

Liberty Township Board of Supervisors, Adams County, PA
39 Topper Road, Fairfield, PA 17320
August 5, 2026, Board of Supervisors Meeting Minutes

The Board of Supervisors of Liberty Township, Adams County met Wednesday, August 5, at 6PM at the Township Municipal Building located at 39 Topper Road, Fairfield, PA 17320 to hold a Zoning Amendment Hearing and a regular Board of Supervisors Meeting. The meeting was streamed live on Liberty Township's YouTube Channel.

At 6 PM Chairman Walter Barlow called the meeting to order.

Present: Chairman Walter Barlow, Supervisor Christopher Hill, Dominic Picarelli, KPI, Rob Thaeler, Adams County Office of Planning and Development, and Secretary/Treasurer Wendy Peck.

Not Present: Supervisor Edward Small.

Hearing Regarding An Amendment to the Liberty Township Zoning Ordinance for Data Centers and Battery Energy Storage Systems (BESS): Chairman Walter Barlow announced that the zoning ordinance amendment hearing was properly advertised as required by law on July 22 and July 28 with full copies of both ordinance amendments available upon request. Mr. Barlow introduced Dominic Picarelli, KPI, and Rob Thaeler, Adams County Office of Planning.

Dominic Picarelli stated the purpose of the hearing and clarified that no applications for data centers had been received at this time and that this a proactive measure. Dominic Picarelli noted the Township's proactive approach under Pennsylvania law (which requires municipalities to allow all uses) and that the use would be limited to the CI District. Chairman Barlow discussed the Township's work on the matter since May, including discussions at PSATS, and experience with related issues. Supervisor Hill discussed the proactive measures for land conservation in Liberty Township including the ASA program. Adams County Planner Rob Thaeler clarified that the hearing is for public comment (not a debate or question-and-answer session) and that short clarifying comments may be offered as needed. Residents wishing to comment were asked to state their name and address for the record and that commenters should be Liberty Township residents.

Public Comment – Data Centers / BESS Amendment (beginning approximately 6:12 PM):

- **Norm Ducharme, 320 Topper Road** – Stated he likes the sections covering noise restrictions and water use; expressed concerns about the weak section on power and how that would be handled (above 10 MW). Rob Thaeler explained that power distribution is regulated by the utility commission; Pennsylvania is a state where the request is made to the power supplier; the Township has limited capability through ordinance, and it is not enough to discuss fully today.
- **Donna Powers, 608 Pecher Road** – Stated the decommissioning provisions seem vague. Noted a Bradford County ordinance with financial assurance. Supervisor Hill indicated that it is important to get something in place now and public comments can be addressed later to create something more comprehensive. Donna Powers then asked how industrial is determined and whether all townships and boroughs are the same. Rob Thaeler explained no; Adams County rate and advisory capacity to review ordinances. Further questions on sewer and water. Rob Thaeler and Chairman Barlow explained that Adams County is advisory. Chairman Barlow explained sources for ordinance templates. Rob Thaeler noted the version used was from Straban (and Hamiltonban Township is using a similar template).
- **Ryan Kudasik, 3255 Bullfrog Road** – Asked questions regarding the current size of the CI district and how that the size can be changed in the future. Supervisor Hill stated that you can place your land in land conservation for protection. Chairman Barlow stated that it could be changed in the future based upon who the residents elect to the Board of Supervisors. Rob Thaeler added that a change to the Zoning Map is a zoning amendment with the same process plus additional requirements. Ryan Kudasik also raised concern about EMF; Supervisor Hill encouraged the public to do research and email any additional information to him.
- **Cindy Arentz, 1734 Tract Road** – Asked if the Wormald property could ask for a Special Exception. Chairman Barlow replied "Nope". Cindy Arentz expressed concerns about the aquifer and stated that they need to have closed loop systems and have their own electric.
- **Jessica Thwait, 40 Winter Trail (not a township resident)** - Expressed unconditional disapproval of any data centers and had no comments on the particular ordinance.
- **Richard Swiat, 385 Wenschhof Road** – Stated that he does not want a data center.
- **Dylan Rinker, 40 Winter Trail (not a township resident)** – Spoke about using AI and that using a data center is involved.
- **Alan Ordorff, 2809 Bullfrog Road** – Raised legal concerns and stated that data centers are unconstitutional and that it is wiretapping. Supervisor Hill responded regarding constitutional issues and suggested calling the Justice Department to address those concerns.
- **Erin Eddy, 28 Snowbird Trail (not a township resident)** – Has not seen a positive comment anywhere in support of data centers.

