

**CARROLL TOWNSHIP  
BOARD OF SUPERVISORS  
WORK SESSION MINUTES  
OCTOBER 06, 2025  
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**ROLL CALL**

SUPERVISORS – Brent Sailhamer, and Dave Bush

SUPERVISOR ZOOMING – Kelly Wall

ATTENDEES – Faye Romberger, Brandon Slatt, Township Manager, Michael Pykosh, Esquire, Phillip Brath, P.E, Thomas Wargo, Chief of Police, Frank Setlak, Larry Cutright, Victoria Church, Sheila Covert, Mark Snyder, Brian Pinamonti, Ken Farner, Kristen Stagg, Paul Olinick, Mike Faust, James Hess, Cory Johnson, Marie Chomicki, and Chris Wyatt

Carroll Township’s Municipal Building was open to the public. The meeting was televised on Carroll Township’s Comcast Cable TV Channel 95 and via the Zoom platform.

**CALL TO ORDER**

Chairman Sailhamer called the regularly scheduled Work Session of the Carroll Township Board of Supervisors to order at 6:30 p.m. The location of the meeting is the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.

**PUBLIC  
COMMENTS**

Chairman Sailhamer called for public comments.

Sheila Covert – 1163 Park Avenue – stated there is a lot of articles about Data Centers being built in the area. She questioned whether the Board is looking into the Subdivision and Land Development Ordinance to address Data Centers, the noise, use of water, and other issues pertaining to this matter.

Brian Pinamonti – 1110 Grouse Road – stated he is concerned about the truck traffic on Grouse Road. Dillsburg Borough restricts the trucks from South Baltimore Street to Wargo Lane. He is asking the Board to restrict trucks from Old York Road to Wargo Lane.

**UPDATE ON THE  
SERGEANT  
PROMOTION**

Chief Wargo stated that he would like to promote Officer Terry Williams to Sergeant at the October 13, 2025, Board of Supervisors Meeting.

**CORY JOHNSON  
FIVE YEAR BUDGET  
AND FORECAST**

Cory Johnson is representing Zelenkofske Axelrod, LLC. Mr. Johnson lives at 3 Northside Court. He stated he represented the Township with the America Rescue Funds. He is here tonight to

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PLAN discuss his company preparing a five-year budget and forecast plan for the Township. He asked the Board if they would be interested in receiving a proposal from his company to supply this information.

UPDATE ON  
BERKSHIRE HILLS  
CIVIC  
ASSOCIATION The Berkshire Hills Civic Association was here again to discuss the proposal to turn over their private park to the Township. No decision was made.

Larry Cutright – 17 Sheffield Drive – stated that he does not know who owns the property.

Vicky Church – 17 Ashley Drive – asked the Solicitor who really owns the park. She is also concerned about the six-foot fence installation along the railroad tracks that is required by the Township Liability carrier.

Mike Pyskosh – Township Solicitor – stated that the deeds show that the developer transferred the property to the Berkshire Hills Civic Association and if the Association would fold the property would come back to the Township. But the Township does not have to take it.

Sheila Covert – 1163 Park Avenue – questioned if the fence would be installed in the electric easement.

ITEMS TO BE  
PLACED ON THE  
OCTOBER 13, 2025  
AGENDA The following items were discussed and are to be placed on the October 13, 2025, Board of Supervisors Meeting Agenda for further discussion and for action:

1. Veronica and Tom Tustin – 215 Eagle Road – waiver request concerning the Steet Tree Removal Policy and Carroll Township Subdivision and Land Development Ordinance Shade Trees (§435-52.D)

Sheila Covert - 1163 Park Avenue – stated that the Tustin’s could not be here tonight. Mrs. Tustin is working with the utility companies to create a plot plan that would show the utility locations on the property. She is hoping to have this plot plan available for the October 13, 2025, Board of Supervisors meeting.

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2. Brian Pinamonti – 1110 Grouse Road – waiver request concerning the Street Tree Removal Policy and Carroll Township Subdivision and Land Development Ordinance Shade Trees (§435-52.D)

Supervisor Bush stated that he would like to amend the current policy.

3. Preliminary Land Development Plan for Tax Parcel 20-OC-83D for Lobar Companies Equipment Storage Building located at 4 Barlo Circle – Deadline date October 22, 2025 – Need Time Extension – Developer has submitted a time extension until December 08, 2025.
4. Preliminary Subdivision and Land Development Plan for the Village at South Mountain for Dillsburg Ventures, LLC – Deadline date October 31, 2025 – Developer has submitted a time extension until April 30, 2026.
5. Dillsburg Land Developers Financial Security Agreement
6. Tri-Party Agreement with Dillsburg Land
7. We received the 2025 Firemen's Relief Monies – We received \$51,850.73 – last year it was split 75% Northern York County Fire Rescue and 25% Monaghan Township Volunteer Fire Company. Are we going to use the same ratio for the 2025 monies? (NYCFR would receive \$38,888.05 and Monaghan would receive \$12,962.68)
8. Letter of Interest to fill the unexpired seat of Chad Reed on the Carroll Township Planning Commission – have two letters of interest.
9. RFP for Certified Public Accounting Firms to perform the year end accounting services for 2025, 2026, 2027 fiscal years – received one proposal
10. Update on RFP for Solicitor Appointment – received 3 proposals – put on the November 03, 2025, Board of Supervisors Work Session for further discussion

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11. Resolution 2025-17 – A Resolution of Carroll Township, York County, Pennsylvania adopting Carroll Township and Dillsburg Borough Multi-Municipal Comprehensive Plan (Public Hearing continues to Monday, October 13, 2025, at 6:00 p.m.)
12. Daniel Mescal Escrow Account Release of funds
13. Weaver/Poragratti/Deane Settlement Agreement and Amended and Restated Easement Agreement
14. September 02, 2025 – Board of Supervisors Work Session Minutes
15. September 08, 2025 – Board of Supervisors Meeting Minutes
16. September 08, 2025 – Board of Supervisors Public Hearing Minutes
17. Update on the Petroff Property stormwater issues

Supervisor Bush feels the sand mounds in Fieldstone Crest should be checked for malfunctioning systems. He feels this is where the water is coming from that is going into the Petroff's basement. He also stated he thinks the Township should pay for the Sewage Enforcement Officer to check these systems.

Frank Setlak – 5 Northside Court – questioned what they are inspecting and if there will be any dye testing done.

18. Supervisor Wall would like to reopen the Police Contract to add the amendments to the Comp Time and increase the clothing allowance dollar amount.

**OTHER ITEMS  
DISCUSSED**

Phillip Brath, Township Engineer, presented the Plans in Process Report for the month of September 2025.

Brandon Slatt, Zoning Officer, presented the Zoning Report for the month of September 2025.

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**ADJOURNMENT**

It was moved by Supervisor Bush, seconded by Supervisor Wall, and unanimously carried to adjourn the meeting at 7:22 p.m.

Respectfully submitted,

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Faye L. Romberger, Secretary