DINGMAN TOWNSHIP

BOARD OF SUPERVISORS

AGENDA

Meeting

October 20, 2026

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1. CALL TO ORDER – Pledge of Allegiance
2. APPROVAL OF MINUTES – October 6, 2026
3. PUBLIC HEARING –
4. OLD BUSINESS –
   a). Sunrise Lake Section – 9 Water and Sewer Update
   b). Dingman Township Comprehensive Plan – Presentation Michael Baker
   c). Food Truck Ordinance
5. NEW BUSINESS –
   a). Abbadessa – Conashaugh Lakes 6417A – Lot Improvement
6. CORRESPONDENCE
   a) Miscellaneous Correspondence
7. EMERGENCY SERVICES REPORTS
8. ROADMASTER REPORT
   a). Roadmaster Report –
9. SEWAGE/ZONING/CODES OFFICER REPORT
10. TREASURER'S REPORT
    a). Payment of Bills
    b). General Fund Balance
11. PUBLIC COMMENT PERIOD
12. EXECUTIVE SESSION
13. ADJOURNMENT

Dingman Township Board of Supervisors

MINUTES – OCTOBER 6, 2026

IN ATTENDANCE

Chairman Tom Mincer, Vice Chairman Ed Nikles, Supervisor Theo Balu, Alternate Solicitor Anthony Magnotta, Code Enforcement Officer Robyn Ficken, Road Master Shane Williams, Secretary Susan Mikulak, Court Stenographer Barbara Kaiser, Land Surveyor Chris Rinaldi and members of the public. Not in attendance Solicitor John Klemeyer

ITEM – 1 CALL TO ORDER

Chairman Tom Mincer called the meeting to order at 7:00 PM, beginning with the Pledge of Allegiance.

ITEM -2 APPROVAL OF MINUTES

Motion to accept the September 15, 2026 meeting made by Theo Balu, seconded by Ed Nikles. All in favor, motion carried.

ITEM – 3 PUBLIC HEARING – HABITAT FOR HUMANITY – POLE BARN

Chris Rinaldi with Rinaldi Land Surveying was present for Habitat for Humanity along with Michael Donlan and John Ryan. The pole barn will be 24x50. Attorney Magnotta stated that the public notice and the posting of the property is within the ordinance. Letters to recommend approval from Dingman Township Planning Commission, MHE Engineering recommends adding two additional barriers on the SR 2001 side to protect people walking in the parking lot. With all in order, Tom Mincer called for a motion to approve the Conditional Use/Land Development for the construction of a Pole Barn made by Ed Nikles, seconded by Theo Balu. All in favor, motion carried.

ITEM – 4 (A) OLD BUSINESS – SUNRISE LAKE SECTION - 9

Robyn Ficken stated that she is reviewing the Sewage Planning Module. Waiting for the Township Engineer review comments.

ITEM – 4 (B) OLD BUSINESS - DINGMAN TOWNSHIP COMPREHENSIVE PLAN

Sue Mikulak stated that on October 13, 2026 at the Planning Commission Meeting Michael Baker International will be presenting the draft plan. Michael Baker International if all goes well, they would like to present to the Board of Supervisors virtually on November 4, 20206.

ITEM –4 (C) OLD BUSINESS – FOOD TRUCK ORDINANCE

Tabled until next meeting.

ITEM –5 (A) NEW BUSINESS – POCONO MOUNTAIN WOODLAND LAKES - POA

Tom Mincer requested that representatives of the Woodlands attend the meeting to discuss the projects currently pending with the Township. Present on behalf of the Woodlands were Bill Peters, President, and Jackie Giannini, Property Manager. Tom Mincer stated that he was not present at the previous meeting and understood that the Board had extended the Temporary Certificate of Occupancy related to the

