

The regular meeting of the Board of Supervisors of Cass Township was held on Thursday, April 30th, 2026 at 6:30pm at the Township's Municipal Building, Duncott, PA.

Present at the meeting: See sign-in sheet (attached).

Chairman Sorokach called the meeting to order.

All recite the Pledge of Alliance to the Flag.

Roll Call of Officers:

Elvin E. Brennan Jr. – present.

Michael Sorokach III – present.

James T. Garraway, III – present.

Other attendance/attendees:

Mark Semanchik, Solicitor – present.

Evelyn J. Bergan, Secretary – present.

Chairman Sorokach stated that the March 2026 meeting minutes are at each seat. He made a motion to dispense the reading of the minutes and to accept them as they are printed if there are no corrections or omissions. Seconded by Supervisor Garraway. Motion passed. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.

Sorokach opened the meeting for public comment.

Hearing no questions or comments, Sorokach moved on to the Agenda items:

****Amending the Zoning Ordinance:** Solicitor Semanchik stated that this issue is reflected in detail in this month's Engineer's Report and he has also reviewed the zoning ordinance. His recommendation is that the Board should consider amending their Zoning Ordinance to address certain issues – particularly with regard to data mining centers, solar farms, and wind turbines. He requests approval from the Board to move forward with updating the Ordinance. Chairman Sorokach made the motion granting authorization to Solicitor Semanchik to work on updating the Township's Zoning Ordinance as explained. Seconded by Supervisor Brennan. Motion carried. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye. Solicitor Semanchik also asked for authorization to gather input from Benesch and Advanced Code Consultants, LLC. Sorokach made a motion approving his request. Seconded by Brennan & Garraway. Motion carried. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.*

Treasurer's Reports – Sorokach stated that there is a copy of the March 2026 reports at each seat. He made a motion to approve the report – and to pay all outstanding bills. Seconded by Brennan. Motion carried. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.

Planning Commission & Engineer's Reports:

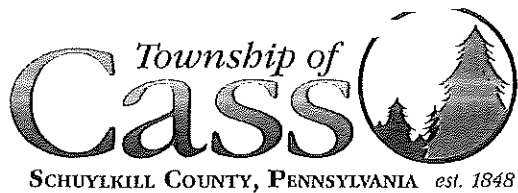
Solicitor Semanchik stated that we just covered updating the zoning ordinance – the rest of the report is for information only with no other action items to be addressed tonight. Sorokach made a motion to approve the report as printed. Seconded by Brennan. Motion carried. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.

Road Foreman's Report – Sorokach stated that a copy of the report is at each seat – adding that we picked up the new trailer and we will work on potholes when we can obtain hot patch from the plant. We tried to get it, but they are currently only providing to PennDOT and contractors – but pothole repair is a priority. He made a motion to accept the report. Seconded by Garraway. Motion passed. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.

Solicitor's Report – Solicitor Semanchik stated that he met with the Board in executive session which started at 5:30pm. Issues discussed were: Enforcement issues with regard to properties and leased ground improvements, issues regarding amendments to ordinances – and the last item is in regard to SEDCO which is referred to as the Lot 6 pad site in Highridge Business Park. Solicitor Semanchik explained that when SEDCO approached the Township for purposes of trying to develop that property, the Township required that they post a bond for the improvements. The amount of the lien that was filed to protect the Township was \$544,000. SEDCO's position now is that the improvements have been completed and they are requesting the Board authorize a final inspection be conducted – and if the inspection is favorable, they're requesting that the Township satisfy the lien allowing them to free up the bond. He requests that the Board take action to authorize Benesch to do a final inspection – and if the results are favorable and are obtained before next month's meeting, he requested to also be authorized to go to the Courthouse to satisfy the lien and notify SEDCO of the same. Sorokach made a motion to authorize both requests as explained by the Solicitor. Seconded by Brennan. Motion carried. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye. Sorokach then made a motion to accept the Solicitor's Report. Seconded by Brennan. Motion carried. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.

Correspondence –

COMCAST - Sorokach read the most recent email/update from Comcast as it relates to residents at the end of Valley Road (Mackeysburg area) and along Sunbury Road who currently do not have services. Comcast is still waiting on approval of permits.



Cass Township Board of Supervisors

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Old / Business - Nothing.

Motion to Adjourn:

With no further business, Chairman Sorokach made a motion to adjourn.

Seconded by Supervisor Garraway. Motion passed.

Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.

The meeting adjourned at 6:39pm.

ATTEST: Michael Sorokach III, Chairperson

SEAL:

ATTEST: Elvin E. Brennan, Jr., Vice Chairperson

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