- Linda Steinle, 9 E. Wind Trail – Asked how much is 50 decibels; is in favor of well-organized facilities using recycled water and making their own energy; tax breaks and funding for landfill; it is inevitable; noted Ski Liberty is higher than 50 decibels when snow making.
- Emily Bell, 2113 Tract Road – Against data centers.
- R. Swiat, 385 Wenschhof Road – Reiterated “I do not support it.”
- Leslie (Emmitsburg area) – Raised questions about brown water and succession plan.

An Emmitsburg resident comment was noted and explained by Supervisor Hill. Chairman Barlow asked for any more comments. **Close of Data Centers / BESS public comment portion.** Zoning Map is not to be updated at this time. Hearing portion related to Data Centers ended approximately 6:47 PM.

Purpose of Hearing – C and AR Districts Amendment (Conservation by Design / Option 5):

This is the date, time, and place scheduled to take verbal and written public comment regarding a proposed amendment to the Liberty Township Zoning Ordinance. The proposed amendment would add language to the Conservation (C) District and Agricultural Rural (AR) District to enable subdivision/development of existing small parcels (ten acres or less created before June 7, 2005) without meeting current land conservation requirements and establish density and dimensional standards (Option 5). Dominic Picarelli addressed and explained why the Township is adopting Conservation by Design provisions for under 10 acres until a complete overhaul of Conservation by Design can be done (approximately 6:50 PM). Supervisor Hill explained issues with large lots and that current requirements are unreasonable for small lots. Chairman Barlow opened the floor.

Public Comment – Conservation by Design / C & AR Districts Amendment:

- Ryan Kudasik, 3255 Bullfrog Road – Asked what the maximum load in population density is. Dominic Picarelli responded that it is impossible to run numbers because there is no public sewer; generally speaking Liberty Township soils are bad for on-lot septic; also need water. Rob Thaeler stated the change before the Board now would not change underlying density or permitting.
- Cindy Arentz, 1734 Tract Road – Asked regarding a 10-acre lot – how many lots can you break out (1 per 2 acres minimum could be 5 lots); road frontage and lot width requirements. Dominic Picarelli and Rob Thaeler provided clarification on lot size and configurations. Supervisor Hill made comments on lot consolidation. Chairman Barlow discussed unbuildable lots (not related to the hearing) and lot consolidation to correct unbuildable lots.
- Joy Kudasik, 3255 Bullfrog Road – If it was Conservation by Design at one point, was it a bad design. Chairman Barlow responded that is a difference of opinion. Chairman Barlow continued explaining Conservation by Design and his position that it forces someone into conservation forever. Supervisor Hill explained Conservation by Design for creating green space.

Public comments ended approximately 7:06 PM.

Close of Hearing: With no further comments, the Board of Supervisors closed the public hearing. The Board has advertised its intention to consider adoption of the proposed amendments during tonight’s regular meeting immediately following.

Regular Meeting

At the conclusion of the hearing, Chairman Barlow called the regular meeting to order.

Present: Chairman Walter Barlow, Supervisor Christopher Hill, and Secretary/Treasurer Wendy Peck.

Not Present: Supervisor Edward Small.

Public Comments: None.

Supervisor Comments:

Mr. Hill stated that majority of his time the past month was spent on some internal issues, HR and some government efficiency and continuing to look at government risk compliance to make sure taxpayer dollars are being used best.

