

Eldred Township Board of Supervisors
Meeting Minutes
April 15, 2026

On Wednesday, April 15, 2026, the Eldred Township Supervisors met in a regular meeting at 7:00 P.M. at the Eldred Township Municipal Building 490, Kunkletown Rd. Kunkletown, PA.

In Attendance: In attendance were Scott Clark, Chairperson; Susan McGinty, Vice-Chairperson; Jessica Keller, Supervisor and Michael Gaul, Solicitor.

Call to Order: The meeting was called to order at 7:00 P.M. by Chairperson Scott Clark, followed by the Pledge of Allegiance.

Announcement of Executive Sessions and Recording: Mr. Clark announced that the Supervisors had met in Executive Session immediately prior to this meeting with the Solicitor to review employee and legal matters. Mr. Clark also announced that the meeting was being recorded.

Public Comment on Non-Agenda Items: There was no public comment on Non-Agenda items.

Additions or Changes to the Agenda: There were no additions or changes to the Agenda.

Approval of the Minutes: Approval of the minutes of March 19, 2026 was tabled.

Public Hearing on Proposed First Ordinance 2026-01:

- There was a motion by Scott Clark and seconded by Susan McGinty to open the hearing for Proposed Ordinance 2026-01. Motion carried 3-0.

AN ORDINANCE AMENDING THE ELDRED TOWNSHIP ZONING ORDINANCE, TOWNSHIP ORDINANCE #2014-01, AS AMENDED; AMENDING SECTION 303, DEFINITIONS, BY REVISING, ADDING OR DELETING DEFINITIONS FOR LAND DEVELOPMENT, SOLAR COMMERCIAL FACILITY AND OTHER DEFINITIONS RELATED TO SOLAR ENERGY COLLECTION; AMENDING THE ZONING ORDINANCE BY CHANGING REFERENCES FROM "SOLAR POWER GENERATION, COMMERCIAL" TO "SOLAR COMMERCIAL

FACILITY,” THROUGHOUT THE ORDINANCE; REPLACING
CURRENT SECTION 847 WITH A NEW SECTION 847 WITH
A NEW SECTION 847, SOLAR COMMERCIAL FACILITY,
PROVIDING STANDARDS SOLAR COMMERCIAL
FACILITIES; AND PROVIDING FOR OTHER
MISCELLANEOUS MATTERS

Solicitor Gaul reviewed the purpose of the Ordinance and identified the Exhibits for the Hearing. Solicitor Gaul advised that with Solar Facilities becoming more prevalent, at the request of the Board, the Eldred Planning Commission had investigated this matter to advise the Board on the best practices. The Eldred Township Planning Commission reviewed recent ordinances of other Municipalities and the Monroe County Planning Commission. After several revisions, the proposed Ordinance was presented to the Board for review. Eldred Township Emergency Management Coordinator Gary A. Hoffman referenced a report he had provided to the Board following a Training Program held on March 26, 2025 and asked that the report, Solar Power Systems and How it Applies to Fire Safety Response be included with the Ordinance. There was no public comment.

- There was a motion by Scott Clark and seconded by Susan McGinty to close the hearing. Motion carried 3-0.

Action on Proposed First Ordinance 2026-01:

- There was a motion by Scott Clark and seconded by Jessica Keller to enact Ordinance 2026-01. Motion carried 3-0.

Public Hearing on Proposed First Ordinance 2026-01

Public Hearing on Proposed Second Ordinance 2026-02:

- There was a motion by Scott Clark and seconded by Susan McGinty to open the hearing for Proposed Ordinance 2026-02. Motion carried 3-0.

AN ORDINANCE AMENDING THE ELDRED TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE,
TOWNSHIP ORDINANCE #2014-02, AS AMENDED;
AMENDING THE DEFINITION OF LAND DEVELOPMENT
TO INCLUDE SOLAR COMMERCIAL FACILITIES;
PROVIDING A METHODOLOGY FOR THE CALCULATION
OF A RECREATION FEE FOR A SOLAR COMMERCIAL
FACILITY, AND THE INITIAL FEE AMOUNT; AND
PROVIDING FOR OTHER MISCELLANEOUS MATTERS.

Solicitor Gaul reviewed the purpose of the Ordinance and identified the Exhibits for the Hearing. He explained that any change to an Eldred Township Zoning Ordinance affects the Eldred Township Subdivision and Land Development Ordinance and as such requires updating

both. Doug Borger asked if the proposed Ordinance would make it easier or harder for someone applying for a solar field. Chairperson Clark answered that it did neither and instead clarified the process required. Solicitor Gaul agreed with Chairperson Clark's answer and further advised that Ordinance provides for a more detailed application process overall, will require adherence to State regulations and will address decommissioning processes. Matthew Hoskings asked how the proposed recreation fee required in the proposed Ordinance would be handled. Solicitor Gaul advised that the deposit of any recreation fee would be controlled by the existing SALDO.

- There was a motion by Scott Clark and seconded by Jessica Keller to close the hearing. Motion carried 3-0.

Action on Proposed Ordinance 2026-02:

- There was a motion by Jessica Keller and seconded by Susan McGinty to enact Ordinance 2026-02. Motion carried 3-0.

Treasurer's Financial Report:

- There was a motion by Scott Clark and seconded by Susan McGinty to accept the Treasurer's Report, as presented. The balance in the PLGIT, First Northern Bank and Trust and Petty Cash accounts being \$1,317,044.64, total bills for approval and/or ratification from the General Fund totaling \$67,301.34, payroll for week ending March 7, 2026 in the amount of \$15,916.56 and payroll for the week ending March 21, 2026 in the amount of \$14,565.54. Motion carried 3-0.

