BOS MINUTES

Dickinson Township Board of Supervisors

October 7, 2026, Dickinson Township Meeting Room

6:00 pm

Attendance

Board Members:
Chairman Rob Kole, Vice Chairperson Jennifer DeGaetano, Supervisor Robert "Bob" Line III

Absent:
Jason Reichard, Engineer

Staff:
Jill Lovett, Township Manager, Grace Hogue, Secretary/Treasurer, Ryan Hoover, Zoning/Codes Officer, Matthew Boyer, Solicitor

Visitors:
Scott Akens – Akens Engineering
Todd Crawley – Candidate for 193rd District
Jeff Shull – 3 E Harmon Dr
Terry Shull – 3 E Harmon Dr
Sandy Brandner – 50 Montsera Rd
Laura Gish – 270 Stuart Rd
Kate Chavious – 47 Chelsea Ln
Anne Lauritzen – 4 Melissa Ct
Shelly Boback – 827 Pine Rd
Charley Westcott – 14 Mackenzee Dr
James Krueger – 54 Nelson Dr
Jen Krueger – 54 Nelson Dr
Kim Stone – S Middleton Twp, Boiling Springs

Call to Order

Chairman Kole called the meeting to order at 6:00 P.M. followed by the Pledge of Allegiance.

Opening Announcements

a. Reminder that Dickinson Township is seeking volunteers for a couple of open positions (Alternate on Zoning Hearing Board, Planning Commission, and Park & Recreation Committee) on various Boards and Committees. If interested, please contact Jill Lovett at manager@dickinsontownship.org if you are interested.

b. 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.

Chairman Kole mentioned this is a great way to receive important information from the township and encouraged everyone to sign up for this text alert.

c. A reminder that more information about our community can be found on our website at **www.dickinsontownship.org**

Agenda Approval

A motion to approve the agenda for the October 7, 2026 meeting was made by Vice Chairperson DeGaetano. It was seconded by Supervisor Line and unanimously passed.

Public Comment – Agenda Items Only - None

Consent Agenda

Manager Lovett recommended a change to the wording listed on the 4th page of the special September 8th meeting minutes.

A motion to approve the minutes for the September 2, 2026 meeting, to approve the minutes for the September 8, 2026 special meeting with the amendment stated, to ratify the September 18, 2026 bills of $143,066.60, to ratify bills of September 30, 2026 of $79,500.00, to pay the October 7, 2026 bills of 67,429.62, to approve the Aero Energy agreement for a loaner gasoline tank – no monetary requirement for loaner, to approve of Cold Springs Road Bridge Temporary Parking Easement – 110 Cold Springs Road, to acknowledge the hiring Paul Mixell for Public Works crew member, and to approve the 2027 MMO Obligation for the PMRS Pension Plan was made by Vice Chairperson DeGaetano. Supervisor Line seconded the motion, and the motion was passed unanimously.

Board of Supervisors Report

Chairman Kole reported there was a closing for the township's purchase of 161 Old State Road. This is very beneficial to the township for multiple uses. This project has been ongoing for a while, so it is exciting to complete this item. Chairman Kole also reported that with the fire & EMS study, the township has been able to bring in other municipalities for the emergency services to be working together. There have been multiple positive responses from other municipalities on this. They have been meeting with these municipalities to coordinate this program and Manager Lovett added how exciting this is for emergency services.

Vice Chairperson DeGaetano reported from the Environmental Advisory Committee. There is a concern that the complaints haven't been coming in for FPR's and she urged residents to please continue to provide complaints as they come up. Another topic discussed by the council was water testing. There was a township water testing recently and there will be more of these to assist with residents' protection in their water and homes. These will help bring awareness to the environmental issues found in water, as well as provide information to residents of the concerns. The EAC has studies with universities they are working on, as well as forming the rule making committee. Vice Chairperson DeGaetano shared that the township will be continuing

to do water testing more often within the township. Chairman Kole agreed there should be water testing continuously to correct the contaminated water.

Supervisor Line suggested doing the test also through a specific light which can show the contamination.

Public Hearings

a. Ordinance 2026-03

Chairman Kole opened the public hearing at 6:16pm.