Mr. Barlow announced that Executive Sessions were held on July 28, July 29, August 3, and August 4 for Personnel and Legal matters. Mr. Barlow presented former Supervisors Bobby Keilholtz with a recognition plaque thanking him for his service. Mr. Keilholtz stated that it was a pleasure and a honor to serve the citizens of Liberty Township.

Minutes: Mr. Barlow announce that the July 1 meeting minutes were not available and would be reviewed at the September meeting.

Expenses/Payroll: *Mr. Hill made a motion for retroactive approval of the 07/02/2026-08/05/2026 expenses. Mr. Barlow seconded the motion. All voted yes, and the motion passed. Mr. Barlow moved for retroactive approval of the 07/16/2026*

payroll. Mr. Hill seconded the motion. All voted yes, and the motion passed. Mr. Hill moved for retroactive approval of the 07/30/2026 payroll. Mr. Barlow seconded the motion. All voted yes, and the motion passed.

Police Department Report – None.

Zoning Officer's Report – Mr. Barlow reported that one well permit and seven land use permits were issued in July for a total of \$750. There were no updates on ongoing zoning violations.

Roadmaster Report – Mr. Barlow reported on the Road Department for the month of July He reported that the Road Department used 125.3 gallons of gasoline, 121.2 gallons of off-road diesel and drove 1,297.9 miles. Roadmaster Barlow met with Jim Leshner (PennDOT). The Road Department received four hours of backhoe training. The new backhoe with thumb was used to remove a downed tree on Steelman Marker Road. The Township is currently looking into a grant application for a new truck and trailer. One of the current trucks has a broken frame.

Planning Commission Report: The Planning Commission met on July 21 to review and comment on the proposed Zoning Ordinance Amendments at the request of the Board of Supervisors: Specific Requirements For Data Centers And Battery Energy Storage Systems and Amendment to Chapter 350 of the Code of the Township of Liberty. Planning Commission memorandum of July 27, 2026, recommending approval of the Option 5 / Conservation District amendment (in accordance with the Southwest Adams Joint Comprehensive Plan) was noted. Planning Commission comments on the Data Centers / BESS amendment (compiled by Chair Rich Luquette) were submitted for the hearing record.

Secretary/Treasurer: 2027 Budget Planning Schedule was presented to the Board. Fund Balances As of August 4, 2026: ACNB Gen Oper \$ 465,203.55; PLGIT Gen Res \$ 611,068.49; PLGIT State Fund/Liq Fuels \$ 64,039.87; PLGIT Cap Res \$ 154,968.67; ACNB Escrow \$ 8,051.93. The LSA Grant remains open until we receive the equipment ordered from US Municipal and pay the invoice. The 2021-2025 Onsite Pension Audit was completed but I have not received the final report. We have received the final 2025 Liquid Fuels Audit report. As previously reported Adams County is dropping our Website Hosting as of December 31 and we will address our options in September. The file clerk has completed the zoning permit and septic inspection report filing portion of the project and is currently working on Stormwater Management Plan and Land Development Plan Review projects.

