

The regular meeting of the Monroe Township Board of Supervisors was called to order by Chairman Thompson. The Pledge of Allegiance was said by all.

ATTENDANCE

Tim Thompson, Chairman
Wilbur Wolf, Vice Chairman
Doug Anderson, Supervisor

Greg Rogalski, Engineer
Mike Pykosh, Solicitor
Karen Lowery, Secretary

Mr. Thompson thanked those in the audience for attending the meeting. He added that the meeting is being live streamed and asked for cell phones to be silenced. If making a comment, please state your name and if you are a resident or tax payer. Please speak up and keep comments to no longer than 3 minutes.

Mr. Thompson stated that in the past our meetings normally had a small attendance and it was a relaxed atmosphere. Times are changing, so in May written meeting rules were adopted by the Supervisors that will be followed closely to help keep order during the meetings. The Supervisors welcome the public to participate so we can hear the views, concerns and suggestions of the residents. It is not intended to be a question/answer session or debate or exchange between audience members. Questions can be asked, but the Supervisors are not obligated to answer and if appropriate questions may be deferred to staff or the solicitor. All speakers must be respectful and orderly.

PUBLIC COMMENT - None

PERSONS TO BE HEARD – None

APPROVAL OF MINUTES

On the motion of Mr. Wolf, and seconded by Mr. Anderson, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve the May 14, 2026 minutes, with minor grammatical corrections.

CONSENT AGENDA

1. Roadmaster's Report – May 2026
2. Engineer and Zoning Report - May 2026
3. Zoning Report – May 2026
4. Fire Marshal Report – May 2026
5. Reaffirm SolAmerica (Creek Road) Plan
6. Reaffirm Locust Point Solar Plan
7. Approval of Bills (as prepared)

On the motion of Mr. Wolf, and seconded by Mr. Anderson, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve Consent Agenda items #1, #2, #3, #4, #5, and #7.

On the motion of Mr. Thompson, and seconded by Mr. Anderson, and by majority vote of the Supervisors, it was duly RESOLVED to approve Consent Agenda #6. Mr. Wolf abstained.

OLD BUSINESS

FIREHOUSE FEASIBILITY UPDATE

Mr. Rogalski said that the Fire Chief is working on the lease items to provide. Mr. Thompson added that the lease expires in July and we are working to update the lease to list which party is responsible for certain items and the lease also lists the items in the kitchen.

PARK PLAN UPDATE

Mr. Rogalski said the park plan has stalled as the person who was working on it has been deployed. He added that three bids for the Monroe Acres park were received and a spreadsheet was provided. The lowest bid received was for the base work was \$700,000, which is higher than expected. He will plan a meeting to sit with the office staff and the grant writer to plan how to move forward. The bids are good for 60 days, so we do have time to act. He added that there were a lot of items on the plan and we can't afford all of them at the same time.

TOWNSHIP MANAGER HIRING UPDATE

Mr. Thompson said 24 resumes were received and 4 interviews have been done. There are 2 more interviews scheduled for next week. We are moving forward, but looking for the right candidate.

ALLENBERRY RESORT SEWER CAPACITY DISCUSSION

Mr. Thompson said they met yesterday with South Middleton Township and had a good discussion to move forward in a way that would be beneficial for both sides. Mr. Rogalski agreed it was a very positive discussion with SMT to further the framework to facilitate sewer service to the Allenberry resort and other areas. We are trying to do this in a way that Monroe would garner some revenue and expand the system in the future in that area. No specific details have been worked out yet. Mr. Thompson said we should have a draft framework from SMT in about three weeks. Mr. Rogalski added that the new structure would not impact the existing agreement.

INVESTMENT OPTION DISCUSSION

Mr. Thompson said a Resolution was approved last month to allow up to move forward with investing money with PLGIT. We were looking to invest \$4-\$5million, which should provide a return of \$100,000 to \$120,000 in interest. Mr. Anderson added that this is a positive step and the money is easily accessible if needed and said that we can invest in separate accounts which will allow us to invest sewer funds as well. He reviewed numbers and cashflow amounts that Ms. Wood had provided and feels that a reasonable threshold for investing would be \$8.9 million of the \$13 million we have over all of the accounts. Mr. Wolf thanked Mr. Anderson for getting this rolling.

Pamala Eley, non-resident, asked if there are any fees? Mr. Anderson said there are fees, but they are factored in before the dividend is paid out.

Mr. Hoehn, resident, suggested we ask for the investment policy statement to know the quality of the investments.

