

## **DELMAR TOWNSHIP BOARD OF SUPERVISORS**

### **MINUTES**

**JULY 7, 2025**

The Delmar Township Supervisors had 2 applicants for an interview for the Secretarial position at 5:30 and 6 PM.

The Workshop meeting was held up a bit. It continued at 6:21 PM. Joe Hastings went over the monthly report. Tar and chipping is almost completed just a bit on the Brown Road and will be completed for the year. Major issue at the Pheasant Hill Road sector by Heath's property. The pipe has a hole in it and is causing it to collapse and cause a major bump. Upon inspecting there needs to be a replacement. Looking for a cost-effective repair. Paul Mitchell called and said there are missing signs on Route 287, which need to be ordered and replaced. Mowing will be starting on Tuesday. Finishing up roads that need to be for FEMA. Hiring two part time CDL drivers for fall when Jay and John go for surgery.

Julia Heath explained the Solar Farm letter to the supervisors. Then the supervisors went to the new building for review and planning.

### **DELMAR TOWNSHIP MEETING WAS BROUGHT TO ORDER AT 7 PM BY DEVEN MARTIN.**

#### **Pledge of Allegiance was recited.**

**Recognition of Visitors were** Jennifer Ems, Sam & Diane Gilbert, Mike Hockenberry, Mark & Anelia Warren, Bruce Cooper and Ken VanSant.

#### **Public Comments:**

Jennifer Ems introduced herself to the public.

Mark Warren introduced himself and explained to the public he had the fireworks display on the West's property and if there was any recourse. Supervisors had no issues.

Mike Hockenberry stepped up to the supervisors and explained some issues that are happening with the neighbor and visitors accessing private property with a gate and using it to access the rail trail. Deven asked if there was a sign on the said gate and to call the state police if there is action going on. A letter from the solicitor will be sent out to the neighbor. Bruce Cooper will also go and discuss this matter as well.

Ken VanSant said to turn his road back to dirt. But thank you.

Sam Gilbert asked about the pipeline near Baldwin Run if they were shutting the road down. Joe spoke and said no they are boring underground. How about mowing? Joe again stated that they are heading out tomorrow to start that process.

Diane Gilbert was stating about the limbs needing to be cut back as they are pushing them back out of the way on Baldwin. Joe stated that the mower will get those.

**Treasurers' Report** Deven Marting made the motion to approve. Garry Clark seconded. 3-0 Vote.

**Minutes from last meeting** Garry Clark made the motion to approve. Deven Martin seconded. 3-0 Vote.

### **Committee Reports:**

**Planning Committee** meeting will be held on July 10<sup>th</sup> at 7 PM for a solar farm design idea and understanding.

**Zoning Board** meeting on July 22<sup>nd</sup> at 7 PM, 2 Applicants for Change of Business.

**Airport Authority** there are repairs going on and the Apron Project is pushed back to 2026.

**Municipal Authority** applying for grants.

### **Old Business:**

Tabled from June 2, 2025, meeting. Charles and Megan Bruton, 389 Fischler Street Extension, 09/03.00/86A/1/000. Mountain Valley Managing Agency. Deven Martin made a motion as the owners stated they are not renting one building and wrote a letter to the supervisors stating such. Garry Clark seconded. 3-0 Vote.

### **New Business:**

\*\*\*\*\*Deven Martin made a motion to change the Agenda. Garry Clark seconded. 3-0 Vote.

Garry Clark made a motion to add the hiring of Jennifer Ems to the Agenda. Julie Sticklin seconded. 3-0 Vote.

The hiring of Jennifer Ems, hourly wage depending on medical insurance or not, a motion was made by Deven Martin. Garry Clark seconded. 3-0 Vote.

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Deven Martin made a motion to table the Tioga County Non Residential Solar Energy Systems Ordinance for further consideration and changing. Garry Clark seconded. 3-0 Vote.

Resolution #1312 Mondweg Lane off of Baldwin Run Road, Tioga County 911. Deven Martin made the motion to approve. Garry Clark seconded. 3-0 Vote.

Resignation of Julia Heath, Secretary/Treasurer, last day July 24, 2025. I would like to thank the Supervisors and all the township employees for the great job we have done, and I hope it continues with the next secretary/treasurer. Deven Martin made the motion to accept the resignation. Garry Clark seconded. 3-0 Vote. Deven and Garry both wanted to say excellent job and appreciate all the hard work you did, Julia.

