PINE CREEK TOWNSHIP
MEETING MINUTES OF AUGUST 5, 2026

The Pine Creek Township Board of Supervisors conducted its regular monthly meeting on August 5, 2026 at 7:00 p.m. Supervisors John M. Reese, Dean L. Edwards, Jr., and Dave Winkleman, Jr. were in attendance.

Public Attendees: Don and Naomi Nyman, Kim Dugan, Dan Clemens, Rick Macklem, Chez Yothers, Ken Packard, Vernon Willits, Steph Delaney, Samantha Wian, Greg Love, James Hess, Rebecca Dunlap, Eric Kann of Hawbaker Engineering, Kevin Ferrara, Paul Mardis, Chief Dave Winkleman, and Thom Rosamilia, Esquire

Individuals recording the meeting: Kevin Ferrara

Meeting Minutes

Chairman Edwards asked whether there were any revisions or additions to the July 1, 2026, monthly meeting minutes. Hearing none, Supervisor Winkleman moved to approve the minutes as submitted; Supervisor Reese seconded the motion, MCU.

Financial Report & Invoices

Supervisor Reese moved to approve the financial reports and invoices as submitted; Supervisor Winkleman seconded the motion, MCU.

Public Participation:

Kim Dugan

Resident Kim Dugan expressed interest in being a part of the Bellevue Cemetery Committee and Operation Christmas.

The Supervisors agreed to speak with Kim after the meeting.

Chairman Edwards said the Supervisors are planning to set up a meeting with Solicitor Rosamilia and Joe Sohmer, former caretaker of Bellevue Cemetery, to obtain more information about the cemetery. Solicitor Rosamilia was asked to schedule the meeting.

Recreation Committee:

DCED – Woolrich Park Grant Application

Chairman Edwards encouraged residents in attendance and members of the Recreation Committee to send lettrs of support for the township's grant application for park improvements to Senator Chris Dush.

Information about the grant request will be on the township website for reference.

Becky Dunlap

Becky Dunlap of the Recreation Committee reported that the committee ordered three memorial benches for Tom Wilt, Charles "Chick" and Shirley Keller and Donald Saar. The Committee recommended that the bench for Supervisor Tom Wilt be placed near the playground area to provide more seating for parents supervising their children. The Keller family requested that their bench be placed near the cabin due to Chick Keller selling candy in that area of the park years ago. The placement of the Saar bench has not been decided.

Becky also announced the dates for Halloween in the Park on Saturday, October 24th and Winter Wonderland on Saturday, December 19th.

Supervisor Reese reported that the Supervisors received a request from the Woolrich Little League to purchase a triaxle load of dirt for the ball field.

Supervisor Winkleman made a motion to approve purchasing one triaxle load of dirt for the Woolrich Little League field; seconded by Chairman Edwards, MCU.

Old Business:

Data Center Ordinance

Chairman Edwards reported that the Supervisors are still working on an ordinance to regulate data centers and as soon as a draft is prepared, it will be posted on the website.

Supervisor Winkleman moved to table discussion of the Data Center Ordinance; seconded by Supervisor Reese, MCU.

Pine Creek Solar Preliminary/Final Land Development Plan

Chairman Edwards and Solicitor Rosamilia explained that as part of the Conditional Use Decision if the Board does not receive a Decommissioning Bond that is guaranteed for 25 years and not a bond that requires an annual renewal by August 26, 2026, the review process for the solar farm would have to start over.

Zoning Violations

Solicitor Rosamilia reported on zoning violations including the issue with campers along Harley Drive and said there is a pre-trial conference scheduled on the matter for September.

Solicitor Rosamilia is working on placing a lien on the property in South Avis to recover costs for the cleanup of the property.

New Business:

Refund Real Estate Tax to Thomas Cassel, II

Chairman Edwards made a motion to refund township real estate taxes to Thomas Cassel, II, in the amount of $151.59 due to an approved Veteran's Exemption; seconded by Supervisor Winkleman, MCU.

Refund Real Estate Tax to Ronald Packard

Chairman Edwards made a motion to refund township real estate taxes to Ronald Packard, in the amount of $242.55 due to an approved Veteran's Exemption; seconded by Supervisor Winkleman, MCU.

RAM-Avis Subdivision Lots 2 & 7

Eric Kann of Hawbaker Engineering presented a two lot subdivision for Lots 2 and 7 on property owned by RAM-Avis for the future development of a Dunkin Donuts and possible Jimmy Johns.

Supervisor Reese made a motion to approve the subdivision as presented; seconded by Supervisor Winkleman, the motion carried. Supervisors Reese and Winklman voted in favor of the motion and Supervisor Edwards abstained due to a possible conflict of interest.

Rinker Subdivision

Vernon Willits presented the Robert and Phyllis Rinker subdivision for property on Sixth Street and Henry Street in South Avis. The plan consolidates seven lots into one parcel and then divides the parcel into two.

Supervisor Winkleman made a motion to approve the subdivision as presented, seconded by Supervisor Edwards, MCU.

Reschedule September Meeting

Supervisor Winkleman made a motion to reschedule the September meeting to September 9, 2026 at 7:00 pm; seconded by Supervisor Edwards, MCU.

Right-To-Know Officer Report

(1) Mary Elizabeth Ferrara, DMS Environmental Services, LLC - All files regarding the release, cleanup or storage of petroleum products, hazardous chemicals and/or firefighting foams for the property located at 94 Carl W Kephart Blvd., Jersey Shore, PA 17740.

(2) Brandon Coleman:

(i) A complete copy of all bank statements dealing with deposits and withdraws both checking and credit/debit card for Pine creek Township Police Department Operation Christmas for the last five (5) years.

(ii) A complete copy of all receipts for purchases for the Pine Creek Township Police Department Operation Christmas for the last five (5) years.

(iii) Any audits/reports done on the Township sponsored account for the Pine Creek Township Police Department Operation Christmas for the last five (5) years.

(3) Brian Hoy:

(i) Audio recording from the July 30, 2026 Work Session at Pine creek Township Building.

(ii) Copy of the Pine Creek Township Employee Policy & Procedure manual.

(iii) Copy of the Pine Creek Township Policy for Recording Township Meetings.

Adjournment

With no additional business to address, Supervisor Winkleman moved to adjourn the meeting; Chairman Reese seconded the motion. Motion carried unanimously.

The meeting was adjourned at 7:27 p.m.

Respectfully submitted,

Darlene S. Macklem, Secretary