Diane Billman, resident, said amount earlier was \$4-\$5 million, now it's doubled. Mr. Thompson said originally, we thought we could only invest general fund monies, but have learned that we can create separate accounts and invest monies from special funds.

Robert Frederick, non-resident, suggested we not put everything in one basket and to put money in different areas. Mr. Wolf said this is our initial step and we will look at other options for diversity.

On the motion of Mr. Wolf, and seconded by Mr. Anderson, and by unanimous vote of the Supervisors, it was duly RESOLVED to proceed with the initial investment with PLGIT not to exceed \$9 million total.

TRASH CONTRACT DISCUSSION

Mr. Thompson said two RFP's have been drafted to be put out for bid. One is for the large totter and 12 trash bags, which is basically what we have now, just less bags. The second is for Large totter and low volume totter service. Both would include large item pick up. Mr. Pykosh has reviewed the documents.

On the motion of Mr. Anderson, and seconded by Mr. Wolf, and by unanimous vote of the Supervisors, it was duly RESOLVED to authorize the advertisement of the trash RFPs.

9/11 NATIONAL MEMORIAL TRAIL ALLIANCE

Mr. Thompson said the 9/11 National Memorial Trail Alliance requested approval to place 6 signs throughout the township to mark the trail. We reached out to the property owners who didn't respond to the first letter and have not received any responses.

Mr. Thompson made a motion to allow all of the signs to be placed, but withdrew the motion. Mr. Wolf didn't agree with the motion, as he doesn't like signs randomly placed on his property even if they are within the right-of-way.

Ellen Miller, resident, suggest the township reach out one more time and add that if no response is received the signs will be installed.

On the motion of Mr. Thompson, and seconded by Mr. Anderson, and by unanimous vote of the Supervisors, it was duly RESOLVED to send certified letters to the four property owners who haven't responded, provide a date that a response is needed and advise that if no response is given the signs will be installed.

MEADOWS OF ASHCOMBE'S PRELIMINARY PLAN

Tim Mellott and Stephanie Sferlazza were present for the plan.

Mr. Mellott said that Mr. Thompson and Pennoni had reached out to PennDOT regarding the request for a second entrance on W. Grantham Road. PennDOT has held steady with their position on one entrance. They stated that two entrances would be less safe, so we really can't push when it's a safety matter. Mr. Mellott clarified that if the stub street would be connected there would be a speed hump installed with a 15 MHP speed limit and a stop sign at Lucinda. The developer is open to a cul-de-sac, if the Board would prefer that option.

Rodney May, resident, stated that by connecting the stub street it would essentially become the second entrance. Monroe is violating their own Ordinance, Site Development section 602.3.1.b. states connecting to a stub street the developer must minimize the amount of non-site trips, which is cut through trips. So, by only having one entrance on W. Grantham, it is maximizing the traffic. He added that by having only one entrance we are creating another White Rock Acres, so he doesn't feel the plan should be approved with only one entrance and a cul-de-sac and Lucinda shouldn't have to provide the second entrance. Some will say the stub was there since 1998, but the land was zoned agriculture before so no one could have assumed the land would be developed. He is a lifetime resident and loves this township and appreciates everyone's work, but would like the Board to stand up for the people who have been here all of these years and supported the township.

Mr. Mellott said 602.3.1.b minimize the impact of the project of non-site trips. Streets should be laid out to discourage through traffic, which doesn't include people who live within the development.

Mr. Wolf asked Mr. Rogalski for his interpretation. Mr. Rogalski does not believe the plan is violating section 602.3.1.b. That section is specific to compliance with the traffic impact report. He feels section 602.6, which reads, wherever there exists a dedicated or platted area reserved for future street usage along the boundary of a property being developed, the adjacent street shall be extended into the proposed project provided this use is not adverse to significant man-made or natural features of the site. If we read this verbatim, he believes section 602.6 is more applicable in this situation. And 602.3 is a broad statement about compliance with traffic impacts. We routinely have issues related to safety and those types of things related to traffic. Roads are designed to carry thousands of trips per day. He appreciates everyone's input, but from a planning perspective generally it is a good move to interconnect the streets.

Heather Nairn, resident, is concerned as a mom since there aren't sidewalks. She believes none of the residents on Lucinda were aware knew there was potential for it to be connected to another development. They bought in an area that had a dead-end road where kids could ride their bikes.

Jeff Sibio, resident, said PennDOT is denying the 2nd entrance for safety reasons, but is willing to trade the safety in a residential area.

