

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
SEPTEMBER 14, 2026
Page 1 of 9**

ROLL CALL	SUPERVISORS –Dave Bush, Libby Loudenslager, Frank Setlak, and Sheila Covert
ATTENDEES	Manyi Liu, P.E., Township Engineer, Brandon Slatt, Township Manager, Faye Romberger, David Jones, Esquire, Thomas Wargo, Police Chief, Daryl St. Clair, Adam Davis, Bob Gay, Bryan Golden, Steve Ahlbrandt, Justin Sipe, Janel Goodhart, and Reese Peters Zoom Attendees – Borkenhagen, and Dillsburg Banner Carroll Township’s Municipal Building was opened to the public. The meeting was broadcast via the Zoom platform and YouTube.
CALL TO ORDER	Vice-Chairman Loudenslager called the regularly scheduled meeting of the Carroll Township Board of Supervisors Meeting to order at 6:30 p.m. The location of the meeting is at the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.
FIRE REPORTS	The Fire Report for Northern York County Fire Rescue for the Month of August 2026 is available for review.
PUBLIC COMMENT	Vice-Chairman Loudenslager asked for public comment. Margie Borkenhagen, 320 Normandy Lane, stated that she understands the Township cannot refuse a subdivision if it meets the Ordinances. She questioned waiver requests. Why doesn’t the Township ask for justifications for the waiver requests?
POLICE REPORT	Chief Thomas Wargo presented the Police Report for the Month of August 2026.
K-9 MOU APPROVED	It was moved by Supervisor Loudenslager and seconded by Supervisor Bush, and unanimously carried to authorize Brent A. Sailhamer, Chairman of Board, to sign the Memorandum of Understanding (MOU) for the Carroll Township Police K9 Program dated September 14, 2026 and forward the MOU to the Carroll Township Police Department for the signatures of Chief Thomas Wargo and Wesley Biricocchi, the handler.

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
SEPTEMBER 14, 2026
Page 2 of 9**

DOJ GRANT
RESOLUTION
NUMBER 2026-23
FY26 BIDEN
PROGRAM ROUND
3 GRANT

It was moved by Supervisor Setlak, seconded by Supervisor Covert, and unanimously carried to table Resolution Number 2026-22 - A Resolution of the Board of Supervisors of Carroll Township, authorizing the signing of the FY26 Bridging Immigration-Related Deficits Experienced Nationwide (BIDEN) Program Round 2 Grant and designate Brent A Sailhamer, Chairman of the Board, and Brandon M. Slatt, Township Manager, as the officials to execute all documents and agreements between the Board of Supervisors of Carroll Township and the Department of Justice (DOJ) until the September 17, 2026 continuation meeting.

Supervisor Setlak questioned the length of the Agreement.

Supervisor Bush stated we must meet the 287(g) requirements.

SPCA OF YORK
COUNTY 2027
ANIMAL CARE
AND HOUSING
AGREEMENT

It was moved by Supervisor Loudenslager and seconded by Supervisor Bush, and unanimously carried to enter into the SPCA of York County 2027 Animal Care and Housing Agreement dated August 20, 2026, beginning January 1, 2027, at 12:00 a.m. and continue until December 31, 2027, at 11:59 p.m., and pay an annual sum of \$6,235.00 on or before December 31, 2026.

KLUGH ANIMAL
CONTROL
SERVICES
CONTRACT FOR
2027

It was moved by Supervisor Loudenslager and seconded by Supervisor Bush, and unanimously carried to enter into the Klugh Animal Control Service Contract for services from January 01, 2027, to December 31, 2027, and pay a fee of \$600.00 for retention of services by December 15, 2026.

PERMISSION
TO START HIRING
PROCESS TO HIRE
ONE FULL-TIME
POLICE OFFICER

It was moved by Supervisor Covert, and seconded by Supervisor Bush, and unanimously carried to authorize Chief Thomas Wargo to proceed with the process to hire one new full-time Police Officer to start in January 2027.

Supervisor Covert questioned the request to hire two new full-time Police Officers based on the anticipated retirement of one officer in early 2027.

