

Michelle Finck, Secretary

Don Wilver, Jr., Treasurer

**“ALL SUPPORTING DOCUMENTATION NOT CONTAINED HEREIN ARE MAINTAINED IN A SEPARATE FILE AT THE WHITE DEER TOWNSHIP MUNICIPAL OFFICE.”**