electrical permit for the fuel tanks. He asked whether that work was proceeding. Ms. Giannini stated that the contractor had begun the work; however, the project failed the rough electrical inspection because the contractor ordered the incorrect Emergency Power Off (EPO) devices. She stated that the Woodlands is experiencing difficulty obtaining the correct EPOs. The Woodlands had been attempting to obtain clarification from Building Inspector Joe Cutri, as they were unable to locate a quarter-inch EPO with a cover. Ms. Giannini stated that they were attempting to identify an equivalent device that would be permitted. Ms. Giannini contacted Engineer Joe Hudak, who indicated that the proposed alternative would be acceptable. Tom Mincer stated that the Board wants to ensure that there is proper communication between the community and the Township, noting that there have been communication issues in the past. He stated that he has been in area for more than 35 years and has received feedback from residents questioning why the Township is holding up projects. Tom Mincer stated that the Board wants to ensure that the Woodlands has the necessary plans in place and that those plans are being submitted and approved through the appropriate process. Mr. Peters stated that the project has been ongoing since approximately 2018 or 2019 and that residents have been asking about its status. He stated that he has explained to residents that the project involves many moving parts and that he has not placed blame on anyone holding up the permits. Tom Mincer stated that two individuals had approached him indicating that the electronic gate is moving forward. Tom advised them that the matter was not currently before the Board. Mr. Peters stated that any time someone brings up the gate he says he does not wish to discuss the gate further. Tom Mincer stated that there are conditions for the automated gate previously imposed by the Township that must be followed. Ed Nikles reminded the Woodlands Board that the conditional use approval for the gate requires that the gate either be manned or remain open, if the Woodlands wishes to change the gate to an automated operation, you would have to return before the appropriate Boards to request a modification of the conditional use approval. At this time, Ms. Giannini asked can we revisit the Temporary Certificate of Occupancy. She stated that she hoped the work would be completed before the expiration date and explained that the temporary certificate was necessary for the Woodlands' continued use of the salt and attendance sheds while the remaining project work was being worked on to allow completion of the electrical work associated with relocating the fuel tanks. Zoning Officer Robyn Ficken stated that the temporary certificate was issued for the salt and attendance sheds and that, in order to complete the overall project, the fuel tanks were required to be relocated, which is the item currently holding up completion. She stated that if all required final inspections have been completed, there should not be an issue related to the timing of Mr. Weeks' inspection. Theo Balu asked a question with referencing the previous meeting and stated that the Board had discussed the remaining work associated with the project, including the split-rail fencing and grading. He stated that the minutes reflect that the Woodlands had confirmed that all other stages of the project had been completed. Ms. Giannini stated that, other than a corner area, the work had been completed. Tom Mincer asked Ms. Giannini whether there were still any other items remaining to be completed on the project. Ms. Giannini stated that there were not and that, everything was complete.

ITEM -5 (B) NEW BUSINESS - FISHER LANE CULVERT PIPE REPAIR BID AWARD

The Board reviewed the two bids received one from Wayco, Inc in the amount of $98,050 and the second one from Simmons Excavating in the amount of $115, 150. Tom asked Shane are confident with Wayco getting the job done with the time constraints. Shane spoke with Pete Williams with MHE Engineering we will be having a site meeting to discuss contingent items. Tom Mincer asked for a motion to approve either Wayco or Simmons, Wayco being the low bid. Ed Nikles made a motion to approve Wayco bid, seconded by Theo Balu. All in favor, motion carried. Mike LaPadula asked a question can you put something in there that they can put a temporary patch and come back in the spring for a final pave. Shane Williams stated that they will do a cold weather patch and come back in the spring incase the weather does not cooperate.

ITEM –5 (C) NEW BUSINESS – DELAWARE FOOTBALL LEAGUE

Tom Mincer, do we have representatives from DFL here. Aaron Thompson, President stated yes. Tom Mincer said we are moving this item to Executive Session.

ITEM –5 (D) NEW BUSINESS – 2027 PIKE COUNTY EMS MATCHING GRANT FUND

Dingman Township has received approval of the EMS Matching Grant in the amount of $363,517.00.

ITEM – 6 CORRESPONDENCE

All correspondences read by the Supervisors.

ITEM – 7 EMERGENCY SERVICES REPORTS

None at this time

ITEM – 8 ROAD MASTER REPORT

Roadmaster Report from September 14, 2026 to September 25, 2026 reviewed by the Supervisors. A motion to accept the report as written made by Theo Balu, seconded by Ed Nikles. All in favor, motion carried.

ITEM – 9 SEWAGE/ZONING/CODES OFFICER REPORT

Robyn Ficken stated I have a couple of violations in the township that I am investigating. I am doing a lot of testing and inspections.

ITEM – 10 TREASURER'S REPORT

Motion made by Ed Nikles, seconded by Theo Balu to approve the Bill Payment List and Treasurer's Report and to authorize the signing of checks following the meeting. All in favor. Motion carried.

ITEM – 11 PUBLIC COMMENT

None at this time.

ITEM – 12 EXECUTIVE SESSION

The Board recessed into Executive Session at this time.

ITEM – 13 ADJOURNMENT

With no further business to discuss, Ed Nikles called for a motion to adjourn. Motion made by Theo Balu, seconded by Ed Nikles. All in favor. Motion carried. The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Susan Mikulak

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Secretary