Beth Kikla explained due to multiple changes discussed at the last public hearing; there was a need to readvertise this ordinance. She shared the importance of having an ordinance. She reviewed the special meeting on September 8th for the first public hearing on this ordinance. The comments from the first public hearing were mainly positive, but also great ideas and questions to contribute to the discussion. Beth Kikla continued to explain this ordinance will always continue to be changed and updated as things move forward. She shared how much this state is becoming a target for these developers so there is a need for this ordinance. There needs to be an ordinance to provide guidance and regulations before a request to add a data center. Beth Kikla reported on the extensive research done, including digging into other townships' ideas to contribute to ideas to create this ordinance. There were 6 public meetings for the planning commission meeting to put this ordinance together. She referenced the comprehensive plan which was being followed during this process. She added there was further input from the township staff, municipal authority, and township solicitor. This ordinance also includes guidelines for Battery Energy Storage Systems. This was a very crucial addition to the ordinance, as this is a large component of the data center. She explained how the uses have been chosen for this ordinance. Beth Kikla concluded by specifying the need for this ordinance during this time. Without regulations there would be no guidance for the decision makers for these developments.

Solicitor Boyer clarified the process of these applications for data centers. There would be a hearing through the Board of Supervisors, not the Zoning hearing board. The applicant would have particular guidelines to follow before it goes before the board. He also mentioned it would not be subject to conditional use. He specified the previous county comments, which were incorporated and explained the goal was to not have an ordinance that would be too exclusionary. Solicitor Boyer also specified why further changes were decided upon. Chairman Kole added the ordinance guidelines also should be possible and feasible to develop.

Chairman Kole opened it up for public comment. There were a few questions on the process and whether there has already been an application received by the township. Chairman Kole answered there hasn't been an application and also explained how things have gone so far with the need to readvertise. He mentioned that all townships must be ready for these developers, as the township is unable to turn down an application. He continued by mentioning his thoughts that the Planning Commission will continue to look at this ordinance and continue to make updates. The changes would then be provided for another public hearing. There was a concern about what would happen with a plot after the data center plans fall through, referencing the one statement in the ordinance. Solicitor Boyer answered there is a decommissioning plan which requires a financial security. This would assist with the need if a developer changes his mind. Chairman Kole added that there is always a challenge with redeveloping plan, but the guidelines is what will help with these challenges.

Chairman Kole closed the hearing at 6:43pm.

Plan Review/Conditional Use Hearings

a. *Approval of Christopher M. Lafean, James W. Lafean III and Tifani A. Lafean Final Subdivision/Lot Consolidation Plan*

Scott Akens – Akens Engineering – presented the Preliminary/Final Lot Consolidation Plan for Christopher M. Lafean, James W. Lafean III & Tifani A. Lafean at 75 Ball Park Drive. He referenced the existing home on the property owned by the same owner for the other 3 lots. The plan is requesting to consolidate the 4 lots into 3 lots, by adding the 10. The lots will then be 10 acres at Ball Park Drive lot, 10 acres at Greenhouse Road and the last lot will be 20 acres. They will be used for single homes. Mr. Akens referenced the engineering comments from the township engineer. One of the comments suggested a title search to be done, however this isn't necessary in this case. Mr. Akens added the ordinance doesn't require a title search so he'd like to not take this action. He mentioned he will be sure to reach out to the engineer to satisfy the comments still from his review letter. He's requesting a conditional approval to satisfying the engineer's comments. Solicitor Boyer shared his concern about the title search. While the title search isn't required by the ordinance, he would like to condition the plan to the approval and satisfaction from the engineer's comments.

Chairman Kole requested clarification as to whether the engineer's comments has been satisfied. Solicitor Boyer mentioned the most recent letter from Engineer Reichard wasn't satisfied yet. He further mentioned during the motion should be made on condition of the engineer's comments satisfaction.

Vice Chairperson Degaetano motioned to approve the Preliminary/Final Lot Consolidation Plan, conditionally on satisfying the comments from the Township engineer. The motion was seconded Supervisor Line and it passed unanimously.