Typ	Date	Nu	Name	Memo	Paid Amount	Balance
01.100	GEN OPER & PAYROLL - ACNB (Checking Account)					479,556.39
Paychec	07/02/2026	14263	Barlow {BOS}, Walter		-87.78	479,468.61
Paychec	07/02/2026	ACH	Bowman {Planning Com}, Beatrice		-43.85	479,424.76
Paychec	07/02/2026	ACH	Hill {BOS}, Christopher G		-230.05	479,194.71
Paychec	07/02/2026	14264	Keilholtz, Jr. {BOS}, Robert		-230.05	478,964.66
Paychec	07/02/2026	14265	Barlow, Walter M		-1,293.32	477,671.34
Paychec	07/02/2026	ACH	Coyne, Tara		-758.61	476,912.73
Paychec	07/02/2026	ACH	De Witt, Terry A.		-2,136.34	474,776.39
Paychec	07/02/2026	ACH	Gaskin, Daniel E.		-288.13	474,488.26
Paychec	07/02/2026	ACH	Ilko {Tax Collector}, Jessica L.		-95.26	474,393.00
Paychec	07/02/2026	ACH	Ilko, Jessica		-33.98	474,359.02
Paychec	07/02/2026	ACH	Keller, Daniel A.		-1,530.49	472,828.53
Paychec	07/02/2026	ACH	Peck, Wendy J.		-1,406.72	471,421.81
Liability	07/02/2026	ACH	US Treasury Dept/IRS	23-2110946	-2,330.72	469,091.09
Liability	07/03/2026	ACH	US Treasury Dept/IRS	23-2110946	-1,952.20	467,138.89
Deposit	07/06/2026			Deposit	16,908.76	484,047.65
Check	07/06/2026	ACH	BMO Harris Bank-PLGIT Card	PLGIT CREDIT ACCOUNT	-3,839.45	480,208.20
Deposit	07/09/2026			Deposit	101.58	480,309.78
Check	07/10/2026	ACH	ACNB	Payroll - Direct Deposit Service Charge	-30.02	480,279.76
Deposit	07/10/2026			Deposit	5,205.40	485,485.16
Deposit	07/10/2026			Deposit	66.00	485,551.16
Check	07/13/2026	14266	Coyne, Tara	Reimbursement	-7.05	485,544.11
Check	07/13/2026	14267	West Penn Power	100090757368	-164.89	485,379.22
Check	07/13/2026	14268	Wetzels Cleaning Service	058291	-95.00	485,284.22
Check	07/13/2026	14269	ADECCO EMPLOYMENT SERVIC	Customer # 3346544	-817.47	484,466.75
Check	07/13/2026	14270	Total Tech Solutions LLC	Invoice 13452/13489	-917.50	483,549.25
Check	07/13/2026	14271	KPI Technology	11011 05/18/26 - 06/21/26	-1,256.35	482,292.90

