

**MEETING MINUTES OF THE PLAINS TOWNSHIP BOARD OF COMMISSIONERS MEETING
OF SEPTEMBER 10, 2026**

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A. CALL TO ORDER TIME: 7:01

B. PLEDGE OF ALLEGIANCE: Led by Robert Sax

C. ROLL CALL: Peter J. Biscontini, Ciro Cinti, Dennis Condusta, Robert Sax, 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 and Special Meeting for August, Plains Twp. Planning Commission Meeting Minutes for May and July. Plains Township Sewer Authority Meeting Minutes for May and June **Monthly Reports:** of the Police Department; Fire Department, EMA and DPW for August, Zoning Permits and Contractor licenses Issued and Secretaries Report for August. **Payrolls** of the Administrative and Zoning Office, Department of Public Works, and Recreation Department. The Treasurers Report for August: General Fund Receipts in the amount of \$1,926,126.97 General Fund Disbursements \$833,486.29; Total Ending Balance in the General Fund as of 08/31/2026 \$4,453,215.70. **BY: Sax 2ND: Cinti All for, motion carried**

E. CORRESPONDENCE – None

F. COMMITTEE REPORTS

POLICE – Police had 471 calls for August I would like one of our residents for the handmade Blue line flag that he made for our department – Thank you Robert.

FIRE – We had 169 calls 120 of those were fire calls. The department has smoke detectors that they will install for free you just need to contact the department to make an appointment. At national night out this year we had 15 residents sign up for this program.

DPW – The department did some catch basin clean outs, they put stone in the alley behind Mack and Helen Street. They did blacktopping on 8 different streets in the Twp. The department picked up 49.75 tons of recycling and 200.39 tons of trash. Please call the department with reports of damaged signs or potholes.

RECREATION – Youth soccer, football and cheerleading are taking place at the municipal park. We are getting ready for community day Sunday September 20th. The dugouts at Hilldale Baseball field were painted, we have plans to paint the Pavilion also. The

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Summer help did a fantastic job this year, both the DPW and the Parks department. We got a lot of nice compliments about them

CHAIRMAN MESSAGE – As Commissioner Cinti mentioned Community Day is Sunday September 20th from 12:00 to 4:00 please come out for that. there will be a lot of local businesses, vendors and food trucks that would like your support. I would like to thank Commissioner Sax for putting in a lot of hard work on that. I would like to thank all of the departments for keeping everything looking good in the town. The departments do a lot more than you see them doing and what you here at the meetings. Going out for grants, dealing with the five of us on a daily basis. I would just like to extend my thanks to all of them.

Sax: I just want to thank our office staff for all the work they have done for Community Day. It has been a long process, over 90 vendors and a dozen food trucks. Its been a lot of work.

G. OLD BUSINESS –

H. NEW BUSINESS

1. Motion to authorize payment of the **General Fund Bills** consisting of the **Utility Bills \$31,002.39; Regular Bills \$239,067.97; Total \$270,070.36. BY: Biscontini 2ND: Condusta For: Biscontini, Cinti for, abstains from Assured Partners bill because of business relations, Condusta, - for, abstains from Ariel Condusta reimbursement, Sax, Shubilla. Motion Carried**

2. Motion to accept the 2027 MMO for Police, Fire and Non-Uniformed Pension Plans as submitted by AFG Pension Administrators **BY: Cinti 2nd: Sax All for, motion carried**

Cinti: I would just like to say that the Township and the Commissioners Board have been proactive in making sure our pensions remain strong and well-funded. I believe our pension system is one of the best in the county. Along with having some of the best employees, it's reassuring to know that our pensions are well-managed and where they need to be.

