

April 7th, 2026

The Lower Chanceford Township Board of Supervisors meeting was held on April 7th, 2026 at 7:00pm. The meeting was called to order by Chairman Parlett. Others present were Vice-Chairman Burchett, board member Gochenaur, Secretary/ Treasurer Valerie Dornan, Assistant Secretary/Assistant Treasurer/ Zoning Officer Sue Wiley and Solicitor John Miller.

The meeting was opened with the salute to the "American Flag".

Supervisor Gochenaur let the public know there was an executive session held prior to this meeting regarding employment and litigation issues.

Supervisor Burchett made the motion to approve the agenda, Supervisor Gochenaur second. Motion carried.

Supervisor Burchett made motion to approve and sign the March 3rd, 2026 minutes. Chairman Parlett second. Supervisor Gochenaur opposed. Supervisor Gochenaur made motion to withdraw minutes. Supervisor Burchett second. Supervisor Gochenaur revoked for amended minutes to include a second to a motion, Second by Supervisor Burchett. Supervisor Burchett made motion to adopt amended minutes. Supervisor Gochenaur second. Motion carried.

There was another correction from the March meeting. Supervisor Gochenaur said he made a mistake in regards to the official title of Will Clark being the Executive Director.

Supervisor Burchett made motion to pay bills at the end of the meeting. Supervisor Gochenaur second. Motion carried.

Supervisor Burchett made the motion to appoint Todd Henricks to the Zoning Hearing Board. Supervisor Gochenaur second. Motion carried.

Supervisor Gochenaur made motion to advertise for an alternate for the Zoning Hearing Board. Supervisor Burchett second. Motion carried.

Supervisor Burchett made the motion to advertise for "Large Items" day to be held on May 16th, 2026. Supervisor Gochenaur second. Motion carried.

"Stone Bids" were opened as advertised. Bids were received by Vulcan, Heidelberg Materials, Kinsley, and York Building. See attached sheet.

York Building was awarded the bid for R-5.

Kinsley was awarded AASHTO #8, #57, and 2RC Crusher.

Supervisor Burchett made the motion to split the awarded bid as mentioned above, Supervisor Gochenaur second. Motion carried.

There was an executive session held 3/3/26 and 3/31/26 to discuss personnel matter.

**Those that asked to be placed on the agenda

1. Tom Burchett presented his land development plan. Supervisor Gochenaur made motion to approve the plan. Chairman Parlett second. Motion carried. Supervisor Burchett abstained.
2. Jim and Pam Kell were a no show.
3. Dwayne Shepard was a no show.
4. Sam Stoltzfus was present. Ronnie Miller presented for him. Ronnie stated the driveway issue needs to be settled. Ronnie stated the 1st driveway is 168' to the white line and the township goes by the states 30' noncurved. Ronnie also said Sam wants to go back to using the 1st driveway. Supervisor Burchett stated as long as it meets state requirements. Gochenaur second. Motion carried. Attorney Miller said it has to go back to planning first, and bigger plans are needed for Planning Commission.
5. Elmer Esh was present. Ronnie Miller presented for him. Ronnie said he has been friends with Annie and Elam for a long time. He said he spoke with Carrie Wilt from DEP & DEP will not allow a holding tank for a hardship-temporary assisted living. Ronnie stated sewage flow would be less than 400 gallons a day. Once the doublewide is removed it will be capped off. Attorney Miller asked which septic they were going to tap into, Ronnie said it would be the house. Attorney Miller said they will need a back up area. SEO Steve McKeon would like the blessing of the township to tie it in. Motion was made by Supervisor Burchett and second by Supervisor Gochenaur. Motion carried. Dennis Miller inquired as to what is a "Hardship" because he saw Annie out in the yard weed whacking the prior week. Gochenaur stated if you're caring for an elderly parent, that is a hardship. Attorney Miller said it can be medical or caring for. Attorney Miller also stated they will need a plan to show everything.
6. Dave Latterman inquired about setting up a payment plan for his fine. He paid \$200 tonight and has agreed to pay \$100 a month until his fine of \$2554 is paid off. Supervisor Gochenaur made the motion to allow Mr. Latterman to set up this payment plan. Supervisor Burchett second. Motion carried.
7. There was an intense discussion on when complaints come in. Sue stated that we are a township that only goes by people calling in or hand written. After a large

discussion, Supervisor Burchett made the motion to try 6 months with signing your name to a complaint. Supervisor Gochenaur second the motion. Motion carried. Supervisor Parlett opposed.

