

**AGENDA OF THE PLAINS TOWNSHIP BOARD OF COMMISSIONERS MEETING OF
APRIL 9, 2026**

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A. CALL TO ORDER TIME:

B. PLEDGE OF ALLEGIANCE: Led by Thomas Shubilla

C. ROLL CALL: Peter J. Biscontini, Esq., Ciro Cinti, Dennis Condusta, Robert Sax, and Thomas Shubilla

The Sunshine Act requires that those in attendance be given the opportunity to comment before a vote is taken. Anyone wishing to comment on an issue is encouraged to notify the Board prior to roll call being taken on that issue. The Township policy is to limit comment to five minutes. Anyone requiring additional time is encouraged to make arrangements to meet with the Board at a later date. Additionally, all correspondence read or referred to is available at the North Main Street Municipal Building for public inspection during regular business hours. Note that the meeting is being recorded. At this time please turn off any cell phones to avoid disrupting the meeting.

D. GENERAL ORDER OF BUSINESS

Motion to accept: **Minutes:** Board of Commissioners Regular Meeting for March, Wyoming Valley Sanitary Authority Meeting of February, Zoning Permits and Contractor Licenses issued for March. **Monthly Reports:** of the Police Department, the Fire Department, EMA and DPW for March; Secretaries Report for March. **Payrolls** of the Administrative, Zoning Office, Department of Public Works and Recreation Departments. The **Treasurers Report for March** General Fund Receipts \$221,658.13 General Fund Disbursements **\$1,057,715.18** Total Ending Balance in the General Fund as of 3/31/2026 - **\$430,338.19**. **BY: Cinti 2ND: Sax All for, motion carried**

E. CORRESPONDENCE – None

F. COMMITTEE REPORTS

POLICE – 429 calls for the month of March. Mark your calendars Tuesday August 4th is the National Night Out, always a great event for the community so come on out.

FIRE – 132 calls with 111 fire calls. Our department always assists the police whenever there are motor vehicle accidents, we had a serious accident involving a pedestrian and a train. I want to thank our fire and police department as well as the WB City fire department for assisting. They performed a highly technical rescue and had a critical patient in the hands of the advanced life support unit within 20 minutes of dispatch.

DPW – Now that winter is officially over (hopefully) I want to thank the department for their hard work during the winter season, it was a tough winter with a lot of weekend storms. We have now switched gears and have begun repairs and clean up. So if anyone has any potholes or thing to add to the list please give us a call so we can get out their and get it patched up. Yard waste pick up will begin on Monday April 13. Yard waste can be dropped off at the center on Saturdays from 8 to Noon. This is a great service for the town.

RECREATION – There is summer employment for the parks and the DPW so if anyone is

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interested in working the summer stop by the office and fill out an application. Our Summer Camp will run Tuesday, Wednesday and Thursday this year from June 22nd to July 30th. The hours will be a little longer this year it will be from 8:00 am to 1:00 pm. Please be careful when you are up at the park, please utilize it, it is a beautiful park but watch for kids and people when driving through the park. We are getting some things done, so if anyone notices anything that needs repair let us know.

CHAIRMAN'S MESSAGE – I would like to thank all of our departments for all of their hard work so far this year. It is really great that spring seems to be finally here, It is great that our parks are starting to be utilized, and yard work is starting, I know I am personally biting at the bit to get out there. I am also very excited for our new hires and promotions that we will see today.

G. OLD BUSINESS – None

H. NEW BUSINESS

Attorney Menn: Before we begin our agenda tonight the first matter I need to raise is we need to make a motion to open the agenda to add a motion which was not placed on the agenda, this just came to my attention today with the sewer authority requesting us to execute an amendment to the service agreement with them. So I need a motion to open the agenda to add a motion which I will do at the end of my report. **Biscontini 2nd: Cinti, All for, motion carried**

Motion to authorize payment of the **General Fund Bills** consisting of the **Utility Bills \$28,753.43; Regular Bills \$172,864.12; Total \$201,617.55** **BY: Biscontini 2ND: Condusta All for, motion carried. Cinti abstain for Assured Partners Bill**

Motion to award the back-up salt bid to Cargill for the 2026-2027 Winter Season for the low bid of 108.63 per ton. **BY: Condusta 2ND: Cinti All for, motion carried**

Cinti questioned when this goes into effect and if we know when it will be delivered. – This is the back up bid for the 26-27 winter season and is only used if our main supplier does not have salt and cannot complete our delivery

Motion to award the bid for the Second Street Paving Project to Stell Enterprises Inc. for the low bid of \$220,336.36. **BY: Sax 2nd: Biscontini All for, motion carried**

I. SOLICITORS REPORT

Motion to appoint Officer Robert Kelly to the position of Sergeant effective April 11, 2026 per the terms of the Collective Bargaining Agreement and Civil Service Rules and Regulations. **BY: Sax 2nd: Condusta All for, motion carried**

Sax – Mr. Chairman I just want to note that Officer Kelly has been here since 2005 and I wish him well.