3. Motion to accept the 2026-2027 Penn Dot Winter Maintenance Services Agreement **BY: Condusta 2nd: Biscontini All for, motion carried**

4. Motion to authorize reimbursement to Richard and Rita Carey for overpayment of taxes as a result of a Veteran's Exemption per Luzerne County Tax Assessment Appeals in the amount of \$490.69 **BY: Cinti 2nd: Condusta All for, motion carried**

5. Motion to authorize reimbursement to Donald & Erin Grosz for overpayment of taxes as a result of a Veteran's Exemption per Luzerne County Tax Assessment Appeals in the amount of \$471.28 **BY: Biscontini 2nd: Cinti All for, motion carried**

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6. Motion to authorize reimbursement to Namia Properties LLC for overpayment of taxes per Luzerne County Tax Assessment Appeals in the amount of \$698.83 **BY: Sax 2nd: Biscontini All for, motion carried**
7. Motion to adopt a resolution authorizing application for County Local Share Account Funding for the 2026 DPW Salt Shed Project total project cost in the amount of \$184,000.00 **BY: Condusta 2nd: Sax All for, motion carried**
8. Motion to adopt a resolution authorizing application for Statewide Local Share Account Funding for the 2026 DPW Salt Shed Project total project cost in the amount of \$184,000.00 **BY: Cinti 2nd Biscontini All for, motion carried**
9. Motion to adopt a resolution authorizing application for Statewide Local Share Account Funding for the Plains Township Police Department Equipment Project, total project cost in the amount of \$320,424.50 **BY: Sax 2nd: Cinti All for, motion carried**
10. Motion to adopt a resolution authorizing application for County Local Share Account Funding for the Plains Township Police Department Equipment Project, total project cost in the amount of \$320,424.50 **BY: Condusta 2nd: Sax All for, motion carried**
11. Motion to adopt a resolution authorizing application for County Local Share Account Funding for the Plains Twp. Fire Department Pumper Truck project, total project cost in the amount of \$992,347.00 **BY: Biscontini 2nd Cinti All for, motion carried**
12. Motion to adopt a resolution authorizing application for Statewide Local Share Account Funding for the Plains Twp. Fire Department Pumper Truck project, total project cost in the amount of \$992,347.00 **BY: Condusta 2nd: Biscontini All for, motion carried**
13. Motion to execute the Wyoming Valley Regional Stormwater Program Partnership Agreement subject to review and approval of the Township Solicitor **BY: Cinti 2nd Condusta All for, motion carried**
14. Motion to authorize payment application No. 1 of the 2026 Liquid Fuels Paving Project in the amount of \$84,818.74 to Stair Pavement Inc. **BY: Biscontini 2nd: Cinti All for, motion carried**
15. Motion to hire Ryan Viteritti and Kyle Littman, as a Full-Time DPW laborers effective October 1, 2026 as per the terms of the UFCW Local 1776 union contract. **BY: Condusta 2nd: Sax All for, motion carried**
16. Motion to execute a Grant Agreement with Geisinger Wyoming Valley upon review and approval of the Township Solicitor. **BY: Sax 2nd: Biscontini All for, motion carried**

ANNOUNCEMENTS – The next regular meeting of the Board of Commissioners will be held on October 8, 2026 at 7:00 P.M.

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

Commissioner Biscontini: Just a quick note: our Solicitor is not here tonight so there may be some items we will have to pass onto him to get confirmation on. But we will do our best.

Bob Wallace – N. Main Street

Water

I'm here about the water that is running onto my property. I called the water company to report my neighbor; I told them she may be stealing water because she keeps running her hose every day to fill the pool and discharging water into the alley. Here are some pictures that are showing the water. There is a large pothole there because of the water she leaves running.

Commissioner Biscontini – Are you saying her pool is leaking? What is her address, we can ask the fire department to stop and check to see where she is discharging the water, as you are not allowed to discharge the water onto the road.

With your pictures we cannot really tell where the water is coming from, so we will have to send someone to look at it.

Wallace – if this goes into the winter time this will cause 1,000 of dollars in damage and I will have to spend 1,000 more on a lawyer to get it to stop.

Shubilla – ok well we will send someone out again to try and find out where the water is coming from.

