

BOS MINUTES

Dickinson Township Board of Supervisors

May 6, 2026, Dickinson Township Meeting Room

6:00 pm

Attendance

Board Members:

Vice Chairperson Jennifer DeGaetano, Supervisor Robert "Bob" Line III

Absent:

Jason Reichard, Engineer, Chairman Rob Kole

Staff:

Jill Lovett, Township Manager, Glenn Kelso, Public Works Director, Grace Hogue, Secretary/Treasurer, Ryan Hoover, Zoning/Codes Officer, Matthew Boyer, Solicitor

Visitors:

*Bruce Doupe – 960 Alexander Spring Road
John Aigeldinger – 205 E. Yellow Breeches Road
Harold Cooney – 4 Melissa Court
Peggy Bower – 290 Stuart Road
Charley Westcott – 14 Makenzee Drive
Tina Boshart – 532 Pine Road
Steve Kirsch – Engineer HRG
Joshua Mell – Vice President Wadel – Mell Inc.*

Call to Order

Vice Chairperson DeGaetano called the meeting to order at 6:00 P.M. followed by the Pledge of Allegiance.

Opening Announcements

- Reminder that Dickinson Township is seeking volunteers for several open positions (Alternate on Zoning Hearing Board, Planning Commission and Environmental Advisory Council) on various Boards and Committees. If interested, please contact Jill Lovett at manager@dickinsontownship.org if you are interested.
- Dickinson Township is asking residents to sign up for its mass text alert system. This system is used to alert residents of things such as emergency situations, road closures, trash delays, etc. To sign up please go to the Township website and click on the image where it says Mass Text Alert Signup. Fill out the form online and hit submit.

- Reminder that the Dickinson Township Park & Recreation Committee will be holding its annual spring event on May 9th.
- A reminder that more information about our community can be found on our website at www.dickinsontownship.org

Agenda Approval

A motion was made to approve the agenda for the May 6, 2026 meeting by Supervisor Line. It was seconded by Vice Chairperson DeGaetano and unanimously passed.

Public Comment – Agenda Items Only - None

Consent Agenda

A motion was made by Supervisor Line to approve the minutes for the April 1, 2026 meeting, to ratify the April 10, 2026 bills of \$49,751.48 and to pay bills of May 6, 2026 of \$64,914.57, to approve the Fire & EMS agreements for April 2026 through March 2027, to accept Nate Merkel's resignation from Planning Commission and Environmental Advisory Council, to approve the First Amendment to Declaration of HOA for The Woods of Barnitz Phase 1, and to approve Cumberland County Land Partnership Grant Contract for S. Dickinson School Property. Vice Chairperson DeGaetano seconded the motion, and the motion was passed unanimously.

Board of Supervisors Report

In Chairman Kole absence, he provided Vice Chairperson DeGaetano with some comments. Vice Chairperson DeGaetano read those comments, and they were Chairman Kole and Manager Lovett met with two members of Mount Holly Borough Council to discuss the Fire and EMS study. The meeting was a positive experience, with a decision on moving forward with a multi-municipal approach expected soon. Supervisor Kole also noted he has been receiving a significant volume of complaints related to Food Processing Residuals (FPR).

Vice Chairperson DeGaetano echoed concerns regarding the high volume of FPR complaints being received. Residents were encouraged to submit complaints using the DEP complaint form available on the Township website. She reported the 2 FPR-related bills are currently before the PA Senate, and residents were encouraged to direct support to Senator Rothman. Vice Chairperson DeGaetano also stated that she and Manager Lovett recently met with the Carlisle Area School District regarding complaints from North Dickinson Elementary School parents; the school district is aware of the pending legislation and is in support of the efforts of those bills and the efforts the Township is taking.

Supervisor Line reported the Planning Commission is actively working on a data center ordinance, with the intent of getting ahead of any potential development interest in the Township. He encouraged residents to attend the upcoming Planning Commission meeting, scheduled for Wednesday, May 13, 2026 to provide input.