Check	07/13/2026	ACH	Liberty Township Escrow Account		-10,000.00	472,292.90
Check	07/13/2026	14272	Aero Energy	Cust 59990	-803.65	471,489.25
Check	07/13/2026	14273	Gettysburg Times	Cust 159232/Advertiser No 4789	-437.98	471,051.27
Check	07/13/2026	14274	LEAF	100-4990181-002	-98.00	470,953.27
Check	07/13/2026	14275	John M. Lisko	Solicitor Fees	-1,776.00	469,177.27
Check	07/13/2026	14276	Specialty Granules, LLC	90192136	-533.80	468,643.47
Check	07/13/2026	14277	HOBBS TRUCKING, INC	Invoice 14146	-331.04	468,312.43
Check	07/13/2026	14278	Rabold's Services	Invoice 29121	-150.00	468,162.43
Check	07/13/2026	14279	PA TURNPIKE TOLL BY PLATE	151248628-1	-62.56	468,099.87
Check	07/13/2026	14280	NJ E-Z Pass	T072675248672-01 DEWITT	-31.00	468,068.87
Check	07/13/2026	14281	Lowe's	98004701524	-341.50	467,727.37
Check	07/13/2026	ACH	Intuit QuickBooks	Monthly fee for payroll service	-32.00	467,695.37
Deposit	07/14/2026			Deposit	13,132.68	480,828.05
Liability	07/16/2026	ACH	US Treasury Dept/IRS	23-2110946	-2,261.66	478,566.39
Paychec	07/16/2026	14282	Barlow, Walter M		-1,615.64	476,950.75
Paychec	07/16/2026	ACH	Coyne, Tara		-585.34	476,365.41
Paychec	07/16/2026	ACH	De Witt, Terry A.		-2,744.46	473,620.95
Paychec	07/16/2026	ACH	Gaskin, Daniel E.		-405.55	473,215.40
Paychec	07/16/2026	ACH	Ilko {Tax Collector}, Jessica L.		-239.10	472,976.30
Paychec	07/16/2026	ACH	Ilko, Jessica		-33.22	472,943.08
Paychec	07/16/2026	ACH	Keller, Daniel A.		-1,437.37	471,505.71
Paychec	07/16/2026	ACH	Peck, Wendy J.		-1,411.37	470,094.34
Liability	07/16/2026	ACH	PA Dept. of Revenue	1641 9699	-302.15	469,792.19
Check	07/16/2026	ACH	ACNB	Returned Check Chargeback	-2,099.90	467,692.29
Deposit	07/17/2026			Deposit	2,139.80	469,832.09
Liability	07/20/2026	ACH	PA Dept. of Revenue	1641 9699	-330.63	469,501.46
Deposit	07/20/2026			Deposit	10,566.81	480,068.27
Deposit	07/21/2026			Deposit	3,293.90	483,362.17
Deposit	07/24/2026			Deposit	95.41	483,457.58
Check	07/27/2026	14284	AT&T Mobility	287366075193	-193.06	483,264.52
Check	07/27/2026	14285	KPI Technology	11015 SEO Services	-2,902.46	480,362.06
Check	07/27/2026	14286	PIRMA	80694PC20251	-109.00	480,253.06
Check	07/27/2026	14287	Total Tech Solutions LLC	13536	-540.00	479,713.06
Check	07/27/2026	14288	ADECCO EMPLOYMENT SERVICE	Customer # 3346544	-524.80	479,188.26
Check	07/27/2026	14289	Verizon Wireless	Acct 621280772-00001	-207.75	478,980.51
Check	07/27/2026	14290	Adams County Library	2026 - Fairfield Area Library Annual Contri	-500.00	478,480.51
Check	07/27/2026	14292	Comcast Cable	8993110110006912	-266.67	478,213.84
Check	07/27/2026	14283	Comcast-Phone	901156234	-214.21	477,999.63
Check	07/27/2026	14296	Aero Energy	Cust 59990	-1,009.91	476,989.72
Paychec	07/30/2026	14294	Barlow, Walter M		-1,299.05	475,690.67
Paychec	07/30/2026	ACH	Coyne, Tara		-351.46	475,339.21
Paychec	07/30/2026	ACH	De Witt, Terry A.		-2,188.45	473,150.76
Paychec	07/30/2026	ACH	Gaskin, Daniel E.		-19.72	473,131.04
Paychec	07/30/2026	ACH	Ilko {Tax Collector}, Jessica L.		-28.85	473,102.19
Paychec	07/30/2026	ACH	Ilko, Jessica		-43.73	473,058.46
Paychec	07/30/2026	ACH	Keller, Daniel A.		-1,471.19	471,587.27
Paychec	07/30/2026	ACH	Peck, Wendy J.		-1,395.15	470,192.12
Paychec	07/30/2026	ACH	Bowman {Planning Com}, Beatrice		-43.88	470,148.24
Paychec	07/30/2026	14295	Barlow {BOS}, Walter		-87.78	470,060.46
Paychec	07/30/2026	ACH	Hill {BOS}, Christopher G		-230.05	469,830.41
Deposit	07/30/2026			Deposit	1,285.00	471,115.41
Deposit	07/30/2026			Deposit	5.00	471,120.41
Liability	07/30/2026	ACH	York/Adams County EIT	000095043	-873.03	470,247.38
Liability	07/30/2026	ACH	PSATS UC Group Trust	0104573	-147.47	470,099.91
Liability	07/30/2026	ACH	US Treasury Dept/IRS	23-2110946	-2,194.16	467,905.75
Liability	07/30/2026	ACH	US Treasury Dept/IRS	23-2110946	-2,702.20	465,203.55
Total 01.100 · GEN OPER & PAYROLL - ACNB (Checking Account)					-14,352.84	465,203.55