Rodney May, resident, questioned section 602.3.1.b and if only some of the sections need to be met, not all. Section b is not being met. It's not a connection, it's an entrance.

Zacharia Nairn, resident, said if the stub street is used as a pass through it won't be safe to play. They play wiffle ball and the ball goes into the street and it could hit a car. He and his friends ride their bikes in the stub street area.

Matt Lewis, resident, said the roads were built to handle cars, foot traffic and bikes because there aren't sidewalks, so the road is multi use. There are residents out walking and

playing, plus it's used heavily used by bicyclists. There are 30 homes on Lucinda and about 60 cars, connecting this to Ashcombe will not make it safer and will change the feel of the development.

Diane Billman, resident, referenced section 602.6 that Mr. Rogalski cited. At the Planning Commission Sharon Nelson proposed changes to the SALDO, Article 6 by changing the wording from shall to optional so the impact on existing neighborhoods, after hearing the input regarding this plan.

Mr. Rogalski said Ms. Billman's statement is true. He added that connections from Trindle Station and Sinclair Park to existing neighborhoods were not installed when those developments were built. However, these were two examples of where this ordinance section existed, but yet at the time it was chosen not to be followed. The difference is that both of the developments mentioned had two other connections. The Board of Supervisors have the ability to waive the connection if they choose.

Mr. Wolf asked if Lucinda connected on the other side. Mr. Rogalski said that Granda Flora connects Lucinda into Rosegarden.

Dick Esser, resident, added that the connection to the new development would impact Rosegarden too.

Tina Prins, tax payer, said the property abuts Williams Grove Road, could a connection be put there. Mr. Mellott said environmental and archeological issues in that area, so it can't be used.

Mike Skovrinskis, resident, he lives next to the connection to Rosegarden and said every night they almost witness an accident at Granda Flora and Rosegarden. Additional traffic would make that area worse.

Jeff Sibio, resident, said the engineer is not pushing for the cut through, so why can't be go with the cul-de-sac option. Mr. Thompson said the developer just wants to move forward. The only adversities he has heard were from the Fire Company and the DPW. The Fire Company shared access concerns and the DPW shared concerns with plowing and emergency access. But he believes there would be very minimal need for either. Mr. Mellott added there would easements for snow removal. Mr. Thompson said he is leaning toward the public opinion. Mr. Wolf asked Mr. Rogalski if the emergency access would have to be used how would that affect the response time. Mr. Rogalski said there would be a minimal effect and the chances of having to use it would be low. He added they are looking to have two fire hydrants installed as part of the project on W. Grantham and at the cul-de-sac.

Caroline Lewis, resident, added that she and her friends play outside and the pass through would be dangerous especially during rush hour. There are no street lights and no sidewalks so more cars would be dangerous.

On the motion of Mr. Thompson, and seconded by Mr. Wolf, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve the three waivers for the Meadows of Ashcombe plan as listed on the Pennoni memo dated May 6, 2026.

On the motion of Mr. Thompson, and seconded by Mr. Anderson, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve the Meadows of Ashcombe plan contingent upon the engineer's comments dated May 6, 2026 being

satisfied, along with the revision to eliminate the direct connection of the Lucinda stub street and replace with a cul-de-sac with emergency access, which must be reviewed and approved by the township engineer.

NEW BUSINESS

RESOLUTION 2026-14 – MEETING RULES REVISION

Mr. Thompson explained that the meeting rules passed through Resolution 2026-11 laid the groundwork and there have been some changes they would like to address. The changes would be that residents and tax payers would have priority with seating and public comments from non-residents and non-taxpayers would be limited to those determined to have standing on actionable items only. Mr. Pykosh clarified that non-residents and non-taxpayers may be found to have standing if there would be a direct impact to that person. There are legal standards to determine this finding. And the matter would need to be an actionable item. A presentation is not an actionable item. The Supervisors can choose to relax the rules, but not make stricter.

Phil Walsh, non-resident, clarified that Monroe residents would have first priority and questioned if Upper Allen residents be permitted to speak when Monroe is done. Mr. Pykosh said the rules could be relaxed. Mr. Anderson added that they want to hear what people have to say, but they don't want to hear the same thing 500 times. Once the spirit is heard, let it ride and share new, meaningful input.

Rodney May, resident, suggested it be made clear in advance of the meeting because there may be more non-residents than residents. Everyone needs to know what to expect.

Jeff Sibio, resident, loves the structure and said the dialogue was higher quality when it came from a question. He suggested to amend rule to no questions.

