

DINGMAN TOWNSHIP BOARD OF SUPERVISORS
AUGUST 17, 2021 MEETING
AGENDA

1. CALL TO ORDER - Pledge of Allegiance
2. APPROVAL OF MINUTES: July 20, 2021 Meeting
May 4, 2021 Meeting
3. PUBLIC HEARING
 - a) New Jersey Y Camps Conditional Use
4. OLD BUSINESS
 - a) Sunrise Lake Section 9 Water & Sewer
 - b) Preserve at Milford Hills
 - c) Garage Project
 - d) Other Old Business
5. NEW BUSINESS
 - a) Delaware Football League
 - b) New Parks & Recreation Event
 - c) Other New Business
6. CORRESPONDENCE
 - a) Miscellaneous Correspondence
7. SUBDIVISIONS / LAND DEVELOPMENTS
 - a) New Jersey Y Camps – Land Development & SALDO Waiver
 - b) Manzione Lot Improvement
 - c) Raymondskill Creek Estates – Re-signing of maps
8. EMERGENCY SERVICES REPORTS
9. ROADMASTER REPORT
10. SEWAGE/ZONING/CODES ENFORCEMENT OFFICER REPORT
11. TREASURER'S REPORT / SECRETARY'S REPORT
 - a) Payment of Bills: \$ 50,927.03 General Fund
 \$ 105.71 Rec Fund
 - b) General Fund Balance: \$1,335,752.31
12. PUBLIC COMMENT PERIOD
13. ADJOURNMENT

- ATTENDANCE:** Thomas E. Mincer, Chairman; Dennis L. Brink, Vice Chairman; Edward D. Nikles, Supervisor; Karen Kleist, Secretary/Treasurer; John H. Klemeyer, Solicitor; Chris Wood, Sewage/Zoning Enforcement Officer; Mark O'Brien, DTVFD Chief; Gary Wilding PE, Richard Adelesohn, and Janet Fliegelman of the New Jersey Y Camps; and members of the public and press.
- ITEM NO. 1: CALL TO ORDER** Chairman Mincer called the meeting to order at 7:00 pm opening with the Pledge of Allegiance.
- ITEM NO. 2: APPROVAL OF MINUTES** MOTION was made by Ed Nikles, seconded by Dennis Brink, and unanimously carried to approve the July 20, 2021 and May 4, 2021 Minutes as presented.
- ITEM NO. 3: PUBLIC HEARINGS**
A) New Jersey Y Camp Conditional Use and Fire Protection Ord. Waiver
- The Y Camp applied for a Waiver to parts of Article 5 of the Fire Protection Ordinance. There is adequate water supply (water tower, two ponds, and two pools); the pond and pools require installation of permanent connections for drafting by the fire department. The roadways within the camp are existing and while sections may not meet the ordinance, the fire chief feels they are adequate. Mr. Wilding stated that the dry hydrant permits have been applied for. The camp intends to construct three recreation buildings: two Rec Halls and a pavilion to house basketball courts. They are requesting permission to get a building permit to construct one Rec Hall (building #7) prior to completion of the dry hydrants and pool connections. MOTION was made by Ed Nikles, seconded by Dennis Brink, and unanimously carried to approve the NJ Y Camp Fire Protection Ordinance Waiver Request subject to Conditions 1-3 of the Township Engineer: Execution of the Fire Protection Maintenance Agreement; installation of the improvements outlined in the Fire Protection Report including modifications to both swimming pools to provide permanent fire department connections as well as installation of two dry hydrants (only building #7 can be constructed prior to completion of this work); and construction of the improvements required by the Spill Prevention Plan.
- At this time a duly advertised Public Hearing was held to consider the Conditional Use Zoning application of the New Jersey Y Camps to construct three recreation buildings. There were no additional interested parties present. Solicitor Klemeyer entered the following exhibits into the record: Twp #1 - Legal Notice from the Pike County Dispatch; Twp #2 - letter from the Planning Commission of 7/30/21 recommending approval with seven condition; Twp #3 - all the Technical Review Comments from the Township Engineer; Twp #4 - zoning application dated 2/26/20; Twp #5 - property deed; Twp #6 - executed Waiver of Time Limitations; Twp #7 - Certificate of Incumbency; Twp #8 - Site plans; Twp #9 - PaDEP NPDES permit; Twp #10 - referral letter from Chris Wood dated 3/24/20; Twp #11 - letters from the Project Engineer to the Milford Water Authority, Pike County Planning Commission, etc.; and Twp #2 - letter from the County Planning Commission containing ix recommendations dated 12/4/20.
- Mr. Wilding Submitted a response to the Planning Commission's July 30th recommended conditions, a draft Fire Protection Maintenance Agreement, and a draft Stormwater Management Operation and Maintenance Agreement for review. This packet was entered as Exhibit Appl. #1. The three buildings are intended as amenities for the camp. The applicant agreed to the recommendations of the Planning Commission as written and reviewed.
- MOTION was made by Dennis Brink, seconded by Ed Nikles, and unanimously carried to approve the Conditional Use Application #049-20 and the Preliminary Land Development Plan of the New Jersey Y Camps to construct three ancillary recreation buildings subject condition numbers 1-3 and 5-7 recommended by the Planning Commission by letter dated July 30, 2021, and to incorporate the Articles attached thereto into the Waiver documentation by reference.
- ITEM NO. 4: OLD BUSINESS**
A) Sunrise Lake Section 9 There was nothing new to discuss.

