

REGULAR MONTHLY MEETING

December 3, 2025

The regular monthly meeting of the Dennison Township Supervisors was called to order by Chairman, Sheila Weaver. After Pledge of Allegiance to the flag, roll call was taken as follows:

- | | |
|------------------------|---------------------------|
| Sheila Weaver, present | Attorney Mulhern, excused |
| Michael Mack, present | Kathleen Stortz, present |
| Chris Bender, present | |

The minutes of the November 5, 2025 meeting were approved on a motion by Michael Mack, second by Chris Bender. There were no questions. All voted in favor. Motion carried.

The Treasurer Report was approved on a motion by Michael Mack, second by Chris Bender. There were no questions. All voted in favor. Motion carried.

The bills were read and approved to be paid on a motion by Michael Mack, second by Chris Bender. Sheila Weaver stated that quite a few of the charges from Barry Isett will be reimbursed by an applicant who had a Conditional Use Hearing. All voted in favor. Motion carried.

BUDGET - A motion was made by Michael Mack, second by Chris Bender to adopt the 2026 Budget. All voted in favor. Motion carried.

**DENNISON TOWNSHIP, LUZERNE COUNTY
COMMONWEALTH OF PENNSYLVANIA
BUDGET RESOLUTION5-2025**

A RESOLUTION OF THE TOWNSHIP OF DENNISON IN THE COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA, appropriating specific sums estimated to be required for the specific purposes of the municipal government, hereinafter set forth, during the year 2026.

BE IT RESOLVED AND ENACTED, and it is hereby resolved and enacted by the Board of Township Supervisors of the Township of Dennison, County of Luzerne, Commonwealth of Pennsylvania:

1. That for the expenditures and expenses of the fiscal year 2026 the following amounts are hereby appropriated from the fund equities, revenues, and other financing sources available for the year 2026 for the specific purposes set forth on the following pages.
2. That any resolution conflicting with this resolution be and the same is hereby repealed insofar as the same affects this resolution.

ADOPTED THIS 3rd DAY OF DECEMBER 2025.

Attest: Kathleen Stortz, Secretary	Sheila Weaver, Chairman
	Michael Mack, Vice Chairman
	Chris Bender, Supervisor

GENERAL FUND

ESTIMATED BALANCE 1/1/2026	\$236,000.00
INCOME:	\$292,425.00
TOTAL FUNDS AVAILABLE	\$528,425.00

EXPENSES:	
ADMINISTRATION	\$145,200.00
TAX COLLECTION	\$ 11,050.00
MUNICIPAL BUILDING	\$ 32,450.00
SEWAGE ENFORCEMENT	\$ 2,500.00
FIRE PROTECTION	\$ 23,000.00
POLICE PROTECTION	\$ 35,500.00
ZONING	\$ 5,300.00
DONATIONS	\$ 2,500.00
PLANNING	\$ 6,000.00
EMERGENCY MANAGEMENT	\$ 1,000.00
STREETS & HIGHWAYS	\$263,925.00
TOTAL EXPENSES:	\$528,425.00

STATE ROAD FUND

ESTIMATED BALANCE 1/1/2026	\$307,300.00
INCOME	\$ 38,206.00
TOTAL FUNDS AVAILABLE	\$345,506.00

EXPENSES:	
EQUIPMENT PURCHASE	\$ 94,974.00
MAINTENANCE OF ROADS & BRIDGES	\$248,032.00
BEAR CREEK TOWNSHIP	\$ 2,500.00
TOTAL EXPENSES:	\$345,506.00

SEWER FUND

ESTIMATED BALANCE 1/1/2026	\$47,000.00
INCOME	\$25,000.00
TOTAL FUNDS AVAILAVLE	\$72,000.00

EXPENSES:	
RURAL UTILITIES	\$31,650.00
REPAIRS TO INFRASTRUCTURE	\$37,350.00
LEGAL	\$ 3,000.00
TOTAL EXPENSES:	\$72,000.00

TAX RESOLUTION – On a motion by Michael Mack, second by Chris Bender the Tax Resolution was adopted. All voted in favor. Motion carried.

**DENNISON TOWNSHIP, LUZERNE COUNTY
COMMONWEALTH OF PENNSYLVANIA
TAX LEVY RESOLUTION 6-2025**

A RESOLUTION OF THE TOWNSHIP OF DENNISON IN THE COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA, fixing the tax rate for the year 2026.

BE IT RESOLVED AND ENACTED, and it is hereby resolved and enacted by the Board of Township Supervisors of the Township of Dennison, County of Luzerne, Commonwealth of Pennsylvania:

That a tax be and the same is hereby levied on all real property within the Township subject to taxation for the fiscal year 2026 as follows:

Tax rate for general purposes, the sum of .75 mills on each dollar of assessed valuation, or the sum of .00075 cents on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	Mills on Each Dollar of Assessed Valuation	Cents on Each One Hundred Dollars of Assessed Valuation
Tax Rate For General Purposes	<u>.75 Mills</u>	<u>.00075 Cents</u>

That any resolution conflicting with this resolution be and the same is hereby repealed insofar as the same affects this resolution

ADOPTED THIS 3rd DAY OF DECEMBER 2025.