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
SEPTEMBER 14, 2026
Page 3 of 9**

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| APPROVAL TO PAY
THE OPEN BILL
LIST | It was moved by Supervisor Covert, seconded by Supervisor Bush, and unanimously carried to approve the Open Bill List up to and including September 09, 2026, in the amount of \$254,197.16. |
| AUGUST 03, 2026
WORK SESSION
MINUTES
APPROVED | It was moved by Supervisor Covert, seconded by Supervisor Bush, and unanimously carried to approve the August 03, 2026, Board of Supervisors Work Session Minutes as submitted. |
| AUGUST 10, 2026
MEETING
MINUTES
APPROVED | It was moved by Supervisor Loudenslager, seconded by Supervisor Covert, and unanimously carried to approve the August 10, 2026, Board of Supervisors Meeting Minutes as submitted. |
| FINAL PLANS FOR
941 YORK ROAD
WAREHOUSE
CONDITIONAL
APPROVAL | <p>It was moved by Supervisor Setlak, seconded by Supervisor Covert, and carried to conditionally approve the Final Subdivision & Land Development Plan for 941 York Road Warehouse contingent upon addressing all of the following comments in Manyi Lui's Comment Letter dated September 01, 2026:</p> <p>II. Requested Waivers</p> <p>1. No new waivers requested. Waivers requested under Preliminary Planning were approved by the Board on 09/09/2024.</p> <p>IV. Outside Agency Approvals Required Prior to Recording the Plan</p> <p>1. Water & Sewer improvements are to be bonded with DAA (§435-36.O.4). Provide evidence that this is complete.</p> <p>2. Provide approved PennDOT Permit and Plans for access. (§435-17)</p> <p>3. Provide Chapter 105 permits (stream encroachments) for the construction of proposed water obstructions and encroachments, including work in wetlands. (§428-17.A(4))</p> <p>V. Administrative Comments</p> |

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
SEPTEMBER 14, 2026
Page 4 of 9**

1. All conditions of Conditional Use Approval must be satisfied;
 2. Provide Developer's Agreement regarding the required improvements for Solicitor review and Township approval. (§435-36.J/435-72.B) Include below along with other requirements:
 - a. An agreement shall be provided to ensure that if roadway improvements proposed by TCNE do not occur then the 941 York Road Warehouse project will be responsible for implementation of those improvements. (Note 115)
 - b. The applicant agreed to give the Township a financial contribution towards a future project to realign Route 74 to the north. An agreement needs to be provided to the satisfaction of the Township solicitor.
 - c. Agreement shall include improvements to the Route 15 and Route 74 intersections including adjusting the adaptive configurations by Rhythm for new traffic and replacing the processor to improve performance of the adaptive system program.
 3. Provide required plans sets. Required plan set submissions to the Township shall include all plans for any activities that require a Permit. (§428-11.G) (§428-17.A(4)) (§435-17.A);
 4. The Stormwater O&M Agreement shall be executed. (§428-27)
 5. All outstanding fees, including rec fee in lieu and lump sum contribution of \$400,000 must be paid prior to recording Plan. (§435-36.M/435-27.D(8));
 6. All signatures and certifications must be provided and dated after last revision date of plans (§435-28.B & C); (§435-24.E)
 7. A digital set of the full SLD Plan set, including E&S and PCSM plans shall be provided, with the final plans, prior to recording. We request a drawing file to be provided with the stormwater piping and outline of the basins for incorporation into the GIS system for MS4 compliance mapping. (§435-14.K);
- VI. Additional Comments:

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
SEPTEMBER 14, 2026
Page 5 of 9**

1. Sheet 11 GS-1, no longer shows the Top of Curb (TC) and Bottom of Curb (BC) elevations along the property.
2. New proposed grades along the north side of the proposed driveway should be tied into the existing grade lines.
3. The plans show a change in the end of the proposed retaining wall north of the driveway entrance. This should be checked by the Township to determine if further review is needed.
4. The Sanitary Sewer System profile provided on sheet 23, PR-3, shows a revised box culvert elevation that is not consistent with the profile shown on sheet 21, PR-1, for the Access Drive Culvert.
5. The latest plan set shows the removal of a previously proposed French drain through York Road and a new storm sewer line along the east of York Road right-of-way.
 - a. The design engineer should provide the PennDOT stormwater report for the new storm sewer line that is proposed along York Rd for the Township's record.
 - b. All drafting errors for the removal of the previously proposed French drain should be revised.

Supervisor Bush voted no.