8. Supervisor Gochenaur talked about purchasing and downloading a tracking app on the Township employees' phones. This is to keep tabs on them also if any citizens are questioning where the road guys are or have been. Joe Lapp asked who has access to this tracking app. Supervisor Gochenaur said it would be on the Chairmans phone. No action was taken due to the fact that they use these phones for personal use as well.
9. Supervisor Gochenaur would like the board to read and have changes made to the personnel policy for the May meeting.

****New Business**

1. Landis Financial would like to hold an informational meeting for the public about Medicare. Supervisor Burchett made motion to approve this meeting. Supervisor Gochenaur second. Motion carried.
2. Supervisor Burchett made the motion to table the MOU until we get Dave's comments.
3. Supervisor Burchett made motion to approve the 6130M tractor issues to get fixed. Supervisor Gochenaur second. Motion carried.
4. Road crew is getting new longer screws with neoprene washers to replace old screws on township roof that are backing out causing leaking.
5. The ballfield pavilion roof shingles are blowing off. The roof is 30 years old and is ready to be replaced. Supervisor Burchett would like 3 more quotes on top of the one we already got from High Rock Construction. Supervisor Gochenaur suggested Ridgeview to get a quote from.
6. There are 2" cracks on Amber Drive that need fixed before the road is compromised. Troy got a quote from J.E.T. Seal of P.A. Supervisor Gochenaur made motion for us to get 2 more quotes. Supervisor Burchett second this. Motion carried.
7. Supervisor Burchett made motion for Attorney Miller to look into what we can do to provide for the reimbursement for large scale heavy equipment use that may damage our roads from potential upcoming road damage caused from upgrading electrical poles and lines. They are in Chanceford Township right now but could be coming our way. Supervisor Gochenaur second this. Motion carried.

****Zoning**

1. Sue gave an update on Ephraim Fisher. Ephraim cancelled for a second time. He said the vegetation wasn't there. Sue asked what was different when her and Dave Lipinski were to go out in February.
2. Dave Latterman has done significant clean up and is making process on getting is property cleaned up.
3. Sealover has been in contact with Wendy Finks office, and they are now involved with the violation.

****Floor open- No Decisions were made**

1. Ronnie Miller asked how he can get ahold of the records of Gils books regarding parcel history. He was told he can fill out a Right-To-Know form and get a copy of his records in the book.
2. Jackie Matesich asked why the tree on E. McKinley has not been taken care of. She was informed that due to the tree being on wires the road guys are not to touch it. She would need to call Peco or Verizon to get the tree removed.
3. Luke Kahler handed Supervisor Gochenaur some paperwork on research he had done on rifle shooting.
4. Supervisor Parlett spoke up and said he does not like the direction this township is going. He then stood up handed Valerie his keys and said he is resigning. Supervisor Burchett stated he was not accepting his resignation, and he would like to go talk to him tomorrow and discuss.
5. Supervisor Burchett made the motion to advertise to hire a third person to help take care of the roads. Supervisor Gochenaur second. Motion carried.

Supervisor Burchett made motion to adjourn the meeting. Second by Supervisor Gochenaur. Motion carried and meeting adjourned.

X 
Valerie Dornan
Secretary/ Treasurer

X _____
James Parlett, JR
Chairman

X 
Thomas Burchett
Vice-Chairman

X 
Robert Gochenaur III
Member