

The regular meeting of the Board of Supervisors of Cass Township was held on Monday, June 29th, 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 May 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.

James Quinn, Valley Road – Had a complaint of a dead pine tree at the Heckscherville Playground where the vehicles park.

Tina Skibiel, Pine Knot – Inquired about the annual grant allocation of \$3,000 for Clover Fire Company since they merged with Minersville Fire & Rescue.

Brian Mull, Mountain Road – Inquired about the Township's annual insurance renewal(s) and when it was last put out for bid. Sorokach responds that the Board decided to stay with the same insurance company with an updated quote showing a 3% increase. Solicitor Semanchik states that the insurance is part of a municipal pool so as part of that consortium over the years, we have always found that the rates we pay are better in the pool than advertising locally. When the rates are compared to individual insurance companies – the local broker versus the state-wide municipal pool – typically, the rates are much better.

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

Ordinance – Thomaston Road – Attorney Gretchen Sterns of Reading Anthracite Company introduced herself and James Moore of Lehigh Engineering, LLC to the Board. She stated that they are in attendance this evening relating to the abandonment of a portion of Thomaston Road. Attorney Sterns goes on to explain that over past few years, RAC (Thomaston Properties & Forestville Properties) has purchased properties located along Thomaston Road – most recently purchasing the last two remaining properties which were Kanezo and Rogers. In April, RAC submitted a petition to the Township with a request to vacate a portion of the road measuring approximately .45 of a mile which includes the bridge. She then presented a revised map which shows the area RAC would like the Township to vacate. RAC agrees to installing a turnaround which was suggested by Solicitor Semanchik. A discussion continued relating to installation of stop signs, a gate, and centering the cul-de-sac. Solicitor Semanchik stated that the revised map is more helpful; however, it was not the map that he advertised; he asks if RAC would consider an extension to allow the Township to re-advertise with the revised map. Attorney Sterns agreed. Solicitor Semanchik then mentions a matter they spoke about previously relating to the Rogers-Hertz property. Attorney Sterns states that Andrew Hertz is not related to the people who owned the property – and she presented an obituary for Andrew Hertz. Solicitor Semanchik stated that he has obtained marriage certificates from the Recorder of Wills office that he would like to email to her for review. She agreed. Attorney Sterns stated that in regard to consideration for compensation, she understands that the Township will be losing Liquid Fuels funds due to their vacation request – which she calculates to be approximately \$1,400 this year. She presented an offer for the Board to consider: Reading Anthracite Company is willing to pay the Township \$1,400 for this year and as the rate increases each year, they will pay the increased amount each year for the next (10) years. Solicitor Semanchik thanks Attorney Sterns and stated that this matter will be on next month's agenda for consideration. This discussion continued. Solicitor Semanchik stated that his recommendation to the Board is to table any action tonight and with the agreement of the property owners, the matter will be continued until the next Board of Supervisors meeting on July 30th, 2026. Sorokach made a motion to table this until next month. Seconded by Brennan. Motion carried. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.

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

Planning Commission & Engineer's Reports:

Solicitor Semanchik stated that there are a few items that need to be addressed:

Last month, Benesch presented a quote for scope of services to support an effort with regard to amending the zoning & subdivision ordinances regarding data mining centers, wind and solar farms. Following last month's meeting, a workshop was held – he met with Benesch and Advanced Code Consultants, LLC to address the concerns of duplicate billing & overlapping services. All concerns have been discussed; and he

recommended approval of the Benesch proposal for time & materials related to that task. Sorokach made a motion to accept their proposal. Seconded by Brennan. Motion passed. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.

Dynamic Engineering Subdivision – *Solicitor Semanchik stated that Dynamic has been dealing with several issues, however, one of them is coming up with some type of LD Improvements Agreement. The PC has given an extension of time for submission so there should be something coming forward soon.*

Lowes Rooftop Solar LD Plan – *The plan has gone through PC review and approval; it has addressed both the preliminary & final plan and zoning waivers. The PC is recommending final approval and Solicitor Semanchik concurs with that request and asks that the Board favorably approve preliminary/final plan with zoning waivers on the Lowes Warehouse Rooftop Solar LD application. If approved this evening, it would then authorize the BOS and the PC to sign the plans when they become available. Sorokach made a motion to approve the plan. Seconded by Brennan. Motion carried. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.*

At this time, a very lengthy out of order series of questions came from fire company members & residents relating to code enforcement issues, Lowes false alarms, Fanelli's false alarms, the sale of the Fanelli's building, fire personnel not being able to get into the Fanelli's building when the alarm is going off, penalties that can be charged to companies for false fire alarms, fire relief funds relating to the merger of Clover Fire Company and Minersville Fire & Rescue, petition for merger relating to transfer of funds, etc. The Board members and Solicitor Semanchik all stated that after previously addressing the issues at Lowes and Fanelli's, we were of the understanding that there were no additional complaints because the Township has not received anything further. Chairman Sorokach asks James Quinn to discuss the fire relief funds with Solicitor Semanchik after the meeting because he would like to move on. Solicitor Semanchik responded that to bring an end to it, this is not a public discussion and the conclusion is that the Township was not involved in the merger. He once again explains the numbers that are on Clover Fire Company's financial statements that were included in the petition for merger. The numbers listed on those financial statements are what Judge Russell approved as assets to be transferred to Minersville Fire & Rescue. As he stated previously, in regard to the final audit of fireman's relief funds, once the final audit is completed and closed out, the Township will then be in a position to deal with the merger.

Minersville Area School District – Solar Panels - *Approximately (2) years ago, a company known as Josh Weilder of BL Companies provided a proposal for which the SD approved and had (2) phases. The first was a roof phase for solar panels and the second was for a ground display. The SD moved forward with the roof display and now wants to move forward with construction of the ground phase. The plan has been disrupted because the Board of Supervisors took action to place a moratorium on moving forward with these projects. There is confusion as to whether both phases were previously approved (2) years ago when they presented them - or are they restricted by the new regulations. Solicitor Semanchik stated that his legal opinion is that the Board previously approved both phases – and he recommended the Board take action to approve the Minersville Area School District to move forward with the ground display because of prior action of approval*

by the Board when it was initially presented. Sorokach made a motion to approve the project as explained. 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. He provided updates regarding the following: Milling & filling were done on Branch, Pine, and Harrison (roads). In a day and half, 22 tons of black top were placed. Next week (weather permitting), the road department will start repairs on sections of High Road making it a priority before school re-opens because of the increased traffic during school days. There was a meeting with Benesch to inspect two failures on Schaeffer's Hill Road. Our road guys saw cut an area in front of Quandel Concrete. Quandel jack hammered it and filled it with concrete. Hopefully, we can get more of the road patched the same way since it was an agreement made years ago with Quandel that they would fix and maintain that area of the road. Sorokach made a motion to approve the report. Seconded by Brennan. Motion passed. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.

Solicitor's Report - All items have already been addressed.

Correspondence –

Comcast – Sorokach stated that all (8) homes in Mackeysburg now have access to services.

Sale of Dump Truck – Sorokach stated that the Board will be putting one of our dump trucks up for sale in the very near future.

Old / Business - Nothing.

Motion to Adjourn:

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

Seconded by Vice Chairman Brennan. Motion passed.

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

The meeting adjourned at 7:19pm.

ATTEST: Michael Sorokach III, Chairperson

SEAL:

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

06/29/24
BOS Mtg

PLEASE PRINT:

Tina Skibiel

Gretchen Sterns RAC

Jim Quinn

Judy Mull

BRIAN MULL

Jim Moore RAC