Public Hearings – None

Plan Review/Conditional Use Hearings

a. Peach Glen Agriculture Project – Final Land Development Plan

Steve Kirsch, the engineer with HRG, presented the Final Land Development Plan for the Peach Glen Agricultural Project at 367 Georgetown Road owned by Wagner Family Farms, LLC. The project involves the redevelopment of an existing farm along Peach Glen Road. Mr. Kirsch explained on the northern portion of the

property, previously there were 3 poultry barns that were demolished and 1 existing barn built a few years ago. This plan proposes a new 40,000-layer hen barn, utilizing the same footprint and driveway. Mr. Kirsch stated the stormwater improvements include a pond and swales. He described the southern portion of the property as an existing hog barn that will be demolished and rebuilt at approximately the same footprint. An existing open-air manure pit will be removed and replaced with an under-barn manure management system, with the former pit area to be filled and planted. Associated stormwater infrastructure is also planned. Mr. Kirsch noted that NPDES permit approval had been received that week. Supervisor Line commented that the Planning Commission had previously reviewed the plan and recommended approval.

Supervisor Line made a motion to approve the waiver request for modification of Chapter 170-20.C.6 - Basin Side Slopes - a maximum embankment slope of 4:1 shall be used for all slopes within the impoundment area of a basin. The motion was seconded by Vice Chairperson DeGaetano and passed unanimously.

Supervisor Line made a motion to approve the waiver requesting a modification of Chapter 170-20.D.4 - Swale Side Slopes – Side slopes for all stormwater conveyance swales shall be a maximum of 3:1. It was seconded by Vice Chairperson DeGaetano and passed unanimously.

Supervisor Line made a motion to approve the waiver requesting a modification of Chapter 170-20.E.1 - Minimum Pipe Size - Storm sewer pipes and culverts shall have a minimum diameter of 15 inches. It was seconded by Vice Chairperson DeGaetano and passed unanimously.

Supervisor Line made a motion to approve the waiver requesting a modification Chapter 178-54 – Park and recreation land. Vice Chairperson DeGaetano seconded the motion, and it passed unanimously.

Supervisor Line motioned to approve the Land Development Plan for Peach Glen-Agricultural Project on condition that the Township staff, Township solicitor, Cumberland County Planning department, Township engineer comments have been met and plan approval be based on the applicant paying in full all administration fees, inclusive of application fees, plan review, and inspection charges, within sixty days following the date of written notice from the township of any administration fees, final plans will not be signed or released for recording until all administration fees are paid in full and the applicant must comply with a developer agreement regarding fixing township roads if damaged before the plan is recorded. The motion was seconded by Vice Chairperson DeGaetano it passed unanimously.

b. Peach Glen Agriculture Project – Financial Security Estimate

Solicitor Boyer stated there may be a discrepancy between the applicant's and the Township Engineer's financial security estimates. The applicant requested that approval with a condition if the Township Engineer's approval of any reduction in the amount, in order to avoid the need to return the following month. Solicitor Boyer recommended approving the Township Engineer's financial security estimate with that condition.

Supervisor Line motioned to approve the financial security estimate of \$299,621.30 for Peach Glen Agriculture Project located at 367 Georgetown Road, with a condition of the township engineer's approval of any reduction on the estimate. The motion was seconded by Vice Chairperson DeGaetano and it passed unanimously.

c. Roger A. & Lynne N. Immell Final Subdivision Plan

Joshua Mell, engineer with Wadel-Mill, Inc., presented the Final Subdivision Plan for Roger A. and Lynne N. Immell at 125 W. Yellow Breeches Road. The plan proposes a lot line adjustment only, subdividing 0.9 acres to

be conveyed as a lot addition to an existing adjacent lot to the north. No earthmoving or construction is proposed. The applicant requested 3 waiver requests and reviewed those waivers within the plan.

Supervisor Line made a motion to approve the waiver request for modification of Chapter 178-18.D of the SALDO, which requires the plan to show existing features located within 200 feet of the subject property. Applicant is looking for a waiver from the requirement on sheet 2 of the plan. The motion was seconded by Vice Chairperson DeGaetano and passed unanimously.