Sheila Weaver, Chairman
Michael Mack, Vice Chairman
Chris Bender, Supervisor

Attest: Kathleen Stortz, Secretary

CODIFICATION ORDINANCE – A motion was made by Michael Mack, second by Chris Bender to adopt Ordinance No. 2-2025 adopting and enacting a new Code of Ordinances. All voted in favor. Motion carried.

POLICE REPORT – Police reports from October and November were read. There were 56.92 hours of patrol and 16.48 for incidents for a total of 73.40 hours for the month of October and 55.75 hours of patrol and 14.83 for incidents for a total of 70.58 hours for the month of November.

YMCA – Dennison Township mailed the YMCA a letter answering their request for waivers for their proposed Land Development and an agreement to sign and return agreeing to reimburse Dennison Township for various expenses incurred by the township. A representative from YMCA called the township and said they read in the paper they were sent those items, but they did not receive them. The documents have been emailed to them.

PPL -RIGHT OF WAY – A motion was made by Michael Mack, second by Chris Bender to execute a Right of Way document requested by PPL for work they will be doing in the township. Motion carried.

ZONING REPORT – One building permit was issued for replacement of a roof on Weeks Lane. On motion by Michael Mack, second by Chris Bender, the following resolution was adopted.

RESOLUTION NO. 7 OF 2025
DENNISON TOWNSHIP BOARD OF SUPERVISORS

WHEREAS THE CURRENT ZONING ORDINANCE OF DENNISON TOWNSHIP WAS ENACTED ON SEPTEMBER 2, 2015, AS AMENDED, AND IS FURTHER REFERENCED AS THE DENNISON TOWNSHIP ZONING ORDINANCE OF 2015 AS AMENDED, AND ;

WHEREAS SECTION 609.2 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247, AS AMENDED, PROVIDES THAT IF A MUNICIPALITY DETERMINES ITS ZONING ORDINANCE, OR ANY PORTION THEREOF, TO BE SUBSTANTIVELY INVALID, IT MAY ACT TO FORMALLY DECLARE THE ENTIRE ORDINANCE OR SPECIFIC PORTIONS THEREOF SUBSTANTIVELY INVALID AND PROPOSE TO PREPARE A CURATIVE AMENDMENT TO OVERCOME SUCH INVALIDITY.

NOW THEREFORE BE IT RESOLVED BY THE DENNISON TOWNSHIP BOARD OF SUPERVISORS THAT THE DENNISON TOWNSHIP ZONING ORDINANCE IS HEREBY DECLARED TO BE SUBSTANTIVELY INVALID WITH RESPECT TO THE USE OF PROPERTY FOR THE ESTABLISHMENT AND OPERATION OF A PROPERTY FOR A DATA CENTER. A DATA CENTER SHALL BE CONSIDERED TO INCLUDE ANY USE INVOLVING A BUILDING/PREMISE PRIMARILY OCCUPIED BY COMPUTERS AND/OR TELECOMMUNICATIONS AND RELATED EQUIPMENT, INCLUDING SUPPORTING EQUIPMENT, WHERE INFORMATION IS PROCESSED, TRANSFERRED AND/OR STORED.

BE IT FURTHER RESOLVED THAT SAID DECLARATION OF INVALIDITY IS INSTITUTED IN ACCORDANCE WITH SECTION 609.2, TITLED “PROCEDURE FOR MUNICIPAL CURATIVE AMENDMENTS”, OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247, AS AMENDED.

BE IT FURTHER RESOLVED THAT THE DENNISON TOWNSHIP BOARD OF SUPERVISORS SHALL PROVIDE SPECIFIC FINDINGS SETTING FORTH THE DECLARED AND STATED INVALIDITY WITHIN THIRTY (30) DAYS FOLLOWING THE ENACTMENT OF THIS RESOLUTION.

BE IT FURTHER RESOLVED THAT WITHIN ONE HUNDRED EIGHTY DAYS (180) DAYS FROM THE DATE OF ENACTMENT OF THIS RESOLUTION THE DENNISON TOWNSHIP BOARD OF SUPERVISORS SHALL ENACT A CURATIVE AMENDMENT TO CORRECT THE DECLARED AND STATED INVALIDITIES. DURING SAID PERIOD OF TIME, ANY AND ALL APPLICATIONS FOR ANY TYPE OF ZONING PERMIT AND/OR ZONING APPROVAL FOR ANY USE AND/OR DEVELOPMENT RELATED OR SIMILAR TO A DATA CENTER, AS DESCRIBED IN PARAGRAPH 3 OF THIS RESOLUTION, SHALL NOT BE ACCEPTED OR CONSIDERED, BEING EXEMPT FROM ANY STATED AND/OR IMPLIED TIME LIMITATION FOR RENDERING A DECISION, AS MAY BE PROVIDED FOR UNDER THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247, AND/OR THE DENNISON TOWNSHIP ZONING ORDINANCE,

Attest: Kathleen Stortz, Secretary

Sheila Weaver, Chairman
Michael Mack, Vice Chairman

On a motion by Michael Mack, second by Chair Bender, the following resolution was adopted.