Boards, Committee, and Authority Reports

a. **Planning Commission** – Nothing to report. Chairman Kole expressed appreciation to the Planning Commission, Staff, and township Solicitor for all of their work on the Data Center ordinance.

b. **Parks & Recreation** – Manager Lovett reported at least 60 kids in attendance for the fishing derby and the committee is planning the Christmas Tree Lighting event in December.

c. **Zoning Hearing Board** – Nothing to report.

d. **Municipal Authority** – Nothing to Report.

e. **Environmental Advisory Council** – Nothing additional to report.

Staff Reports

Manager's Report – Manager Lovett reported on the water testing that took place on September 15, 2026. There were 16 water samples at the first timeframe and 8 samples at the second timeframe. This was a very good turnout. Manager Lovett is very pleased with how well the water testing event went. It was very beneficial for residents. There are a few proposal requests under New Business: Auditing Services and IT services. Manager Lovett updated the board that with the budget prep, she is requesting to cancel the budget meeting on October 13th and move forward with the meeting on October 20th.

Treasurer's Report – Grace Hogue highlighted she has the quarterly reports attached.

Emergency Services Report – Charley Westcott presented to the Board the August 2026 incident report. Call totals for August were as follows: Citizens Fire Company – 6 calls, Union Fire Company – 4 calls, and Penn

Fire Company – 5 fire calls & there is no EMS report at this time. Charley Westcott continued to report the bad auto accidents from the previous month. He has also been communicating with PSP to receive reports on the accidents at the intersection. There have been 15 accidents in 3.5 years at the intersection of Burnt House Rd/West Old York Rd. With the intersection of Ritner Hwy/Burnt House Rd, there has been 2 accidents in the last couple years, so the roadside mowing has helped with that.

Manager Lovett added she received information for fewer years, however there were more accidents at Burnt House Rd/Walnut Bottom Rd than Burnt House Rd/West Old York Rd. She has been contacting PennDOT to see about getting a study done at that intersection. Chairman Kole noted how most of these accidents were from bad decisions as drivers, however he would still like to look into a traffic study. Nate Bragunier reported they could do thermoplastic letters, which are reflected at night. He stated the biggest way to correct this, according to PennDOT is to make things more visible. He confirmed once the study is done, there could be further options. There has already been multiple things added in the past by the township to attempt to make this intersection more visible. Unfortunately, there are multiple intersections on Burnt House Rd that have accidents often, and majority of these accidents have been related to drivers' decisions. Charley Westcott shared the meeting with the residents for Cold Springs Road Bridge Project went very well and the residents seemed to understand the process of how Emergency Services will be responding during this time.

Public Works Report – Nate Bragunier reported on the meeting with South Middleton Township composting. Once they have expanded, they are interested in partnering with Dickinson Township. Nate Bragunier further reported on the road projects taking place currently and the ones to begin soon.

Cold Springs Road Bridge project is to begin next week.

Zoning Officer's Report – Ryan Hoover explained the hearing that took place for Zoning in September.

Engineer's Report – Nothing to report.

Solicitor's Report – Nothing to report.

New Business/Request for Board Action

a. *Seeking approval of Ordinance 2026-03, Amending Chapter 205, Zoning, of the Code of the Township of Dickinson regarding regulations applicable to Data Centers and Battery Energy Storage Systems (BESS)*

Vice Chairperson DeGaetano made a motion to approve Ordinance 2026-03, Amending Chapter 205, Zoning, of the Code of the Township of Dickinson regarding regulations applicable to Data Centers and Battery Energy Storage Systems (BESS). The motion was seconded by Supervisor Line and passed unanimously.

b. *Seeking approval of Resolution 2026-20, Appointment of a member and a member to fill a vacancy on the Planning Commission – Jared Abell*

Vice Chairperson DeGaetano made a motion to approve Resolution 2026-20, Appointment of a member and a member to fill a vacancy on the Planning Commission – Jared Abell. The motion was seconded by Supervisor Line and passed unanimously.

c. *Discussion and seeking approval of Change Order No. 1 Farhat Excavating substantial completion extension*

Manager Lovett explained the need to extend the contracted date to complete the Cold Springs Bridge Project. This isn't extending the project longer, but it is moving the start date out. Chairman Kole added that as long as weather cooperates, things are on schedule, however just moving things forward.

