

PINE CREEK TOWNSHIP
MEETING MINUTES OF JUNE 5, 2024

The Pine Creek Township Board of Supervisors held the regular monthly meeting on June 5, 2024, at 7:00 pm, with Supervisors John M. Reese, Dean L. Edwards, Jr., and Dave Winkleman, Jr., present.

Also present: Kevin Ferrara, Greg Love, Steve Bianchi, Pam Smith, Ken Packard, Dennis Greenaway, Sgt. Dennis Gill, and Thom Rosamilia, Esquire

Individuals recording the meeting: Kevin Ferrara

Agenda Amendment

Supervisor Winkleman made a motion to amend the meeting agenda to include the consideration of a lease agreement for property beside the Woolrich Park between the Township and Daniel King; seconded by Supervisor Reese, MCU.

Meeting Minutes

Chairman Edwards asked if there were any changes or additions to the minutes from the May 1, 2024, monthly meeting or the Special Meeting held May 22, 2024; there being none, Supervisor Winkleman made a motion to approve the minutes as presented; seconded by Supervisor Reese, MCU.

Financial Report & Invoices

Supervisor Reese made a motion to approve the financial reports and invoices as presented seconded by Supervisor Winkleman, MCU.

Public Participation

Steve Bianchi

Resident Steve Bianchi asked for an update about the individual living in a container on property formerly owned by Woolrich, Inc.

Chairman Edwards reported that the property owner, Bob Maguire, reported at the May Planning Commission meeting that the individual has been evicted and will check into the issue after 30 days.

Ken Packard

Resident Ken Packard questioned wages being paid to Sergeant Denny Gill and Chief Dave Winkleman's and used the salary of the City of Lock Haven's Police Chief as a comparison to what Chief Winkleman is being paid.

Mr. Packard also questioned the modifications made by the Supervisors during the May meeting to the policy established in 1999 where employees may receive a cash payment for opting out of health insurance coverage and claimed the Township does not have a policy to revise.

Packard also complained about the format of the monthly financial reports provided to residents at the township meetings.

Recreation Committee

It was announced that the Recreation Committee and Woolrich Little League will be holding a Chicken BBQ fundraiser on June 8th from 12:00 pm until 4:00 pm at Woolrich Park.

Chairman Edwards reported that the trail system at the Woolrich Park is complete but 1B stone will be placed on the trail to finish it.

Avis Little League

Samantha Wian and Jamie Bower, President of Avis Little League discussed the vandalism at the South Avis Ballfield concession stand and the insurance claim the Township submitted to cover the loss of \$1,277.99.

After a brief discussion, Supervisor Winkleman made a motion that the Board issue a check to Avis Little League in the amount of \$1,277.99 to cover the loss and follow up on the insurance claim; seconded by Supervisor Reese, MCU.

It was also noted that the All-Star ball season has begun and Avis Little League will be working with Taryn Saar of the Recreation Committee on scheduling.

Old Business:

There was no old business presented for discussion.

New Business:

Planning & Zoning Fee Schedule

Supervisor Reese made a motion to increase Zoning Hearing and Conditional Use Hearing Fees from \$300.00 to \$500.00; seconded by Supervisor Winkleman, MCU.

Maguire/Pine Creek Veterinary Clinic Add-on Subdivision

The Board discussed the Maguire/Pine Creek Veterinary Clinic add-on subdivision and noted that the Pine Creek Township Planning Commission approved the subdivision pending the residual portion of the Maguire property complying with zoning requirements.

Supervisor Reese made a motion to table consideration of the subdivision to the July meeting; seconded by Supervisor Winkleman, MCU.

Investing Township Funds

Chairman Edwards discussed current interest rates and investing general funds in Certificates of Deposit at both PLGIT and Journey Bank as current rates for PLGIT being at 5.3% and 5% at Journey Bank for terms between 240 days up to one year.

Supervisor Winkleman made a motion to open a Certificate of Deposit in the amount of \$125,000.00 at 5% for a one-year term at Journey Bank; and invest \$125,000.00 with PLGIT at 5.3% for a 240-day term, with all three Supervisors and the Secretary/Treasurer being authorized signers on the accounts; seconded by Supervisor Reese, MCU.

Zoning Ordinance Amendment – Light Manufacturing

Chairman Edwards explained that the Board is adding Light Manufacturing as a Conditional Use in the Commercial Zoning District.

Chairman Edwards made a motion to amend the Zoning Ordinance by adding Light Manufacturing as a Conditional Use in the Commercial Zoning District; seconded by Supervisor Winkleman, MCU.

Jersey Shore Summer Recreation Donation Request

Supervisor Winkleman made a motion to donate \$500.00 to the Jersey Shore Summer Recreation Program; seconded by Supervisor Reese, MCU.

Zoning Map

Supervisor Reese suggested the Board approve the updated satellite map of the township as the official Zoning Map which is easier to read than the current approved Zoning Map.

Supervisor Edwards made a motion to approve the updated satellite map of Pine Creek Township as the official Zoning Map for the township; seconded by Supervisor Winkleman, MCU.

Lease Agreement

Chairman Edwards explained that Daniel King bought the Woolrich Outlet Store property and the Township is considering entering into a lease agreement for use of the front portion of the property for One Dollar (\$1.00) and the Township will maintain that portion of the property.

Supervisor Winkleman made a motion to approve the lease agreement with Daniel King after review and recommendation for approval by Solicitor Rosamilia; seconded by Supervisor Reese, MCU.

Right-To-Know Officer Report

Right-To-Know Officer Macklem reported receiving one Right-To-Know request from Michele Whitney; one Right-To-Know Request from Pam Smith; Kevin Ferrara filed an appeal with the Office of Open Records and Joy Packard submitted four Right-To-Know requests for the month.

Adjournment

There being no further business, Chairman Edwards adjourned the meeting at 7:30 pm.

Executive Session

Chairman Edwards called an Executive Session at 7:30 pm to discuss legal issues with Solicitor Rosamilia.

Respectfully submitted,

Darlene S. Macklem, Secretary