Type	Date	Num	Name	Memo	Paid Amount	Balance
100.00 · PLIGT State						68,794.58
Deposit	07/21/2026			Deposit	135.90	68,930.48
Check	07/27/2026	868	DE GEMMILL INC	126-1504	-4,772.51	64,157.97
Check	07/27/2026	869	East Trail Automotive	05/22/26-2012 GMC	-118.10	64,039.87
Total 100.00 · PLIGT State					-4,754.71	64,039.87

Type	Date	Num	Name	Memo	Paid Amount	Balance
10.100 · Liberty Township Escrow						3,773.43
Deposit	06/02/2026			Deposit	800.00	4,573.43
Check	06/15/2026	243	KPI	10980 04/20/26 - 05/17/26	-2,286.60	2,286.83
Deposit	06/24/2026			Deposit	845.50	3,132.33
Total 10.100 · Liberty Township Escrow					-641.10	3,132.33

Type	Date	Num	Name	Memo	Paid Amount	Balance
95.100 · PLGIT Gen Reserve Fund						607,270.12
Deposit	06/30/2026			Interest	1,861.64	609,131.76
Deposit	07/31/2026			Interest	1,936.73	611,068.49
Total 95.100 · PLGIT Gen Reserve Fund					3,798.37	611,068.49

Type	Date	Num	Name	Memo	Paid Amount	Balance
30.101 · PLIGIT Capital Reserve Fund						154,009.37
Deposit	05/31/2026			Interest	485.68	154,495.05
Deposit	06/30/2026			Interest	473.62	154,968.67
Total 30.101 · PLIGIT Capital Reserve Fund					959.30	154,968.67

Old Business:

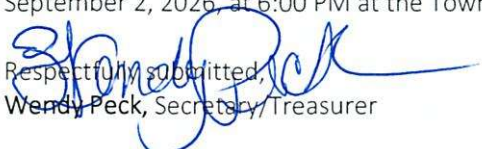
- Mr. Barlow made a motion to adopt the proposed Zoning Ordinance Amendment Regarding Conservation by Design (Option 5 for C and AR Districts). Mr. Hill seconded the motion. All voted yes, and the motion passed.
- Mr. Barlow made a motion to adopt the proposed Zoning Ordinance Amendment Regarding Data Centers/BESS after verifying the section letter. Mr. Hill seconded the motion. All voted yes, and the motion passed.
- Mr. Barlow made a motion to adopt the Ordinance Eliminating Liberty Township Per Capita Tax as of 2027. Mr. Hill seconded the motion. All voted yes, and the motion passed.
- Mr. Barlow made a motion to adopt the Ordinance Amendment for Weight Restriction for Girl Scout Road. Mr. Hill seconded the motion. All voted yes, and the motion passed.
- Consider Real Estate Matters: No action was taken.

Public Comments on New Business Items: None.

New Business:

- Mr. Barlow made a motion to accept the resignation of Solicitor John Lisko, effective immediately. Mr. Hill seconded the motion. All voted yes, and the motion passed.
- Mr. Barlow made a motion to accept the resignation of Officer Kenneth Hassinger effective immediately. Mr. Hill seconded the motion. All voted yes, and the motion passed.
- Mr. Barlow made a motion to appoint Bernard Yannetti as Liberty Township Solicitor. Mr. Hill seconded the motion. All voted yes, and the motion passed.
- Mr. Barlow made a motion to adopt the Emergency Succession Resolution. Mr. Hill seconded the motion. All voted yes, and the motion carried.
- Mr. Barlow made a motion to appoint Secretary/Treasurer Wendy Peck to act as the Liberty Township Representative to perform Credit and Background Checks with Tru Diligence for employment purposes. Mr. Hill seconded the motion. All voted yes, and the motion carried.

Adjournment: With no further business, at 7:34 PM Mr. Barlow made a motion to adjourn the meeting. Mr. Hill seconded the motion. All voted yes and the motion passed. The next monthly Board of Supervisors meeting is scheduled for Wednesday, September 2, 2026, at 6:00 PM at the Township Municipal Building.

Respectfully submitted,

 Wendy Peck, Secretary/Treasurer