FINAL PLANS FOR
235 CAMP GROUND
ROAD FOR JEFFREY
STUMP AND
ANGELA CLEMONS

It was moved by Supervisor Loudenslager, seconded by Supervisor Covert, and unanimously carried to table and accept the time extension for the review of the Minor Final Subdivision and Land Development Plan for 235 Camp Ground Road for Jeffrey A. Stump and Angela Clemons until November 30, 2026.

TCNE SURETY
RELEASE FOR THE
LEFEVER PROPERTY
SUBDIVISION
SURETY RELEASE
NO. 1

It was moved by Supervisor Loudenslager, seconded by Supervisor Setlak, and carried based on observed work completed, release \$4,049,874.70 from the financial surety being held for the Final Land Development Plan for Lefever Property, TCNE Route 74 Associates, LLC. This will be Surety Release No. 1. This will reduce the Federal Insurance Company Bond Number K42029254 for this project from \$4,201,675.00 to \$151,800.00.

Supervisor Bush voted no.

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
SEPTEMBER 14, 2026
Page 6 of 9**

Supervisor Bush stated the oil separators are hooked up to the stormwater system for 750 gallons.

STONY RUN
VILLAGE
PLAN AND
SETTLEMENT
AGREEMENT

It was moved by Supervisor Setlak, seconded by Supervisor Bush, and unanimously carried to table the Stony Run Subdivision Plan and Settlement Agreement until the continuation meeting scheduled for Thursday, September 17, 2026 at 6:00 p.m.

UPDATE ON
283 CAMP GROUND
ROAD - ROBERT
GAY

It was moved by Supervisor Loudenslager, seconded by Supervisor Covert, and unanimously carried to amend the Memorandum of Understanding for 283 Camp Ground Road property owner Rober Gay dated April 22, 2026 to read by November 30, 2026 the house will be under roof, and by December 25, 2026 the house will be weather tight.

2027 MMO FOR
CARROLL
TOWNSHIP
POLICE PENSION
PLAN

It was moved by Supervisor Loudenslager, seconded by Supervisor Bush, and unanimously carried to accept and approve the 2027 Minimum Municipal Obligation (MMO) for the Carroll Township Police Pension Plan in the amount of \$214,244.00 as prepared by Faye Romberger, the Chief Administrative Officer.

2027 MMO FOR
CARROLL
TOWNSHIP
NON-UNIFORM
PENSION PLAN

It was moved by Supervisor Loudenslager, seconded by Supervisor Covert, and unanimously carried to accept and approve the 2027 Minimum Municipal Obligation (MMO) for the Carroll Township Non-Uniform Pension Plan in the amount of \$69,098.00 as prepared by Faye Romberger, the Chief Administrative Officer.

DASC
PORTABLE
LIGHTING AT
CHESTNUT PARK

It was moved by Supervisor Setlak, seconded by Supervisor Covert, and unanimously carried to authorize the Dillsburg area Soccer Club to use portable lighting at Chestnut Park between the hours of 5:00 p.m. -8:00 p.m. Monday through Friday from September 14, 2026, until November 30, 2026 contingent upon that portable lighting is not used on Saturdays and Sundays and that the lighting does not impede onto neighboring properties.

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
SEPTEMBER 14, 2026
Page 7 of 9**

NON-UNIFORM
PENSION PLAN
NEW AGREEMENT
WITH LANGAN
FINANCIAL GROUP

It was moved by Supervisor Setlak, seconded by Supervisor Covert, and unanimously carried to table the Non-Uniform Pension Plan new Agreement with Langan Financial Group, LLC to change from Cambridge/Langan Financial Group to Langan Financial Group LLC until Solicitor Jones can review the Agreement.

457(B) PLAN
NEW AGREEMENT
WITH LANGAN
FINANCIAL GROUP

It was moved by Supervisor Setlak, seconded by Supervisor Loudenslager, and unanimously carried to table the 457(B) Plan new Agreement with Langan Financial Group, LLC to change from Cambridge/Langan Financial Group to Langan Financial Group LLC until Solicitor Jones can review the Agreement.

SET PROPOSED
2027 BUDGET
WORK SESSIONS

It was moved by Supervisor Loudenslager, seconded by Supervisor Setlak, and unanimously carried to authorize Township Staff to advertise the following Work Session Meetings to discuss the Proposed 2027 Budget: Wednesday, October 07, 2026 at 5:00 p.m., Thursday, October 15, 2026 at 6:30 p.m., and Tuesday, October 27, 2026 at 5:00 p.m., if needed.