- ITEM NO. 4(B):**
Preserve at Milford Hills
- It now appears they will be seeking a one-year extension on both the Phase 1 and Phase 2 work, although it is not clear. The Board directed the Secretary to inform the developer that we will need a resolution on their request by the September 7th meeting.
- ITEM NO. 4(C):**
Garage Project
- The contractor poured the concrete floor in the office area without installing the insulation; the project engineer verified that the insulation was on the plans. The floor was also poured without an inspection. The Board directed Solicitor Klemeyer to put the contractor on notice that the concrete floor in the office area must be removed and the insulation installed.
- ITEM NO. 4(D):**
Other Old Business
- There was no Other Old Business at this time.
- ITEM NO. 5: NEW BUSINESS**
A) Delaware Football League
- The Board was in receipt of a request from Delaware Football League to again use the light stanchions (kept at the Firehouse) for those evenings they need to practice until 8pm. This item was tabled until the next meeting.
- ITEM NO. 5(B):**
New Parks & Recreation Event
- The Board was in receipt of a Memo from the Rec Board requesting authorization to contract with Emily Woodmansee to hold two nature series walks at the Bridge Preserve plus self-guided kits at a cost not to exceed \$850.00. MOTION was made by Dennis Brink, seconded by Ed Nikles, and unanimously carried to approve the Nature Walk events as proposed.
- ITEM NO. 5(C):**
Other New Business
- There was no Other New Business at this time.
- ITEM NO. 6: CORRESPONDENCE**
A) Miscellaneous Correspondence
- The Board reviewed various Miscellaneous Correspondence and noted the following: letter regarding the Township Supervisors banning Covid vaccine mandates for residents- Township Supervisors have no control over what the federal and state government do, but they will most likely never be considered at the Township level.
- ITEM NO. 7:**
SUBDIVISIONS / LAND DEVELOPMENTS
- A) New Jersey Y Camps – Land Development & SALDO Fire Protection Waiver: This item was reviewed and acted upon under Item No. 3a above.
- B) Manzione Lot Improvement: The Board reviewed the proposed Sunrise Lake Lot Improvement and documentation including deeds, letters of adequacy from the County Planning Commission and Township Engineer, and a recommendation for approval from the Planning Commission. MOTION was made by Ed Nikles, seconded by Dennis Brink, and unanimously carried to approve the Manzione Lot Improvement combining lots 11 & 12, Block 1, Section 7 of Sunrise Lake, to be known as Lot 12R.
- C) Raymondskill Creek Estates – Re-signing of maps: the previously signed maps with a new “Re-Signed” signature block have not yet been received.
- ITEM NO. 8:**
EMERGENCY SERVICES REPORTS
- DTVFD Chief Mark O'Brien reported that there were 131 EMS and 46 Fire calls in July. 86 of the EMS dispatches were located out of their primary response area.
- ITEM NO. 9:**
ROADMASTER REPORT
- MOTION was made by Ed Nikles, seconded by Dennis Brink, and unanimously carried to approve the July 26-August 9, 2021 Roadmaster Report as submitted.
- ITEM NO. 10:**
SEWAGE / ZONING OFFICER REPORT
- Chris Wood reported that he is still very busy with permit work. He has also been receiving a lot of inquiries concerning Air BSBs. The Sierra Club has been pushing for the National Recreation Area to be upgraded to a National Park.

**ITEM NO. 11:
TREASURER'S REPORT**

MOTION was made by Dennis Brink, seconded by Ed Nikles, and unanimously carried to approve the August 17, 2021 Treasurer's Report, Bill Payment List, and General Fund balance, and to sign the checks following the meeting.

ITEM NO. 12: PUBLIC COMMENT

No public comment was received.

ITEM NO. 13 ADJOURNMENT

There being no further business, MOTION was made by Ed Nikles, seconded by Dennis Brink, and unanimously carried to adjourn the August 17th meeting.

Respectfully submitted,

Karen Kleist, Secretary/Treasurer