Dick Esser, resident, mentioned last month council was asked if the presentation had to be allowed. Mr. Pykosh said they have a right to present if they are a property owner or have an equitable interest, plus it could help to be educated on the matter rather than shutting them out.

On the motion of Mr. Wolf, and seconded by Mr. Anderson, and by unanimous vote of the Supervisors, it was duly RESOLVED to adopt Resolution 2026-14 revising the meeting rules from Resolution 2026-11.

MEADOWS OF ASHCOMBE SUBDIVISION PLAN TIME EXTENTION

On the motion of Mr. Thompson, and seconded by Mr. Anderson, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve the time extension for the Meadows of Ashcombe plan.

PAVEMENT MARKING QUOTES

On the motion of Mr. Thompson, and seconded by Mr. Anderson, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve pavement marking quote from Alpha Space for \$6,555.00 for the intersection of Boiling Springs/Locust Point Roads and Locust Point/Lisburn Roads.

LEIDIGH DRIVE CULVERT REPLACEMENT

Mr. Thompson said he met with Mr. Rogalski and Mr. Greene at the site. The existing culvert is failing and needs to be replaced. Mr. Rogalski added that as part of the permit process they were notified by DEP that we will be required to install a single opening culvert 30' wide. The quote received for the materials was \$240,000. The original budget for the whole project was \$250,000 which is double. We can wait, but there is potential for failure. The work will also include widening the sharp curve on Leidigh while the road is closed. Also, a study will need to be done for endangered species, as there are two types of plants that may exist in that area. The plants only bloom in June, so if the Board is onboard, he will continue with a botanical review which will cost about \$5,000. The Board agreed to move forward.

PUBLIC COMMENTS

Matt Lewis, resident, thanked the Board for their support and allowing his daughter to speak.

Tina Prins, tax payer, read a prepared statement sharing the overall concern of the data center proposal, requesting advance notice of the rescheduled presentation and requesting any rescheduling not take place until at least September. She also provided a list of people who were interested in attending the presentation meeting. Mr. Pykosh suggested that anyone interested in being made aware of upcoming events go onto the township website and sign up for the alerts, as the township will not send written notices to 600 people.

Glen Scanlan, resident, thanked the Board for the Ashcombe decision. He stated that data centers have endless amounts of money and are looking for the weak spot. It is the Board of Supervisors job to stop this. Nobody wants a data center, so why are we entertaining this.

Tracy McMichael, resident, said a data center will decrease home values and he's not sure how the homes just approved will even sell.

Janet Bohn, resident, thanked everyone for showing up and thanked the young people who spoke. She asked when the Rt. 74 bridge is going to open. Mr. Thompson said he believes it is to open next week.

Tona Shaver, non-resident, questioned if the data center has secured the land. She heard it was to be secured based on a zoning change. Would the Township be required to hear the presentation if they don't own the land. Mr. Pykosh said if there is an agreement of sale which may have contingencies, the buyer has an equitable interest in the property, which is enough for them to be considered an applicant. Tina Prins asked if there is an actual bill of sale. Mr. Pykosh said they represented that they do, but he will verify.

Matt Lewis, resident, asked if the Board would speak about the possible zoning change. Mr. Pykosh stated that he has advised the Supervisors to not state their opinion or position on the data center matter for legal reasons.

Jeff Sibio, resident, said the Board needs to be prepared for the quantity of people who will attend. Mr. Thompson said they will figure it out at that time.

Eric Long, resident and Recreation Board member, shared that Community Day will be held on June 20th. There will be fireworks, food trucks, kid's games and the Colt Wilbur Band.

Robert Frederick, non-resident, we need to look at what kind of community we are and want to be. If the data center is built what kind of community we will have. It will destroy the way we live.

Jody Cole, resident, is concerned about the water table and pollution of wells.

STAFF COMMENTS

Mr. Wolf thanked the audience for their participation and they way the participated. There is a lot of chatter out there and some of it is very ugly, but he feels tonight there was productive discussion, which enables the Board to what is right and service the citizens. He also thanked the two younger residents in the audience for speaking.

Mr. Thompson also thanked the youngsters in the audience and they can now tell their friends they made a difference.

ADJOURN

On the motion of Mr. Anderson, and seconded by Mr. Wolf, and by unanimous vote of the Supervisors, it was duly RESOLVED to adjourn the meeting at 9:04 PM.

Respectfully submitted,

Karen M. Lowery, Secretary