SET PUBLIC
HEARING FOR
PROPOSED
ORDINANCE
NUMBER 2026-258

It was moved by Supervisor Setlak, seconded by Supervisor Bush, and unanimously carried to set the Public Hearing for the Proposed Ordinance Number 2026-258 for Monday, October 12, 2026 at 5:30 p.m.

187 STONEY RUN
ROAD HOLDING
TANK REQUEST
FOR PAUL AND
ANGELA WAITE

It was moved by Supervisor Loudenslager, seconded by Supervisor Covert, and unanimously carried to table the request to install a holding tank at 187 Stoney Run Road for Paul and Angela Waite until the October 05, 2026 Board of Supervisors Work Session Meeting.

291 CAMP GROUND
ROAD HOLDING
TANK AGREEMENT
FOR JANEL
GOODHART AND
REESE PETERS

It was moved by Supervisor Setlak, seconded by Supervisor Covert, and unanimously carried to approve Janel Goodhart and Reese Peters Holding Tank Agreement for the property located at 291 Camp Ground Road and set the financial surety at \$4,000.00.

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
SEPTEMBER 14, 2026
Page 8 of 9**

RESOLUTION
NUMBER 2026-26
JANEL GOODHART
AND REESE PETERS
HOLDING TANK
ESCROW ACCOUNT

It was moved by Supervisor Setlak, seconded by Supervisor Covert, and unanimously carried to adopt Resolution Number 2026-26 – A Resolution of the Board of Supervisors of the Township of Carroll, County of York, Commonwealth of Pennsylvania, designating a depository for the Janel Goodhart and Reese Peters Holding Tank Escrow.

RESOLUTION
NUMBER 2026-25
UPDATE THE
NORTHERN YORK
COUNTY UNIFIED
EMERGENCY
MANAGEMENT
AGENCY BASIC
PLAN

It was moved by Supervisor Setlak, seconded by Supervisor Covert, and unanimously carried to adopt Resolution Number 2026-25 – A Resolution of the Board of Supervisors of Carroll Township, York County, Pennsylvania to Update the Northern York County Unified Emergency Management Agency Basic Plan.

RESOLUTION
NUMBER 2026-24
LOCAL SHARE
ACCOUNT
CATEGORY 4
FACILITIES
PROGRAM TO
PURCHASE MASSEY
FERGUSON MOWING
TRACTOR

It was moved by Supervisor Setlak, seconded by Supervisor Covert, and unanimously carried to adopt Resolution Number 2026-24 – A Resolution of the Board of Supervisors of Carroll Township, Authorizing the Signing of the Local Share Account Category 4 Facilities Program in the amount of \$156,609.44 from the Commonwealth Financing Authority to be used for the purchase of Massey Ferguson 5M115 4X4 Mowing Tractor.

SET PUBLIC
HEARING FOR
HARRY H. FOX, JR.
CONDITIONAL USE
APPLICATION
NUMBER CU2026-001
FOR TOWNHOUSES
27 SPRING LANE RD.

It was moved by Supervisor Setlak, seconded by Supervisor Loudenslager, and unanimously carried to set the Public Hearing for Conditional Use Application Number CU2026-001 – A Condition Use Application for Single-Family attached dwellings on separate lots (Townhouses) in a RS-2 District located at 27 Spring Lane Road, Dillsburg, PA owned by Harry H. Fox, Jr. for Wednesday, November 04, 2026 at 6:00 p.m.

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
SEPTEMBER 14, 2026
Page 9 of 9**

**COMMITTEE
REPORTS**

Supervisor Setlak stated that he attended the York Adams Tax Bureau, they will be voting on second floor expansion and YATB received \$113,000.00 from Carroll Township. He attended the LGAC. He was unable to attend the Dillsburg Area Authority meeting this month.

**CONTINUATION
OF THE SEPTEMBER
14, 2026 BOARD OF
SUPERVISORS
MEETING**

It was moved by Supervisor Loudenslager, seconded by Supervisor Setlak, and unanimously carried to continue the September 14, 2026 Board of Supervisors Meeting until Thursday, September 17, 2026 at 6:30 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary