

The regular August meeting was called to order by Chair James Zefran on August 13, 2025, at 7:00pm. Vice Chair Brad Bates and Supervisor Brian Non were in attendance. Solicitor Jeff Treat was also in attendance.

**A. Pledge of Allegiance** –The Pledge of Allegiance was recited.

**B. Hearing Check** –The hearing check was done.

**C. Minutes of July 9, 2025 Regular Monthly Meeting** - *Motion made by Supervisor Non, seconded by Vice Chair Bates to accept the minutes of the July 9, 2025 monthly meeting. All voted in favor, motion carried.*

**D. Public Comment** –Items on Agenda Only –A resident reported that Town Hill Road is very dusty and asked Roadmaster Non whether liquid calcium could be applied to reduce the dust. Roadmaster Non responded that the township is currently on a waiting list for calcium, and it is expected to be available within a week. A resident inquired about rules or regulations regarding swimming pools. Chair Zefran stated that there are no such regulations in this township. The same resident asked whether a permit is required to build a deck for a swimming pool. Supervisor Non indicated that no permit is required for a deck associated with a swimming pool. The same resident made a comment that a resident has approximately 10 horses but does not see shelter for them. Supervisor Non said this should be referred to SPCA not the township.

At 7:05 PM, Chair Zefran announced that an Executive Session was being held. He noted that it should be brief.

At 7:14 PM, Chair Zefran announced that the public meeting was back in order.

**E. Correspondence**

- a. **262 Belmont Turnpike Inspection by Wayne County Conservation District**- Chair Zefran reported that this property has multiple violations, which were reported by the Conservation District. He stated that the township will allow the Conservation District to handle the matter at this time. Once the property is cleaned up, the township will follow up with the property owner to see if they would like to apply for a junkyard permit.
- b. **296/247 Stop Sign Concern**- Chair Zefran stated that a resident raised a concern regarding the stop signs at the intersection of SR 296 and SR 247, describing it as a dangerous intersection. Chair Zefran noted that this matter would be discussed with the township solicitor to determine if any action can be taken. Supervisor Non expressed that the township should not get involved, as both SR 296 and SR 247 are state roads. Vice Chair Bates agreed with Supervisor Non's position.
- c. **15 Sensitive Road Property**-Chair Zefran indicated this is a property which the roof is caving in but the property is an unsettled estate and not probated yet and the rightful owner will need to seek legal council and go from there.
- d. **Agricultural Security Area Training Monday 9/08/25, 10am-12pm, Park St Complex, Honesdale**-Township Supervisors along with the Treasurer and Secretary will be attending.
- e. **Wayne County Assoc. of Township Officials Fall Convention October 8, 2025**-Supervisor Non, Vice Chair Bates, Treasurer Lopatofsky, Secretary Durmiaki and permit officer Salak will be attending.

**F. New Business**

- a. **Agricultural Security Area Advisory Committee Resolution-** Secretary Durmiaki asked whether a resolution is required to establish an ASA Advisory Committee. Vice Chair Bates stated that, to his understanding, if a property owner is interested in securing land under the ASA, a hearing would be held during a regular township meeting, and the interest would be presented to the Board of Supervisors. Chair Zefran referred the question to Solicitor Treat, who confirmed that a resolution is required. Resident John Doyle asked what the Agricultural Security Area is. Vice Chair Bates explained that any property owner who wishes to place some or all of their property in the Agricultural Security Area (ASA) would present their request to the municipality first then move to the state for further consideration. Resident Mark Lopatofsky asked if the township currently has any property under the ASA. Vice Chair Bates said yes. Lopatofsky asked if there is a map indicating what properties. Treasurer Lisa Lopatofsky stated the township has a list of township property owners included in the ASA. *Motion by Chair Zefran, seconded by Supervisor Non to pass a resolution regarding the township supervisors to be the Agricultural Security Area Advisory Committee for the township. All voted yes. Motion carried.*
- b. **Renters Ordinance-** Chair Zefran expressed concern regarding tenants and renters within the township who may have ambulatory issues, emphasizing the importance of having fire/smoke alarms and other safety devices in place in case of emergency—particularly fires—so that fire companies are informed and prepared. Chief Zefran added that surrounding municipalities have ordinances addressing such issues, and he requested that Solicitor Treat look into drafting a similar ordinance for the township regarding rental properties. Resident John Doyle commented that such an ordinance would likely involve costs and stated that supervisors should not be responsible for inspecting rental properties. Chair Zefran clarified that the landlord (property owner) would be responsible for any associated fees and that the property would be inspected to ensure compliance with the ordinance. Chair Zefran requested Solicitor Treat to look into the matter and to bring a draft ordinance for review at next month's township meeting.
- c. **Data Center Ordinance- Chair** Zefran initiated a discussion with the public regarding the increasing presence of data centers in Pennsylvania, stating that the township should be proactive in preparing for any potential interest in establishing data centers within its boundaries. He highlighted that data centers typically require the following—power, gas, and water. Given that the township has no zoning regulations in place, Chair Zefran emphasized the importance of acting now to be prepared and to consider how such facilities might impact the community. He encouraged the public to research data centers and their environmental effects and impacts on surrounding communities. Chair Zefran requested Solicitor Treat to investigate the possibility of drafting an ordinance related to data centers. Solicitor Treat responded that, since this is a relatively new issue, there may not yet be ordinances in surrounding municipalities, but he will look into it and bring any findings or recommendations to next month's meeting.

