**WHITE DEER TOWNSHIP BOARD OF SUPERVISORS**

**MEETING MINUTES**

**JUNE 24, 2025**

The regular meeting of the Board of Supervisors of White Deer Township was held on June 24, 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 Hines, CKCOG, Clint Heintzelman, John Moran, Jr., Johnny Moran and Jason Fitzgerald representing Moran Logistics, Dave Armstrong, Larry Maynard, David Edinger, Dale Nonemaker and John Vargo.

The minutes from the May 27, 2025 meeting were approved following a motion by Mr. Saber and seconded by Mr. Wilver with the correction regarding the Minor Subdivision Plan for Charles and Evelyn Anchor to state that the motion was made by Mr. Saber and seconded by Mr. Diefenbach to approve the plan.

**PAYMENT OF BILLS**

Following a motion by Mr. Wilver and seconded by Mr. Saber, the Board of Supervisors voted unanimously to approve the bill sheet dated June 24, 2025 totaling $187,913.42. $149,751.62 was paid to New Enterprise Stone & Lime Co for base repairs completed on Huff Road.

**OLD BUSINESS**

West Milton/Newky Baseball Letter & Baseball Agreements for West Milton/Newky & Milton Leagues

A motion made by Mr. Saber and seconded by Mr. Wilver to send a letter to Nicholas Ricco, President of the West Milton/Newky League as well as a lease agreement between the league and the Township to be signed. The letter outlined concerns regarding communication with scheduling and use of the ball fields and maintenance and upkeep. This lease agreement will also be required for the Milton league.

**NEW BUSINESS**

Moran Logistics – Jason Fitzgerald

John Moran, Jr., Johnny Moran and Jason Fitzgerald were in attendance representing Moran Logistics to discuss possible rezoning of land situated in the Commercial Zoning District along Commerce Park Drive. Mr. Moran shared a concept plan that includes warehousing and professional office space. The Township Zoning Ordinance allows for professional offices; however, warehousing is not permitted in the Commercial District. The request is to rezone this land as Commercial Manufacturing to allow for the proposed warehousing. Discussion ensued regarding an amendment to the zoning map or text amendment to the Ordinance. Further research will be required with reviewing the remaining commercial land in the Township. A motion was made by Mr. Diefenbach and seconded by Mr. Wilver to have the COG do this additional research. Further contact will be made with Mr. Fitzgerald.

Adoption of **Resolution # 25-3** – Execution of White Deer Township/White Deer Community Park Association Cooperation Agreement – DCED LSA Grant for Roof Repair & Handicap/ADA Upgrades

A motion was made by Mr. Wilver and seconded by Mr. Saber to adopt Resolution # 25-3 to execute the Cooperation Agreement between White Deer Township and White Deer Community Park Association as part of the requirement to forward grant funds to the Park Association. A resolution will also be signed be signed by the Park Association.

Adoption of **Resolution #25-4 –** Rabbittransit 90-Day Extension to Record Land Development Plan

Mr. Brudecki shared due to some delays with funding the 90-day requirement for recording the plan has lapsed. A motion was made by Mr. Saber and seconded by Mr. Wilver to adopt Resolution #25-4 to grant a 90-day extension for Rabbittransit to record the land development plan.

Approval of Rabbittransit Sewer Planning Module

A motion was made by Mr. Wilver and seconded by Mr. Saber to approve the Sewer Planning Module for Rabbittransit.

Motion to Advertise **Ordinance # 80** – Proposed Sewer Lateral Inspection Ordinance Amendment

Mr. Brudecki shared that he has spoken with Todd Oberdorf from the Sewer Authority and their Solicitor, Jenna Neidig regarding the Sewer Lateral Inspection Ordinance. Since the inspection program has been in place for several months, it has been determined that the time period the Evidence of Compliance Certificate is effective could be too long in some cases. It is proposed to amend the Ordinance stating that the Certificate shall be effective not to exceed the three years from the date of issuance.

A motion was made by Mr. Saber and seconded by Mr. Wilver to approve advertising Ordinance #80 amending the Ordinance to be adopted at the July Board Meeting.

826 Swanger Road – Proposed Accessory Structure

Mr. Brudecki shared that he met with Garrett Enders regarding a request from the landowner at 826 Swanger Road in regards to the existing residence on the property. A new home is to be constructed on the property while the owners reside in the current home. The request is to use the existing house as an accessory structure once the new home is completed rather than tearing it down. Discussion ensued regarding removing the kitchen and bathroom from the existing structure and having an agreement signed between the landowner and Township to ensure that the existing structure would not be used for residential purposes. A motion was made by Mr. Wilver and seconded by Mr. Saber to have Garrett Enders reach out to the landowner for a written narrative for the intended use for the accessory structure. Further discussion on this matter will be held at a future meeting.

