**WHITE DEER TOWNSHIP BOARD OF SUPERVISORS**

**MEETING MINUTES**

**JULY 22, 2025**

The regular meeting of the Board of Supervisors of White Deer Township was held on July 22, 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, David Edinger, David Golfieri, Kay Golfieri, and Dee Turpack.

The minutes from the June 24, 2025 meeting were approved following a motion by Mr. Saber and seconded by Mr. Wilver.

**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 July 22, 2025 totaling $22,763.24.

**OLD BUSINESS**

Moran Logistics

John Moran, Jr., Johnny Moran and Jason Fitzgerald were in attendance representing Moran Logistics for further discussion on their proposed plan to construct warehousing and professional office space on property along Commerce Park Drive in the Commercial Zoning District.

Upon discussion, a motion was made by Mr. Wilver and seconded by Mr. Saber to have Mr. Brudecki prepare a text amendment to the Zoning Ordinance to add manufacturing or industrial operations and distribution centers or transportation terminals to the list of permitted uses and structures in the Commercial District. The White Deer Township Planning Commission as well as the Union County Planning Commission will also review the text amendment prior to the adoption of the amended Ordinance. Moran Logistics will submit the application for the Zoning Amendment along with any required fees to CKCOG.

826 Swanger Road – Proposed Accessory Structure

Upon review of the requested narrative and site map from the homeowner and the intended use of the accessory structure, a motion was made by Mr. Wilver and seconded by Mr. Saber to require Mr. Babakov to remove the existing structure upon completion of the new home. The Ordinance does not allow for accessory structures to be placed in front of the principal building and the roadway/street. Therefore, the change of use for the existing structure would not meet Ordinance requirements.

Old Dominion Financial Security and Improvements Guaranty Agreement

Mr. Brudecki prepared an agreement with regard to financial security between Old Dominion Freight Line and the Township. This agreement states that the Township would allow Old Dominion to terminate and or revoke their current letter of credit and provide sufficient financial security before commencement of any development by December 31, 2026. A revised estimate of probable cost must be provided to the Township and approved by the Township Engineer prior to providing the replacement financial security and entering into a new Improvements Guaranty Agreement.

A motion was made by Mr. Saber and seconded by Mr. Wilver to approve the agreement for execution. Mr. Brudecki will reach out to Old Dominion Freight Line to obtain the required signatures barring any changes requested.

**NEW BUSINESS**

Adoption of **Ordinance # 80** – Sewer Lateral Inspection Ordinance Amendment

A motion was made by Mr. Wilver and seconded by Mr. Saber to adopt the amended Sewer Lateral Inspection Amendment which states that the Evidence of Compliance Certificate shall be effective for a period not to exceed three (3) years.

Resolution 25-5 to Adopt Regional Solid Waste Management Plan

A motion was made by Mr. Saber and seconded by Mr. Wilver to adopt the Regional Solid Wast Management Plan.

Motion to Advertise Line Painting/Motion to Hold and Advertise Special Meeting to Open Bids

A motion was made by Mr. Wilver and seconded by Mr. Saber to approve the advertising for line painting and to advertise for a special meeting to open the bid packets. The special meeting will be held on August 12th at 12 p.m.

Motion to Close West Milton Memorial Park Grant Account

A motion was made by Mr. Wilver and seconded by Mr. Saber to close the West Milton Memorial Park Grant account.

Security Camera Systems

A motion was made by Mr. Saber and seconded by Mr. Wilver to advertise for bids for installation of security cameras at the Township Building as well as at the park.

**ZONING AND PLANNING**

No plans needed approval.

**SOLICITOR/SUPERVISOR/OTHER COMMENTS**

Ridge Road Bitcoin Operation Update

Mr. Enders and Mr. Brudecki shared an update on the status of the bitcoin operation zoning violations on Ridge Road. A hearing with the Zoning Hearing Board is being scheduled. It was also discussed the need to address crypto currency operations in our Ordinance. Mr. Brudecki will work on a proposed amendment to the Ordinance.

**3477 Old ROUTE 15**

An apparent unpermitted car repair business is being operated at 3477 Old Route 15. The COG has attempted to investigate and obtain evidence; however, the individual is not cooperating. Upon discussion, it was decided that Mr. Enders will obtain a search warrant from Judge Mensch.

Mr. Brudecki shared that the initial submission of the DEP Sewage Planning Module for rabbittransit has been denied. He has received a proposed on-lot sewage management agreement from rabbittransit to be entered into with the Township that is required by DEP to move forward with the approval of the sewage planning module. Mr. Brudecki will review the agreement and obtain any further clarification from Paul Rapp.

Mr. Heintzelman shared that the JCB Hydradig machine continues to have issues. He has been in continuous contact with Stephenson Equipment. They have offered an additional year of warranty which would give us a total of 3 years of warranty. Another option would be to purchase an additional two years of warranty or to trade in the machine for a new machine and pay the difference in value. Discussion ensued.

Mr. Heintzelman also shared that there have also been some hydraulic valve issues with the new dump truck which will be returned to Bradco for repair.

**PUBLIC COMMENT**

David Golfieri, Kay Golfieri and Dee Turpack were in attendance to discuss the state of the home located at 808 White Deer Pike. Mr. Diefenbach shared that he continues to contact CKCOG regarding this property. Dogs and cats have been removed from the property, the grass has not been mowed and vehicles and other garbage remain on the property. The water service has been discontinued and the place looks to be abandoned. Mr. Brudecki will check on any foreclosures or liens on the property. Mr. Enders will check on any property maintenance fines.

Jim Messinger, Fire Chief of the White Deer Township Fire Co. was in attendance to give an update with the number of calls and responses in the last couple of months. Training continues to be done consistently. Four new members have joined the fire company in 2025 but more are needed. Mr. Diefenbach thanked the fire company for their participation with the chicken BBQ for the park grand opening.

Mr. Diefenbach share that the garage at the park will be completed the week of July 21st.

**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.”**