**G. Road Master Report-**

- a. **Vehicle Mileage and Usage Reports**- Roadmaster Non reported the following vehicle reports.

Vehicle	Total mileage during the month
2015 Ford F550	646
2018 Ford F550	285
2022 International Dump Truck (CV)	341
2018 Peterbilt 580	203
580 Backhoe	12 hours
Tractor	10 hours

**Road Reports** – Roadmaster Non reported that a complaint was received from a resident on Yarns Road regarding a sluice pipe crossing SR 296 that has been problematic for several years. He stated he is continuing to work through the issue and is awaiting the state. Ron Poska noted that PENNDOT visited Yarns Road and opened one side of the pipe, but the other side does not appear to be the best. Roadmaster Non also announced that stone is currently being delivered to the township in preparation for tar and chipping, which should begin next week. He asked residents to be patient with the dust, noting that dust control is forthcoming. Supervisor Non stated that roadside mowing has been completed. Resident Don Salak expressed concern about numerous overhanging tree limbs along township roads that still need to be trimmed. Roadmaster Non acknowledged the issue, stating it is work in progress and will likely require weekend work to be completed. Resident Christine Salak raised a question regarding a sluice pipe at the end of Little Keen Road, especially considering that the state currently has Elk Lake Drive closed near SR 296 for bridge replacement. She asked who is responsible for replacing or reinforcing the pipe. Roadmaster Non responded that if the pipe is located on a state road, then it would be PENNDOT's responsibility. Solicitor Treat inquired whether the pipe runs under the macadam or along it. Christine Salak said it runs under the macadam, to which Solicitor Treat replied that it would be the state's responsibility.

- i. **Browndale Stormwater Easement-Kovaleski**-Easement given to Solicitor Treat. Roadmaster Non asked if this is ready to be put out for bid. Solicitor Treat replied, not until easement is signed. To be addressed at next meeting.
- ii. **Big John Road Update**- Chair Zefran inquired with Nick Lopatofsky regarding the status of the ordinance review. Nick Lopatofsky stated that he had spoken with Township Engineer Jeff Weinberger, who has reviewed the ordinance, but they are still awaiting further feedback, as Weinberger was unable to attend this meeting. Roadmaster Non added that he also spoke with Engineer Weinberger and believes a joint discussion should be held involving the Supervisors, Weinberger, and Nick Lopatofsky. Nick Lopatofsky asked whether millings would be acceptable as a road surface. Treasurer Lisa Lopatofsky responded that she had also spoken with Weinberger, who confirmed that millings are acceptable, and that he is willing to meet with the township to further discuss requirements. Roadmaster Non will contact Engineer Weinberger to schedule a meeting for further discussion.

**Treasurer's Report Including Bills for Payment-** *Motion made by Supervisor Non, seconded by Vice Chair Bates to accept the Treasurer's report and pay the bills as listed. All voted in favor, motion carried.*

General Acct. Bills Total	State Acct. Bills Total	Sewer Acct. Bills Total	UCC Acct. Bills Total
\$47,687.45	\$14,612.47	\$0.00	\$1,225.00

- a. **FEMA grant Funds have been allocated to PEMA DR4815 (Storm Debbie Damage)**-Chair Zefran noted to the public that these grants have been completed.
- I. **Browndale Fire Department** - Chief Debevec read July's Fire Chief Report. Report on file. Chief Debevec raised a concern regarding properties with solar roof panels, noting that it can be a hazardous surprise for the fire company responding to a structure fire at such locations. He suggested that if the fire company had a list of addresses with solar installations, the information could be entered into their database, allowing firefighters to respond more safely and effectively. The matter will be discussed further at the next meeting.
- J. **Old Business**- There was no old business discussed.
- K. **Public Comment**- Resident Jason Vogt raised a concern about excessive noise near his home, including late-night fireworks and racing on the road with side-by-sides during nighttime hours. Vogt asked if any action could be taken regarding the side-by-sides. Supervisor Non responded that no action can be taken regarding side-by-sides but stated that the township permit officer would be asked to look into the fireworks complaint. Resident Mark Lopatofsky inquired about funds in the township's general account. Treasurer Lisa Lopatofsky explained that, as of the August treasurer's report, the general account balance is \$406,900.34, which includes \$100,865.20 designated specifically for Long Pond Road and cannot be used for other purposes. Resident Vogt asked about Long Pond Road, Supervisor Non said it needs to be completed by September 1<sup>st</sup>. Solicitor Treat mentioned a sewage violation that was previously looked into, indicating the property owner has done nothing to rectify the issue. Treat asked if he could have authorization to file a complaint under the Sewage Act. *Motion made by Supervisor Non, seconded by Vic Chair Bates to authorize the filing of the complaint by Solicitor Treat. All voted yes. Motion carried.*
- L. **Adjournment** – *Motion made by Chair Zefran, seconded by Supervisor Non to adjourn the meeting. All voted in favor, motion carried.* Meeting adjourned at 7:35pm.

Respectfully submitted,

Michele Durmiaki, Secretary