Vice Chairperson DeGaetano made a motion to approve Change Order No. 1 Farhat Excavating substantial completion extension. The motion was seconded by Supervisor Line and passed unanimously.

d. *Discussion and seeking approval of recommendation of Auditor Services for a contract period of 3 years with 2 optional years – Zelenkofski Axelrod CPA*

Manger Lovett explained with the previous contract ending, the Township requested proposals from 10 auditing copies. There were 4 received from that list. She requested services for 3 years with additional optional 2 years. She mentioned her work with them and has great experience from the past. Supervisor Line added they have also worked with the Township in the past.

Vice Chairperson DeGaetano made a motion to approve the recommendation of Auditor Services for a contract period of 3 years with 2 optional years – Zelenkofski Axelrod CPA. The motion was seconded by Supervisor Line and passed unanimously.

e. *Discussion and seeking approval of recommendation of IT Services for an annual service contract – Kirbtech*

Manager Lovett shared her concerns with the security areas of the system through the current IT services. She provided the three proposals received, but specified that Kirbtech seems to be the best. This would also be beneficial to add camera services, since currently camera services are separate. There a few more items that are provided that would be helpful towards the township staff. Manager Lovett mentioned Supervisor Line also looked at the proposals. Chairman Kole added his experience with Kirbtech and is pleased with his past experiences. Supervisor Line mentioned there is more value included in Kirbtech's proposal. Vice Chairperson DeGaetano mentioned her own positive past experiences with them.

Vice Chairperson DeGaetano made a motion to approve discussion and seeking approval of recommendation of IT Services for an annual service contract – Kirbtech. The motion was seconded by Supervisor Line and passed unanimously.

f. *Discussion and seeking approval to advertise Ordinance 2026-04, amending Chapter 178, SALDO change Vehicular Parking and off-street Unloading design and construction requirements*

Solicitor Boyer explained the current issues within the SALDO section of the ordinance where it references the Zoning ordinance, and the Zoning ordinance references the SALDO section. This amendment adds these standards to the SALDO section so it's clearer for anyone looking for parking requirements within the ordinance.

Vice Chairperson DeGaetano made a motion to approve advertisement of Ordinance 2026-04, amending Chapter 178, SALDO change Vehicular Parking and off-street Unloading design and construction requirements. The motion was seconded by Supervisor Line and passed unanimously.

Old Business - None

Closing Announcements

Nate Bragunier referenced the item under the Consent Agenda – Temporary Parking Easement at 110 Cold Springs Rd – and asked the residents to please park within the caution taped off sections of that area. He asked that the residents just respect his property as he is being very gracious allowing us to use this area. Chairman Kole expressed his gratitude towards this resident sharing his property with all of his neighbors.

Public Comments - Non-Agenda Items Only

Manager Lovett shared written communication from a resident requesting the township to ask PennDOT to do an evaluation to add a "Hidden Driveway" sign. Nate Bragunier stated he will see if this qualifies as an option to move forward with and will provide more information to the board before approval.

Kate Chavious – 17 Chelsea Ln – asked if there will be signs put up for "residents only" at Cold Springs Bridge. Nate Bragunier this would be difficult to advertise as "residents only" parking, as this could still be confusing instead so that this parking area is only for the residents from the bridge project. Kate Chavious also reported further the multiple potholes in that area and Nate Bragunier mentioned he will look into this and be sure it's addressed as needed.

Laura Gish – 270 Stuart Rd – expressed appreciation towards the Public Works Department for their work in repairing Cold Springs Road and Ridge Road.

Executive Session - Solicitor Boyer requested an Executive Session at 7:33 p.m. to discuss real estate matters. The Executive Session ended at 8:04 p.m.

Adjournment

A motion was made by Vice Chairperson DeGaetano and seconded by Supervisor Line and passed unanimously to adjourn at 8:04P.M.

Respectfully submitted,

Grace Hogue
Secretary/Treasurer