Supervisor Line made a motion to approve the waiver requesting a modification of Chapter 178-51.B. of the SALDO, which requires Steep slope delineation. A topographic map of the site which depicts and distinguishes those areas that possess slopes exceeding 15% and 25% respectively shall be incorporated into the natural and cultural features site plan. Applicant is looking for a waiver from the requirement on sheet 2 of the plan. It was seconded by Vice Chairperson DeGaetano and passed unanimously.

Supervisor Line made a motion to approve the waiver requesting a modification of Chapter 178-55 of the SALDO, which requires carbonate hazard areas to be identified on the plan. The Applicant is looking for a waiver of the requirement for sheet 2 of the plan. It was seconded by Vice Chairperson DeGaetano and passed unanimously.

Supervisor Line motioned to approve the Preliminary/Final Subdivision Plan for Roger A. & Lynne N. Immell located at 125 W. Yellow Breeches Road on condition that the Township staff, Township solicitor, Cumberland County Planning department, Township engineer comments have been met and plan approval be based on the applicant paying in full all administration fees, inclusive of application fees, plan review, and inspection charges, within sixty days following the date of written notice from the township of any administration fees. Final plans will not be signed or released for recording until all administration fees are paid in full. The motion was seconded by Vice Chairperson DeGaetano and passed unanimously.

d. Roger A. & Lynne N. Immell Sewage Planning Waiver & Non-Building Declaration

Supervisor Line made a motion to approve the Sewage Planning Waiver & Non-Building Declaration. Vice Chairperson DeGaetano seconded the motion, and it passed unanimously.

e. John & Ursula Marks Sewage Planning Module

Ryan Hoover reviewed the John & Ursula Marks sewage planning module. He explained that the lot already contains a residence and existing sewage facilities while this module addressed the expanded lot that currently has no sewage facilities.

Supervisor Line made a motion to approve the Sewage Facilities Planning Module for John & Ursula Marks Final Subdivision. The motion was seconded by Vice Chairperson DeGaetano and passed unanimously.

Boards, Committee, and Authority Reports

- a. **Planning Commission** – Manager Lovett reported that the Planning Commission has been working on both a data center ordinance and a battery energy storage system (BESS) ordinance. Based on recommendations from the most recent meeting, the two ordinances are expected to be combined into a single ordinance.

- b. **Parks & Recreation** – Manager Lovett provided an update on the May 9th "Buy, Sell, Eat" spring event at Stuart Park. Activities will include a yard sale, food truck, ice cream, vendor booths, and a fire truck and ambulance on display for children. The Cumberland County Historical Society will conduct an historical marker presentation for Barnitz Mill at 10:00 AM. There has also been plans for the next Parks and Rec event: a children's fishing derby at Stuart Park on September 19th.
- c. **Zoning Hearing Board** – Nothing to report.
- d. **Municipal Authority** – Supervisor Line noted that the Municipal Authority has been engaged with the Planning Commission's work on the data center ordinance and is monitoring how potential data center development could affect Township utilities.
- e. **Environmental Advisory Council** – The Environmental Advisory Council meets bimonthly, with the next meeting scheduled for June 2nd. One vacancy remains on the Council. The Council is moving forward with a plan to collaborate with local colleges on environmental issues related to FPRs, as well as land, water, and air quality. A letter developed by Nate Merkel will be circulated to area universities. More details are expected to be shared at the June meeting.

Staff Reports

Manager's Report – Manager Lovett noted that several items would be addressed under New Business. She highlighted that the Cumberland County Land Partnership Grant was awarded to Dickinson Township for the property at 161 Old State Road. With the grant contract approved via the Consent Agenda, the Township will be able to proceed with the purchase of that property. Manager Lovett also noted that a C2P2 grant application was submitted on April 27th for an ADA playground and pavilion at Lindenwood Park.

Treasurer's Report – Nothing additional to report.