CD Maturity/Interest – Motion to approve $70,000 donation to Fire Company

Mr. Diefenbach shared that $158,027.99 was earned on the CD that matured on June 11, 2025 and asked for a motion to donate $70,000 to the Fire Company to be used for a new heating system with the remaining funds to go into the equipment fund. Mr. Wilver inquired if there has been a recent audit completed. A motion was made by Mr. Wilver and seconded by Mr. Wilver to approve the donation with the condition of receiving a copy of an audit or the completion of audit within 3 months.

Huff Road Driveway Pipe Letters to Residents

A motion was made by Mr. Saber and seconded by Mr. Wilver to send out letters to two homeowners on Huff Road for driveway pipes to be cleaned or replaced prior to this Winter and the completion of roadwork next Spring.

Highland Cemetery Parking Lot

A motion was made by Mr. Wiler and seconded by Mr. Saber to approve the Township to haul millings to the cemetery and to construct a parking lot at the cemetery.

Park Grand Opening – Chicken BBQ - Becky’s Ice Cream/Pelican’s Snoballs

Mr. Diefenbach shared that ice cream from Becky’s and the Pelican’s Snoballs vendor truck has been secured for the grand opening at the park on July 12th.

**ZONING AND PLANNING**

Final Plan - Lot Addition from Property of Stephanie L. Young unto Property of Sergiu Mihaita Marincas

This plan is located in the Village Zoning District at 294 Fornwalt Lane, New Columbia, PA 17856, Tax ID 014-054-070.G0000. The intent of this plan is for Lot 1 to be an addition to land owned by Sergiu Mihaita Marincas as recorded in Record Book 3207, page 253, parcels No. 1 and 2. All tracts are to be considered as one for any future subdivision, land transfer and building purposes. No development or construction is proposed for this lot at this time. Right-of-ways are all existing. Lots are compliant with all White Deer Township Zoning Ordinances. The plan as presented complies with the Zoning and SALDO Ordinance. A motion was made by Barry Troxell and seconded by Duane Kling at the June Planning Commission Meeting to recommend plan approval to the Board of Supervisors.

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

2518 Pleasant View Road, New Columbia

John Vargo who owns the property at 2518 Pleasant View Road was in attendance to share his plans for this property and the status of obtaining a zoning permit. The initial zoning permit was denied due to no stormwater plan being submitted. Review and discussion ensued regarding the stormwater plan that Mr. Vargo had done. Perk testing was completed by Paul Rapp and a permit has been issued by DEP. It was suggested that a viable stormwater plan be obtained to comply with the Township zoning requirements to submit to the COG. The Supervisors agreed that the zoning permit application can be reopened without any additional fees.

**SOLICITOR/SUPERVISOR/OTHER COMMENTS**

Mr. Brudecki shared that Old Dominion has halted any construction at the property on Old Route 15 until sometime in 2026. In light of this, they have asked that the current letter of credit that expires July 24, 2025 be paused or canceled. A new letter of credit could then be issued once construction commences. Mr. Brudecki proposed that an agreement between the Township and Old Dominion be prepared stating new financial security and improvements guaranty be obtained and signed by the end of 2026 or the plan would be revoked. A motion was made by Mr. Saber and seconded by Mr. Wilver to have Mr. Brudecki prepare this agreement.

Mr. Heintzelman inquired about any updates on Chestnut Alley. Information from Mr. Brudecki will be forthcoming.

Ridge Road Bitcoin Operation Update

Mr. Brudecki shared that the injunction has been filed with the Court of Common Pleas and the zoning permit application for the permitted use has been denied. The defendants have requested a zoning hearing for a special exception. Mr. Brudecki will touch base with Zoning Hearing Board Solicitor, Marty Wilson, Esq., to further discuss this matter. An appeal to the denied zoning permit application has not been declared; however, being that the two matters are related that it would be beneficial to address both matters at the same zoning hearing. It is unclear of the order of when either of the hearings would occur.

**PUBLIC COMMENT**

Dave Armstrong was in attendance to share concerns about the storm water run-off from the ditches along Gray Hill Road and Number 10 Road. Discussion was held as to what could be done to address the run-off. Vegetation can be cleaned from the ditch on Number 10 Road with the ditches on Gray Hill to be checked out to see if anything more could be done there.

Dale Nonemaker from the White Deer Community Park Association was in attendance to share about the upcoming Big Foot Festival being held at the park on October 11th. Discussion ensued regarding the traffic issues that are anticipated to arise from the event.

**ADJOURNMENT**

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