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Motion to appoint Sergeant Michael Smith to the position of Lieutenant effective April 11, 2026 per the terms of the Collective Bargaining Agreement and Civil Service Rules and Regulations. **BY: Cinti 2ND: Sax All for, motion carried**

Motion to hire Brendan Kelly as an entry-level firefighter effective April 25, 2026, subject to successful completion of all physical, psychological and background examinations per the terms of the fire department union contract and civil service rules and regulations. **BY: Biscontini 2nd: Condusta All for, motion carried**

Brendan was unable to attend because he is currently working so he will attend next month

Motion to authorize Verdantas to solicit bids for the 2026 Liquid Fuels paving project. **BY: Condusta 2nd: Cinti All for, motion carried**

Motion to authorize raises and benefits to the following non-union employees effective April 25th as follows: Part Time Firefighters to \$16.00 per hour, Kyle Littman, \$14.00 Lou Luchetti and Richard Binker to \$15.00 per hour, Justin Reiser and Ryan Viteritti to \$16.00 per hour. Alex Turovski to \$20.00 per hour, Michelle Waslasky to 16.50 per hour, Hailey Oliver to 14.50 per hour, Summer DPW, Parks and Recreation and Summer Camp to \$13.00 per hour. **BY: Sax 2nd: Biscontini All for, motion carried Cinti abstains because of Summer Camp**

Motion to draft an amendment to the Plains Township Zoning ordinance to address Data Centers **BY: Sax 2nd Cinti For, Sax and Cinti Nays: Biscontini, Condusta & Shubilla. Motion fails.**

Biscontini I would like to table the item until a later time

Menn – Because the motion is on the table it would either need to be withdrawn or we must vote.

Shubilla – Ok Commissioner Sax would you like to withdraw the motion?

Sax – I would like to continue with the motion

Condusta – Mr. Chair I would request to make comment

Given that the township is required by the commonwealth of Pennsylvania to ultimately recognize Data Centers as a permitted use in accordance with the Pennsylvania MPC, I acknowledge that drafting an amendment to address Data Centers is not only a requirement of the state but in the best interest of the township.

Due mostly to our natural geography and development, Plains Township has an inherently complex existing zoning map. Because of that, I am of the belief that it will take a considerable amount of effort from the board to draft a thorough amendment that will best navigate the justified concerns surrounding the permitted use of Data Centers.

I would like to make it clear that I believe every member of the board holds the best interest for Plains Township. However, I do not feel at this time that the board has yet to come to a cohesive agreement on the overall approach to the amendment. On that basis alone, I will be respectfully voting against the motion until I feel that the board has a concise and unified direction that best suits the residents of Plains Township.

ANNOUNCEMENTS – The next regular meeting of the Board of Commissioners will be held May 14, 2026 at 7:00 P.M.

Shubilla – Thank you, Other Questions?

Cinti – I would like to say that I appreciate and agree with Commissioner Condusta, but I feel that this motion was only to get things started for an ordinance. This is at our doorstep and we need to get the wheels in motion. I know that we all are not for these centers at this time with the way that these things can go. I respect everyone's decision on this board. The reason that we did bring it up and make the motion is because we feel strongly to have something in place, that is not saying that it will be in place tomorrow as I agree with Commissioner Condusta it is going to be a tedious and long process because we do care about the township and the residents of the township. His statement was very well put, but we also feel that something needs to be done because once the wolf is in the wolf is in. It is better that we protect us as best we can, that is why the motion was made. We all want what is best for the residents and the township, unfortunately we don't have a say to not allow these facilities.

Resident Tom Bridgen – I have a question, do we have any idea where they are looking to put these facilities?

Menn – Can I address this, we are not at liberty at this point to address that because we do not have an ordinance in place, so no matter where they say they may want to put it we need to have an ordinance in place that says where they can be built,

Resident Tom Bridgen – Ok well I think the board needs to be aware that this will create problems with traffic, water usage, and also the power usage.