Emergency Services Report – Charley Westcott presented to the Board the March 2026 incident report and end of year 2025 report. Call totals for January were as follows: Citizens Fire Company – 8 calls, Union Fire Company – 9 calls, and Penn Fire Company – 5 calls. He noted that the water tower at Kings Gap is now in service following its replacement. He also confirmed that Penn Township Fire and EMS will have a presence at the May 9th event to distribute fire prevention materials and answer resident questions.

Public Works Report – Nothing additional to report.

Zoning Officer's Report – Ryan Hoover brought to the Board's attention a chronic and ongoing enforcement matter involving a township resident with a documented history of violations dating back to 2008. The pattern of non-compliance includes repeated failures to obtain permits, delays in obtaining final inspections, trash and nuisance violations, and construction of multiple unpermitted structures including a pavilion, a greenhouse garage, and a 40-by-100-foot garage currently subject to a stop-work order. Ryan Hoover noted that a variance hearing is scheduled for the end of the month regarding the 40-by-100-foot building's setback. He asked whether the Board wished to have the Township Solicitor attend the hearing on the Township's behalf given the extensive history of violations.

The Board expressed agreement that Township representation was warranted given the safety implications and pattern of non-compliance. Solicitor Boyer noted that he had been in contact with the property owner's attorney and that the property owner has reportedly received support from adjoining neighbors for the variance. While the neighbor support alleviated some concern, Solicitor Boyer indicated the extent of the variance and the unpermitted construction still raised flags, and he deferred to the Board for direction.

Engineer's Report – Nothing additional to report.

Solicitor's Report – Nothing additional to report.

New Business/Request for Board Action

a. Acceptance/Approval of the 2025 Dickinson Township Financial Audit by Hamilton & Musser

Manager Lovett presented comments from Hamilton & Musser PC related to the 2025 Financial Audit for the Township.

Summary of Results:

- We are issuing an unmodified (clean) opinion, indicating that the financial statement presents fairly, in all material respects, the Authority's financial information included in the Form DCED-CLGS-30 in accordance with the financial reporting and accounting provisions prescribed and permitted by the rules and regulations of the Department of Community and Economic Development (DCED) of the Commonwealth of Pennsylvania..
- The Township ended the year with a cash balance of \$2,898,590.00 on the General Fund, \$796,084.00 on the Special Revenue Fund (Liquid Fuels, Fire Tax, Parks and Recreation), and \$512,531.00 on the Capital Projects Fund.
- Receipts totaled \$3,173,843.00, which was in line with prior year.
- Disbursements were \$2,159,550.00, which was a significant decrease from prior year of \$3,330,024.00. Prior year expenses related to the Road Construction project on Peach Glen Road.
- During 2025, there was a significant amount of turnover within the finance department and changes in the internal control structure of the Township. Please refer to our AU-C 265 (Control Deficiency) letter for comments about control objectives of key financial areas.

No findings were identified. The auditors did provide process improvement suggestions related to internal controls, which Manager Lovett attributed to staffing turnover within the financial department during 2025. The auditors were made aware of those staffing challenges at the outset and audited the affected months with heightened scrutiny.

Vice Chairperson DeGaetano made a motion to accept and approve the 2025 Financial Audit by Hamilton & Musser, PC. It was seconded by Supervisor Line and passed unanimously.

b. Seeking Approval of Resolution 2026-13 Greenways, Trails, and Recreation Program Grant

Manager Lovett presented Resolution 2026-13, authorizing an application for the Greenways, Trails, and Recreation Program grant. The grant allows requests of up to \$250,000, which would assist in improvements at Stuart Park. Proposed improvements include paving and addition of trails, resurfacing the existing parking lot near the restrooms, new picnic tables, park signage, security cameras, and concrete maintenance inside the pavilion. The current project estimate is approximately \$169,000, meaning the grant request will reflect that amount rather than the full \$250,000 maximum. The grant requires a 15% match, estimated at approximately \$25,000, which may be partially satisfied through in-kind contributions from the Township's public works department.

