

February 19th, 2026 Supervisors Minutes

Chairman Clapper called the February 19th, 2026 Supervisors meeting to order.

The following members were present: Don Clapper, Greg Thomas, Mike Ferguson.

The minutes for the February 5th meeting were approved as written. The Treasurers report was distributed to each Supervisor for review.

Chairman Clapper turned the meeting over to our Solicitor, James Podgorney for this evening's hearing. Ordinance # 2026-03 had some amendments to our Zoning Ordinance as well as a Zoning Map Change in the location of the intersection of Molly Pitcher Highway and the southern connection of Loop Rd. The changes and hearing date were advertised in a local newspaper of daily circulation on February 3rd and 10th consecutively.

After the descriptive presentation by Mr. Podgorney (counsel) and Mr. Green (zoning officer) and no public comment, a motion by Greg Thomas seconded By Mike Ferguson to approve Ordinance # 2026-03 passed unanimously. After presentation of a Zoning Map Change, Application # 25-02-map by Mr. Tim Cormany (Martin & Martin) and Mark Taylor (NICO Holdings) and no public comment, a motion by Mike Ferguson seconded by Greg Thomas the Map Change passed unanimously.

Upon the conclusion of tonight's hearing we reconvened our scheduled meeting.

Chairman Clapper opened with Privilege of the floor –

- Mr. Clayton Lovelace from 345 Briar Ln. was present again to in his words “formally submit a second complaint”, which he handed to township legal counsel, regarding a rock that is in the neighbor's yard, portions of which he describes are in the Township Right of Way. His issue with the rock is that the rock will prevent him from driving across the street and into the neighbor's yard to get out of the way of a potential speeding motorist on Briar Lane. Mr. Lovelace became a little erratic at one point and was asked by the Chairman to please sit down. Mr. Lovelace complied after which he also apologized to Chairman Clapper for the manner in which he addressed him at his previous visit.

Chairman Clapper discussed Resolution 2026-04, an agreement with Bartlet Tree Experts to continue the care of our trees at Norlo Park a copy was distributed to each Supervisor for review. On a Ferguson/Thomas motion carried unanimously, the Supervisors approved the Chairman to execute the agreement.

On a Thomas/Ferguson motion carried unanimously, the Supervisors approved a 90 – day extension for a Subdivision/Land Development from Martin’s Famous Pastry Shoppe. The review period was about to expire, and they were requesting a 90-day extension.

On a Ferguson/Thomas motion carried unanimously, the Supervisors approved a Subdivision Plan for Clinton Burkholder, parcels 10-0D016.-051. They are looking to subdivide the house and garage on the North side of Bikle Rd. along with 1.4078 acres leaving the residue of 111.1 acres. The plan has been reviewed by Guilford Township Planning, FCP, FCCD and our Zoning Officer. It appears all the parties’ comments have been addressed.

On a Thomas/Ferguson motion carried unanimously, the Supervisors approved a Subdivision/Lot Addition Plan for Andrew Eby, parcels 10-0D09.-021, 090 and 10-0D10.-022 the parcels are on Skelly Road. Andrew is acquiring a piece of land from Nevin Wenger and connecting it to other lands of His. The plan has been reviewed by Guilford Township Planning, FCP, FCCD and our Zoning Officer. It appears all the parties’ comments have been addressed.

On a Ferguson/Thomas motion carried unanimously, the Supervisors approved a Subdivision/Lot Addition/Land Development Plan for Sunny Slope Properties on Lighthouse Rd., parcels 10-0D20.-009 and 092. They are going to be rebuilding a chicken house that burned early last year. They dealt with the Zoning hearing board for some setback issues and were given variances to address these issues. The plan has been reviewed by Guilford Township Planning, FCP, FCCD and our Zoning Officer. It appears all the parties’ comments have been addressed.

On a Thomas/Ferguson motion carried unanimously, the Supervisors approved a Land Development Plan for Maple Ridge Solar that will be doing a PSES off Skelly Rd. on property leased from Brechland Farms, the parcel is 10-0D09.-030. The plan has been reviewed by Guilford Township Planning, GWA, GTA, FCP, FCCD, Brehm Lebo Engineering and our Zoning Officer. The motion was made subject to any outstanding comments, fees being paid and final documents being signed.

On a Ferguson/Thomas motion carried unanimously, the Supervisors approved a Subdivision Plan for Antonio & Maria Lopes, parcels 10-0D010.-038. The current parcel, along Mont Alto Rd., has a four (4) unit apartment complex, the plan proposes to subdivide the four (4) units into separate lots with an HOA to address common space and storm water. The plan has been reviewed by Guilford Township Planning, GWA, GTA, FCP, FCCD and our Zoning Officer. The motion was made subject to any remaining comments being addressed.

On a Ferguson/Thomas motion carried unanimously, the Supervisors approved a Lot Consolidation Plan for Richard Williams parcels 10-0D09F-002 & 002B along Briar Ln. The consolidation of the two lots is to bring a non-compliant lot (the lot had accessory buildings erected on it without a primary use) into compliance. The plan has been reviewed by Guilford Township Planning, FCP, FCCD and our Zoning Officer. It appears all the parties' comments have been addressed.

Chairman Clapper reached out to CWP regarding dates for Spring Bulk Days. He suggested May 8th & 9th with Shred Day being on May 16th. On a Thomas/Clapper motion carried unanimously, the Supervisors approved the dates.

On a Ferguson/Thomas motion carried unanimously, the Supervisors approved the paying of the bills.

Under Old Business - None

Under New Business - None

There being no further business the meeting was adjourned at 7:12 p.m. on a Clapper/Thomas motion carried unanimously.

Shannon Malott, Secretary/Treasurer