PINE CREEK TOWNSHIP
MEETING MINUTES OF SEPTEMBER 9, 2026

The Pine Creek Township Board of Supervisors held its regular monthly meeting on September 9, 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, Pam Smith, Greg Love, James Hess, Jennifer Hoy, Amy Friedman, Larry Coploff, Esquire, Ken Packard, Eric Kann of Hawbaker Engineering, Kevin Ferrara, Paul Mardis, Chez Yothers, Kim Dugan, Steph Delaney, Gerald McKernan, Chief Dave Winkleman, and Thom Rosamilia, Esquire.

Individual who recorded the meeting: Kevin Ferrara.

Meeting Minutes

Chairman Edwards asked whether there were any revisions or additions to the August 5, 2026, monthly meeting minutes. Hearing none, Supervisor Reese moved to approve the minutes as submitted; Supervisor Winkleman seconded the motion. Motion carried unanimously.

Financial Report & Invoices

Supervisor Winkleman moved to approve the financial reports and invoices as submitted; Supervisor Reese seconded the motion. Motion carried unanimously.

Amend Meeting Agenda

Chairman Edwards made a motion to amend the meeting agenda adding Woolrich Inc. Legacy Trees along Park Avenue and an Executive Session at the end of the meeting; seconded by Supervisor Winkleman, MCU.

Public Participation:

Kim Dugan asked if there were any developments regarding Bellevue Cemetery and Supervisor Edwards explained there are still issues with the road and he contacted Attorney Drier to set up a meeting with Joe Sohmer, Attorney Drier, and the Township Cemetery.

Ms. Dugan asked if there was any issue with Operation Christmas, stating she reviewed prior meeting minutes and learned Brandon Coleman submitted a Right-To-Know Request for records for Operation Christmas.

Solicitor Rosamilia explained it is currently being handled by the Office of Open Records, and the Township cannot comment on it with it being an administrative proceeding.

Recreation Committee:

Jennifer Hoy of the Recreation Committee reported that Little League is not mowing the large field and that Coleman's Landscaping is now handling the work. She suggested that the Board meet with Little League officials next year to discuss future field maintenance.

Jennifer also suggested the Township make improvements to the pavilions and make handicapped accessible and then look at the possibility of increasing the rental fees. She also noted that the township website needs updated to make scheduling pavilion rentals more efficient.

Halloween in the Park is scheduled for October 24th, and includes a hayride again this year, and Woolrich Fire Company is going to provide traffic control for the event.

The Committee requested that the event be promoted on the township's digital sign.

Jennifer also reported that Blake Cohen moved out of the township and resigned from the Committee and the Committee is actively recruiting new members.

Old Business:

It was the consensus of the Board to advertise for a full-time police officer and park maintenance employee.

New Business:

Woolrich, Inc. Trees

Attorney Larry Coploff explained that Woolrich, Inc. is dissolving the corporation and the pine trees along Park Avenue are on land owned by Woolrich Inc. and for Woolrich to dissolve they must get rid of any real estate they own.

Woolrich, Inc. will have to do Quit-Claim Deeds for the strip of land between the public right-of-way and the deeded lots to the property owners requiring a survey and subdivision approval. However, the Assessment Office records do not show Woolrich owning those strips of land and it would not change the assessment for property owners and technically would not require a survey or subdivision.

Woolrich, Inc. will send letters to property owners giving them the option to have the legacy trees removed at the expense of Woolrich, Inc., and if the owners choose not to have the trees removed, they will assume all future liability for the trees.

Attorney Coploff requested approval from the Supervisors for Woolrich, Inc. to proceed without Subdivision approval and prepare Quit-Claim deeds conveying the land to the property owners.

Supervisor Winkleman made a motion to approve Woolrich, Inc. to proceed with Quit-Claim Deeds for its land along Park Avenue without requiring a subdivision; seconded by Supervisor Edwards, MCU.

Amending Zoning Ordinance - Windmills

Solicitor Rosamilia explained that the current Zoning Ordinance does not have any provisions for a residential wind turbine, and the amendment includes provisions for residential wind turbines.

Supervisor Winkleman made a motion to amend the Zoning Ordinance to include provisions for residential wind turbines; seconded by Supervisor Reese, MCU.

Dunkin Donuts Land Development Plan

The land development plan for Dunkin Donuts was tabled.

Pine Creek Solar Decommissioning Bond

Chairman Edwards asked Solicitor Rosamilia to explain the status of Decommissioning Bond for Pine Creek Solar, which was a condition for approval of the project.

Solicitor Rosamilia provided a copy of the Bond that is now in place and stated that both he and Township Engineer Todd Pysher are satisfied with the agreement. The amount of the Bond is $415,530.00 and protects the township for the entire 25-year period.

Executive Session

The Board went into an Executive Session to discuss legal matters at 7:23 pm and the meeting was reconvened at 7:54 pm.

Right-To-Know Officer Report

There were no Right-To-Know requests received.

Adjournment

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

The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Darlene S. Macklem

Darlene S. Macklem, Secretary