Supervisor Line made a motion to approve the Resolution 2026-14 – Greenways, Trails, and Recreation Program Grant. It was seconded by Vice Chairperson DeGaetano and passed unanimously.

c. Seeking Approval of Resolution 2026-14 Dirt, Gravel, and Low Volume Roads Grant

Manager Lovett and Glenn Kelso presented Resolution 2026-14 for the Dirt, Gravel, and Low Volume Road Maintenance Program grant, administered through the Cumberland County Conservation District. The project targets West Yellow Breeches Road, a narrow, dead-end Township Road that is difficult to plow and maintain. Unlike the FB modification approach used on other roads, this grant would fund full reconstruction of the road. The estimated project cost is \$224,000.00; the resolution authorizes a request up to the grant maximum of \$230,000.00. There is no match requirement, though engineering costs are limited to 20% of the requested amount with a maximum \$25,000.00 reimbursement under the program.

Supervisor Line made a motion to approve Resolution 2026-14 – Road Maintenance Program. It was seconded by Vice Chairperson DeGaetano and passed unanimously.

d. Seeking Approval of Resolution 2026-15 Planning Commission Appointment

Manager Lovett introduced John Aigeldinger, who had expressed interest in serving on the Planning Commission. Manager Lovett noted that Planning Commission members Elizabeth Grant and Nate Merkel, along with herself, had met with John Aigeldinger to review the role and his qualifications. Both members recommended him as a strong fit. It was noted that one additional vacancy on the Planning Commission remains following Nate Merkel's resignation.

Supervisor Line made a motion to approve Resolution 2026-15 – Planning Commission Appointment. It was seconded by Vice Chairperson DeGaetano and passed unanimously.

e. Discussion and seeking authorization to advertise Contract 1 of the 2026 Roadway Improvement Projects

Glenn Kelso requested authorization to advertise Contract 1, which covers FB modification treatment for two Township roads: Fanus Road on the south side of the Township, and Clearview Place off West Old York Road.

Supervisor Line made a motion to authorize advertisement Contract 1 of the 2026 Roadway Improvement Projects. It was seconded by Vice Chairperson DeGaetano and passed unanimously.

f. Discussion and seeking authorization to advertise Contract 2 of the 2026 Roadway Improvement Projects

Glenn Kelso presented Contract 2, which covers the Township's chip seal maintenance program for three roads. Green Mountain Road on the south side, paved approximately 10–11 years ago in 2015–2016, is proposed to receive a double-application chip seal using No. 8 stone to protect the existing pavement investment. Chelsea Lane and Morgan Drive on the north side are also proposed for a double-application chip seal, using No. 8 stone followed by a finer stone to provide a smoother surface within that residential development.

Supervisor Line made a motion to authorize advertisement Contract 2 of the 2026 Roadway Improvement Projects. It was seconded by Vice Chairperson DeGaetano and passed unanimously.

Old Business - None

Closing Announcements – None

Public Comments - Non-Agenda Items Only

Tina Boshart - 532 Pine Road - lives across from Stuart Park, Barnitz Mill, and has been dealing with abandoned cats from the park for the last 6 years. She has taken care of these feral cats through TNR (trap-neuter-return) and has visited Nobody's Cats Foundation frequently for their care. Tina emphasizes that the cats are feral, well cared for, vaccinated, and treated, and expresses frustration with people dropping off cats at the park and others taking the cats away. She requests that there be some form of monitoring, such as security cameras, at the park to catch those abandoning cats. The township responded that more security cameras will be installed, which should help with this issue.

Harold Cooney – 4 Melissa Court - Harold brought to the Township's attention an upcoming lithium battery collection event on May 16, 2026 at the Army Heritage Education Center, sponsored by the Rotary Club. The collection aims to safely dispose of lithium batteries, which pose fire risks if improperly stored or charged. The batteries will be shipped to a facility in Colorado for refurbishment and reuse. Residents can bring whole devices containing such batteries. Harold offered to send information to the township to post on the website, which the township welcomed. The event runs from 9 AM to 4 PM.

Executive Session – None

Adjournment

A motion was made by Supervisor Line and seconded by Vice Chairperson DeGaetano and passed unanimously to adjourn at 6:52 P.M.

Respectfully submitted,



Grace Hogue
Secretary/Treasurer