### **Building Permits:**

- Kyle Mosso, 102 Ponderosa Lane, 10x30 Porch, B-24-2025.
- Joseph Rogers, 7915 Route 6, 12x4 replacement ramp. B-25-2025.
- Arnold Sticklin, 12012 Stony Fork Road, 6x7 Chicken Coop, B-26-2025.
- Arnold Sticklin, 1201 Stony Fork Road, Alteration door to window, B-27-2025.
- Candice A. Cleveland, 112 Sweetbriar Road, 14x60 Trailer, B-28-2025. UCC
- Candice A. Cleveland, 112 Sweetbriar Road, 15x6 and 6x6 decks, B-29-2025. UCC
- Rodney Mee, Nobles Road, 12x18x 8x18 Porch, B-30-2025.
- Rick A. Brown, 806 Stony Fork Road, 8x8 Porch, B-31-2025.
- Willis Martin, JR, 1087 Kenderick Road, 60x120 Equipment Shed, B-32-2025.
- Kevin Joseph Zimmerman, 1029 West Branch Road, 12.5 wide wrap around porch x 75 long, B-33-2025.
- Epic Construction, 13 Hill Crest Circle, 2504 Sq Ft Home, B-34-2025. UCC
- Charles Brawdenburg, 19 Heise Run Road, 32x8, 12x13, 8.5 deck, B-35-2025. UCC
- Keith Tiley, 6 E Delmar Meadows, 20x20 Carport, B-36-2025.
- Jeff & Luanne Shafer, 618 N Callahan Road, 12x20 Shed, B-37-2025.

Deven Martin made a motion to approve the building permits. Garry Clark seconded. 3-0 Vote.

### **Demolition Permit:**

- Willis Martin JR, 617 Kenderick Road, 40x110 Equipment Shed, D-6-2025.

### **Short-Term Rental:**

- Michael Markowski & Pamela Sutor, 22 Marsh Creek Road, 09/03.00/033M/2/000. Micheal and Pamela will at 20 Canada Run Road will be the managing agents.

Deven Martin made a motion to approve. Garry Clark seconded. 3-0 Vote.

#### **Short-Term Rental Renewals:**

- Anne Kurtz, 37 Oak Ridge Lane.
- Nelson & Dawn Shank, 516 N Lawton Road
- Jennifer Morral, 1109 Heise Run Road
- Kerr Family Trust, 344 Kerr Road
- Melissa Sauders, 53 Stony Fork Road

Deven Martin made a motion to approve. Garry Clark seconded. 3-0 Vote.

#### **Solar Permit:**

- Joel Young, Paradise Energy Solutions, 1800 Dean Hill Road, 09/08.00/021.

Deven Martin made a motion to approve. Garry Clark seconded. 3-0 Vote.

#### **Communications:**

LDG, Monthly status reports for replacement bridges, T-387 S. Lawton, T-526 Wilkins Road, and preliminary engineering for T-533 Trib over Marsh Creek.

Trail Advisory Council, Minutes from January 29, 2025, meeting and the Agenda for June 18, 2025, at 8:30 AM.

LDG, Public Plans Display for bridge replacement T-533 Butler Road over Trib to Marsh Creeek.

Seneca Resources, Gas well Alterations Goodwin 6139 Charleston Township.

North Lawton Bridge closure begins the week of June 30<sup>th</sup> and has not yet.

Impact Fee Update will be deposited on June 26<sup>th</sup>, \$355,611.86.

T-533 Butler Road over Trib to Marsh Creek, projected in 2027 and approx. 6 months to complete.

DEP Notification Draft Pine Creek Evaluation report for Public Comment for review on their website.

PSAST Grassroots Advocacy Network, Legal Advertising reform SB194 sits before the full Senate. Would allow flexibility by letting municipalities meet legal

advertising requirements by posting on their website, county website, and or municipal building.

Tioga County Mitigation Advisory Committee Minutes and Agenda.

Seneca Resources Bond Continuation Certificate.

Court of Common Pleas of Tioga County PA Tax Claim against letter.

Civil & Environmental Consultants, INC, PA DEP GP-5A Application for Clean Energy Exploration & Production, LLC, Whispering Pines Well Pad.

**Roadmaster Report** is stated in the above workshop. Deven Martin and the public mention the great job on the tar and chipping.

### **Bills and Payroll**

<b>Payroll</b>	<b>\$8,760.26, June 13, 2025.</b>
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	<b>\$8,792.11, June 27, 2025.</b>
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<b>General Bills</b>	<b>\$38,403.45, C# 21770-21798.</b>
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<b>State Bills</b>	<b>\$30,306, C3 11784-11786.</b>
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**Deven Martin made a motion to pay payroll and bills. Garry Clark seconded. 3-0 Vote.**

### **Accounts:**

<b>Township General</b>	<b>\$31,399.90.</b>
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<b>State</b>	<b>\$106,015.02.</b>
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<b>Impact Fee</b>	<b>1,179,395.10.</b>
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Next meeting will be on August 4, 2025, at 7 PM.

Add that 2 road crew members need to be hired

Deven Martin made a motion to adjourn the meeting. Garry Clark seconded 7:27 PM meeting was adjourned. 3-0 Vote.