Dino Rodeghiero -

Technology ordinance – lives in Jenkins Twp.

I just want to give you some information on data centers and ask some questions about your ordinance. How many acres in total

Condusta - 592

Rodeghiero – this is already zoned as I or r2?

Cinti – Conservation

Rodeghiero- I just want to read some of the clean air & clean water act. And here are some pamphlets on cooling systems in data centers and newest information on data center fire protections. PA constitution guarantees the right to clean air and clean water requiring the commonwealth to act as a trustee to guarantee this for present and future generations. PA does require unlimited government opportunities. It does not require a township to open new land for business simply because it is limited or currently occupied. The law does not require a zoning district to cover every possible size, design or variation of a proposed use. Who is the developer that is looking to build?

Biscontini – We don't know who is looking to purchase it. We have not received any applications, this is preemptive

Rodeghiero – why didn't you try to go for an I2?

Shubilla – Our I zoning is too close to our residential districts and too small there is no room. We are looking for an area that will disrupt the least amount of people.

Condusta – are you familiar with the Plains Township zoning map at all?

Rodeghiero – No, what percentage is commercial as compare to non-commercial

Condusta – that is something I do not have. I will have to get it.

Rodeghiero – some developers have tried to sue for a town not having enough room or

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accommodations and they have been shot down.

Biscontini - And these are in Pennsylvania?

Rodeghiero - you don't need to rezone anything or make special arrangements for any development that is not familiar with or has a historical use in conservation. I wish your solicitor was here.

Shubilla - we hired a consultant that feels the same way we do about this and we feel he has done a good job with the ordinance

Rodeghiero - Thom Shepstone he is for pushing the data centers and works for about 12 townships and areas in Pennsylvania and he is for clearing the mountain.

Shubilla - No he is not our consultant. We suggest you come to our Sept 22, meeting.

We have said this before we are 5 commissioners who have hired consultants and we are trying to take the best legal advice we can get to do what is best for this township.

We can talk afterwards if you would like.

Rodeghiero - changing the zoning from conservation to R1 is considered spot zoning and will raise a flag. Do you have a plan in the works?

Biscontini - Yes.

Rodeghiero - You are discussing that tonight, right?

Condusta - No, that is the 22nd

Rodeghiero - There has been a lot of talk about you putting them on municipal water. You need to be aware of the water pollution laws.

Shubilla - Take a look at our website and look at the proposed ordinance. On Sept 22 a lot of this will be open for public discussion.

Peter and Mary Sabach - Louis St

There is a set of ordinances from the state that covers driveway blocking. The police won't do nothing until you put up a sign. We want a sign placed opposite of our driveway.

Biscontini - We would have to look into what is legal when there is already no parking on the other side of the street.

Sabach - state laws say that they cannot block a driveway

Biscontini - Louis street is not a state road and they are parked opposite your driveway. Would you want the no parking on this side changed to the other side of the street.

Sabach - no I still would not be able to get out of the driveway.

Condusta - so you want no parking on both sides of the street?

Sabach - We are going to get signatures and go to the state and then you will have to do a study. We just want this sign.

Shubilla - unfortunately these neighborhood streets were not build for this many cars, but people need to be able to park on their street.

Sabach - well before these people started moving here there was at least a respect for your neighbors.

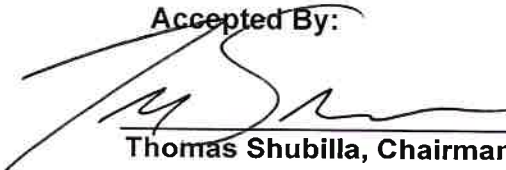
Biscontini - We will look into this and see what we can do.

K. ADJOURNMENT BY: Cinti 2ND: Condusta All for, motion carried TIME: 7:44

Respectfully Submitted By:


Lynell Ent, Secretary

Accepted By:


Thomas Shubilla, Chairman