Menn - Understand that is ordinance is to address those types of things. The motion is to prepare and ordinance to address those issues, not to say what is going to happen if somebody or when somebody comes.

Sax – This motion is just to start this process, I agree with Dennis but this stuff is all around us and we just want to make the right decisions for the township and its residents. That is what this motion is about. No that something will be in writing now.

Motion to execute an amended lease and municipal services agreement between the Township and the Plains Township Sewer Authority, after review and approval by the Solicitor. **BY: Cinti 2nd: Condusta All for, motion carried.**

There is a current agreement but something has come up and we need to amend that agreement, we would like to get that done sooner rather than later. They just sent it to me today. We did want to get it on the agenda as soon as possible. So I am suggesting that the board make that vote today.

J. TAXPAYERS (Time limit 5 minutes taxpayers must sign in).

Tom Bridgen – Gail Drive

We live at 9 Gail Drive and my concern is flooding. Some of you have been to look at our property over the years and we have been promised the issue would get better and it is only getting worse. It has gotten to the point that my garage is getting water damage on the inside. There is wall damage I have asked that you look further down below us to where the resident is dumping things on the TWP property and blocking the drainage ditch. The water is also running off of main street into that same pipe and everything is backing up onto our property. You even had someone come out a few years ago and do a survey, several \$1,000 of dollars were probably spent and it is still not fixed. This was 3 years ago.

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Cinti – you live at the end of Gail?

Bridgen – No I live at 9

Shubilla – How long ago did we dig that ditch out?

Bridgen – You didn't

Shubilla – I really think we did something in that ditch. Maybe it was another ditch.

Bridgen – Where the 3 ft pipe got put in it must have been done wrong.

Menn – who owns that property?

Bridgen – there were 2 pieces that were not purchased by the home owners. The rest of us purchased our pieces. The pieces that are not owned by the property owners. They are the ones dumping.

Menn – If they are creating a water problem that is harming your property you can get a lawyer and sue them for this. Zoning can go down and look at the area behind their properties and take a look at what is going on.

Shubilla – Lets send Karen down to take a look at it. We will do our best to address this.

Stefanski – Crescent Drive

I want to thank the board for the Easter Egg Hunt I attended for the first time this year after living in the Twp. for 18 years. Next for tearing down the school, I would like some information on what will become of that property in the future.

Thanks to Plains Police for a disabled vehicle that I had a few weeks ago.

I would like to ask about the suspicious death on N. Main Street. In closing I would be remiss if I didn't bring up 16 Crescent Drive and the deep concern I feel. 5 different time there have been yelling and loud music. Then on April 5th we were woken up by yelling screaming and several police vehicles out in front of the house. I fear for the safety of my family and neighbors, swift action must be taken for these imperative matters.

Shubilla – So we can address these one at a time

Menn – First the school issue, that is private property. The owner tore it down and at this time we do not know what they will be doing with it. But it does look beautiful compared to what it did.

Stefanski – We have been dealing with 16 Crescent for a while now. Why where there some many police cars there, are they ok?

Shubilla – The police would know best, we do not know what happened. We can ask but some of it may not be able to be disclosed.

Menn – Well it sounds to me that if there was an issue there the police were there to address it, which would be a good thing.

Stefanski – Right, I just want to know because we have been dealing with them for a long time now.

Shubilla – and the death, I don't have any information on.

Cinti – They did say it was not suspicious.

Menn – Yes they story I heard was that the woman fell

Stefanski – So the nuisance issue, how do you deem it a nuisance property?

Menn – What are you referring to?

Stefanski – 16 Crescent, it is getting warm and I have dates already and it's not even summer. What is going on there.

Shubilla – Well we can have Chief address that with you after the meeting.

Resident – Back in December we asked about a decibel level. She has been out in the yard with her music wiggling her but at my 6 year old grandson.

Shubilla – well I don't think we will be able to make an ordinance against dancing.
Chief – We have not been called to Crescent Drive any time on April 1st or for the last 2 weeks in March.
Stefanski – Well I just don't understand why where you there.
Shubilla – I just think we should always call 911 just to get it on the record.
Sax – Chief, the N. Main Street incident?
Chief – Its closed it was ruled accidental by the coroner after we got all of the results back.
Maybe too much medicine so it was an accidental overdose.
Chief – It was April 2nd on Crescent St. and it was for a domestic.
Stefanski Okay at least now we know

K. ADJOURNMENT BY: Cinti 2ND: Sax All for, motion carried Time: 7:58

Submitted By:



Lynell Ent, Secretary

Accepted By:



Thomas Shubilla, Chairman