**RESOLUTION NO 8 OF 2025
DENNISON TOWNSHIP BOARD OF SUPERVISORS
CURATIVE AMENDMENT – SPECIFIC FINDINGS**

WHEREAS, BY A RESOLUTION NO. 7 DATED DECEMBER 3, 2025, THE DENNISON TOWNSHIP BOARD OF SUPERVISORS ADOPTED A RESOLUTION PURSUANT TO SECTION 609.2 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 AS AMENDED, DECLARING A PORTION OF THE DENNISON TOWNSHIP ZONING ORDINANCE SUBSTANTIVELY INVALID WITH RESPECT TO DATA CENTERS AND;

WHEREAS, THE AFOREMENTIONED SECTION 609.2 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, PROVIDES THAT WITHIN THIRTY (30) DAYS FOLLOWING SUCH DECLARATION THE MUNICIPALITY BY RESOLUTION SHALL MAKE SPECIFIC FINDINGS SETTING FORTH THE DECLARED INVALIDITY OF THE ZONING ORDINANCE; AND

WHEREAS, THIS RESOLUTION IS FOR THE PURPOSE OF SETTING FORTH THOSE FINDINGS;

NOW, THEREFORE, BE IT RESOLVED THAT IN CONNECTION WITH THE FOREGOING, THE BOARD OF SUPERVISORS OF DENNISON TOWNSHIP FINDS:

- A. THE TERM “DATA CENTER” USE, IS A RELATIVELY NEW TYPE OF LAND USE THAT HAS BECOME MORE PREVELANT THROUGHOUT THE COMMONWEALTH SINCE THE ENACTMENT OF THE DENNISON TOWNSHIP ZONING ORDINANCE OF 2015 , AS AMENDED;
- B. THE DENNISON TOWNSHIP ZONING ORDINANCE DOES NOT CONTAIN ANY DEFINITIONS AND/OR LAND USE REGULATIONS WHICH ARE SIMILAR IN NATURE TO THAT OF A DATA CENTER
- C. THE DENNISON TOWNSHIP ZONING ORDINANCE REQUIRES TO BE AMENDED TO DEFINE AND PROVIDE LAND USE REGULATIONS TO INCLUDE THE TERM “DATA CENTER”
- C. THE PROPOSED DEVELOPMENT OF DATA CENTERS ARE ANTICIPATED TO OCCUR IN DENNISON TOWNSHIP.
- D. THE INCLUSION OF FAIR AND APPROPRIATE REGULATIONS FOR DATA CENTERS WILL SERVE THE INTEREST OF THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE OF RESIDENTS OF DENNISON TOWNSHIP.

BE IT FURTHER RESOLVED, THAT BASED UPON THE FOREGOING, THE ZONING ORDINANCE IS INVALID ONLY AND LIMITED TO THE EXTENT THAT IT LACKS REGULATIONS TO DEFINE AND TO REGULATE DATA CENTERS.

BE IT FURTHER RESOLVED THAT BASED UPON THE FOREGOING, DENNISON TOWNSHIP WILL BEGIN TO PREPARE AND CONSIDER A CURATIVE AMENDMENT TO THE ZONING ORDINANCE TO CORRECT THE AFORESAID DECLARED INVALIDITY.

ENACTED BY THE DENNISON TOWNSHIP BOARD OF SUPERVISORS ON THIS 3RD DAY OF DECEMBER 2025.

Attest: Kathleen Stortz, Secretary

Sheila Weaver, Chairman
Michael Mack, Vice Chairman

PROPERTY MAINTENANCE CODE – At the suggestion of BHW Consulting Services a motion was made by Chris Bender, second by Michael Mack, to advertise the Property Maintenance Code for adoption. All voted in favor. Motion carried.

ROAD REPORT - Jim Yackiel reported he fixed a leak on the roof at the back of the garage, did maintenance on the riding mower, and cleaned branches off of various roads. Salt and anti-skid need to be ordered. The secretary will order the salt and Jim will order the anti-skid.

REORGANIZATION MEETING – The Reorganization Meeting will be held on Monday, January 5, 2026, at 6 p.m. with the regular meeting immediately after the Reorganization Meeting.

WHITE HAVEN AREA LIBRARY – A letter was received from the White Haven Area Library thanking the township for their donations.

CERTIFICATE OF SERVICE – Sheila Weaver announced that this is Mike Mack’s last meeting because he is retiring and he was presented with a Certificate of Service and thanked for all his years of service.

ADJOURNMENT – On a motion by Mike Mack, second by Chris Bender, the meeting adjourned at 6:32 pm.