

Typed: March 29th, 2023

The regular monthly meeting of the Board of Supervisors of Cass Township was held on Thursday, February 23rd, 2023 at 7pm at the Township's Municipal Building, Duncott, PA.

Present at the meeting were: Michael Kulpcavage, Ed Drasdis, Dave Schultz, Rob Wentz, Brian Calabrese, Tanya Calabrese, Theresa Walsh, John Lenick, Sam Ceganick, John Kellman, John Kalovcak, Chris Ternowchek, Frank Angelo, Donna Rae Purcell, Holly Pritiskutch, Nell Hutsko, Andy Studlack Jr., Karen Smulley, David Witman, Sonia Witman, Gene Nagele, Michael Machita, Michael Ondisco, Kelsie Fiscus, Antoinette Purcell, and Ann Marie Studlack.

Brenda Helt calls the meeting to order.

All recited the Pledge of the Allegiance to the Flag.

Roll Call of Officers:

Michael Sorokach III – present.

Brenda M. Helt – present.

Elvin E. Brennan Jr. – present.

Other attendance/attendees:

Mark Semanchik, Solicitor – present.

Evelyn J. Bergan, Secretary – present.

Gerard E. Daley, Chief – CTPD – present.

Chairperson Helt states that the minutes from the January 2023 BOS meeting have been placed at each seat. She makes a motion to approve the minutes if there are no corrections or omissions. Brennan seconds. Motion passed. Roll Call: Unanimous Favorable Vote.

Helt opens the meeting for public comment.

Donna Rae Purcell – Asks if there is any resolution to the land issues on Willow Lane. The Solicitor explains that the situation is the same. There hasn't been any solutions to the issues since he last spoke to her attorney; he has not contacted the Township to offer any options. Solicitor Semanchik recommends that Donna follow-up with her attorney.

Hearing no questions or comments, Helt moves on to the Agenda items:

Request from Frank Zukas of SEDCO re: Wegmans LD Plan – Dry Goods Distribution – Solicitor Semanchik explains that correspondence has been received from Frank Zukas of SEDCO relating Lot 6 of the Wegman’s campus in Highridge Business Park. He explains the history of what was done in the past (2017) prior to Wegmans decision to delay this project and construct a distribution facility in Virginia. At that time, the requirement to enter into a Development Agreement and Performance Guarantee with the Township was not finalized; however, Wegmans is now prepared to complete the permitting process here in Schuylkill County – and they are asking the BOS to favorably consider allowing them use everything they submitted and were granted approval to allow their project to move forward – not to grant final approval – but just to allow them to utilize what was previously accomplished and bring it current to 2023 standards. The Solicitor has reviewed it Benesch; and both agree that it would be appropriate to allow them conditional approval to finish what was previously started. Helt makes a motion to grant approval of this request from Frank Zukas re: Wegmans. Sorokach seconds. Motion passed. Roll Call: Unanimous Favorable Vote.

Nick Hazlett, Code Enforcement Officer - Helt introduces Nick to the audience. Sorokach states that Nick will be in attendance at the regular monthly meetings to answer questions and address any issues the residents may have.

Woodside Road Project - Helt makes a motion to place the project out for bid. Brennan seconds. Motion passed. Roll Call: Unanimous Favorable Vote.

COMCAST – Jenn Frees provides a detailed lengthy update on the status of Comcast installation and services that will soon be available to Cass Township residents.

Treasurer’s Reports – There is a public summary and a list of transactions for the month of January 2023 each seat. Helt makes a motion to accept both reports as they are printed – and to pay all outstanding bills that can be paid at this time. Sorokach seconds. Motion passed. Roll Call: Unanimous Favorable Vote.

Planning Commission/Engineer’s Report –

Solicitor Semanchik refers to the discussion in the Engineer’s report dated 02/23/2023 regarding the need for a zoning permit in the event of demolition; he recommends that the Board table any action relating to the requirement of the zoning permit for demolition so that further conversations can take place. He recommends that the BOS table (for now) any further requirement that, in the event of a demolition of a structure, a zoning permit must first be obtained. Helt agrees with the Solicitor’s recommendation and makes a motion. Sorokach seconds. Motion passed. Roll Call: Unanimous Favorable Vote.

**Supervisor Brennan receives a phone call and exits the meeting.*

Township Services - *Solicitor Semanchik explains since having complaints from residents in the past, the Township in 2023, has tried to separate the functions of permitting and code enforcement to try to better serve the needs of the Township. For instance, Nick Hazlett will tend to code enforcement issues relating to the maintenance and safety of your property, as well as, the protection of your neighbor. The Board has hired Benesch to handle zoning and engineering; and they have appointed BIU of PA for UCC services (building permits & inspections) for residential and commercial/industrial buildings – so please be aware that you may now have to place more than one phone call to fit your needs because the services have been separated with the idea that it will hopefully provide you, the residents, with better services.*

Police Report – *Chief Daley reads the report. Helt makes a motion to accept the report as read. Sorokach seconds. Motion passed. Roll Call: Unanimous Favorable Vote.*

Hiring Patrolman Michael Dissinger - *Chief Daley states that CTPD is losing (2) more officers due to being hired full-time elsewhere. Both officers will be moving out of the area to be closer to their new employment locations. Daley requests that the Board hire Officer Michael Dissinger – part-time; no benefits. Helt makes a motion to hire Dissinger as a part-time patrolman. Sorokach seconds. Motion passed. Roll Call: Unanimous Favorable Vote.*

Road Foreman's Report - *Helt states that there is a copy of the report at each seat. She makes a motion to accept the report as printed. Sorokach seconds. Motion passed. Roll Call: Unanimous Favorable Vote.*

Correspondence:

Executive Sessions – *Helt states that the BOS held an executive session with the Solicitor last Thursday, as well as, prior to this evening's meeting to discuss matters of personnel, legal issues, code and ordinance enforcement, and contracts.*

Old/New Business: *Nothing.*

Motion to Adjourn: *With no further business, Helt makes a motion to adjourn. Sorokach seconds. Motion passed. Roll Call: Unanimous Favorable Vote.*

Meeting Adjourned.

ATTEST: Brenda M. Helt, Chairperson

TIME MEETING ENDED: 7:40pm.

ATTEST: Michael Sorokach III, Supervisor

TIME MEETING ENDED: 7:40pm.