There were no bills to ratify or pay from the State Fund.

- There was a motion by Susan McGinty and seconded by Jessica Keller to authorize advertising the annual Audit and Financial Report. Motion carried 3-0.

Reports (and Related Action Items):

Public Works Supervisor's Report:

Jonathan Gula reported that the Public Works Department ("PWD") has cleaned all the trucks, applied a salt neutralizer and completed some minor repairs. Street sweeping is expected to begin in the next two to three weeks with cinders being collected and stockpiled for future use. Tree trimming is continuing on Borger Road and Wes Flo and grass cutting will begin soon.

- There was a motion by Scott Clark and seconded by Jessica Keller to authorize advertising of the 2026 Paving Bid. Motion carried 3-0.
- There was a motion by Susan McGinty and seconded by Scott Clark to authorize advertising of the 2026 Materials Bid. Motion carried 3-0.

There was a discussion about the need to have the Municipal Building rekeyed for safety purposes. Jonathan Gula will research this and advise the Board.

ETCC Report:

Doug Borger gave the following report on behalf of Donna Deihl, who was unavailable as the Thrift Store had extended hours that day: 150 Dresses and 42 pairs of shoes were sold during the Prom Dress sale; the month of March had 3,868 people through the door with sales in the amount of \$22,767. Year to date sales total \$63,189.

Parks and Recreation Report:

There was no Parks and Recreation report. Susan McGinty provided an update that, after the Board met with Jayson Woods of Woodland Design and a representative of DCNR, Eldred would not be applying for a DCNR Grant in 2026 due to the commitment of 100% match from Eldred. Eldred Township would be applying for a DCED Grant as the match amount is less and any award could then be considered a match for a DCNR Grant application in 2027.

Historical Society Report:

Jalene Keiser reported that painting continued on the building. The committee was obtaining prices for exterior electric and soffits for the front porch. Discussion was held regarding the planning of any events recognizing America250/Monroe 250 or participation in any planned countywide events. Ms. Keiser provided a copy of the One Room Schoolhouse book authored by Norman Burger and asked if the books could be stored and offered for sale at the Municipal Building. The Board will review the book and advise at the next Board meeting.

Veteran's Committee Report:

Diann Bittenbender and Jalene Keiser appeared and provided a sample of an actual Hometown Heroes Flag/Banner. Information on the cost of the banners, poles and brackets was discussed. The Committee will decide the amount of contribution they would like from Eldred and advise at the next Board meeting.

Zoning Report: There was no Zoning Report.

Planning Commission Report:

Matthew Hosking reported that the Planning Commission had met but that there were no new submissions for review. While the Planning Commission did not have the draft CJERP comprehensive plan for review at the April meeting, he had received a copy and the Planning Commission would review it at the April meeting. Mr. Hosking asked if the draft CJERP comprehensive plan could be added to the website for public comment and the Board agreed. Mr. Hosking also advised that the Planning Commission would be researching potential changes to Eldred Township Ordinances to allow the keeping of chickens, roosters and all small fowl in residential areas.

CJERP Report:

Matthew Hosking again advised that there were significant dates coming up regarding the CJERP comprehensive update by Strategic Solutions LLC. In May 2026, the Board will need to authorize a special meeting which is anticipated to be held in July 2026.

Kunkletown Volunteer Fire Company Report:

Brian Stankovich reported that the Kunkletown Volunteer Fire Company (“KVFC”) responded to 9 calls in March with a total of 19 calls year to date. Mr. Stankovich had provided the Board with information relating to the delivery and payment timeline for the new tanker truck. Due to the financial commitment for payment of new air packs and having to wait for grant reimbursement for same, KVFC is requesting the early release of \$127,155 from the KVFC capital equipment fund maintained by Eldred Township for the new tanker truck.

- There was a motion by Scott Clark and seconded by Susan McGinty to release the sum of \$127,155 to Kunkletown Volunteer Fire Company from the Fire Company Capital Equipment Fund for the purchase of the new tanker truck. Motion carried 3-0.

Stone Bridge Update:

Susan McGinty advised that the Board had met with Brien Kocher from Hanover Engineering on March 25, 2026 and that permission had been obtained from all property owners affected by the Bog Turtle Study. It was anticipated that the Study would be completed within the next two weeks. When asked why it hasn’t been done already, Ms. McGinty advised that the Board needed to wait until all agreements relating to the grants were signed which did not occur until November or December. As there are only certain times during the year that the Study could be completed, it was too late in 2025 to begin. The Study is only able to be done when there is no snow or ice on the ground.

Handbook: Approve Non-CDL Drug and Alcohol Policy and Revised Handbook: Deferred

Frei Minor Subdivision: Expiration Date June 10, 2026. No update.

Frantz Minor Subdivision: Expiration Date: 7/1/2026 - No update.

Public Comment: A resident asked how sale proceeds from Kunkletown Thrift Store were handled and Supervisor Clark advised that the proceeds were deposited in the general fund and used to pay Township expenses. Another resident asked if the Township could assist with a sizable puddle that forms at the end of Stone Lane at the intersection with Silver Springs Boulevard. Although it is believed that this is a State issue (with Silver Springs Boulevard being a State Road), Jonathan Gula agreed to attempt to contact someone from PennDOT to address this issue.

Adjournment: There being no further business:

- There was a motion by Susan McGinty and seconded by Jessica Keller to adjourn. Motion carried 3-0. Meeting adjourned at 8:20 P.M.

Respectfully submitted,

David Anderson, Assistant Secretary

A handwritten signature in cursive script that reads "David Anderson".