

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

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.

PUBLIC COMMENT - None

PERSONS TO BE HEARD

Lizzy Seidel of the Joseph T. Simpson Library shared the 2025 Impact Report with the Board. She shared that 15% of township residents have a library card and 21,491 items were checked out by township residents. She added that the Joseph T. Simpson Library had the highest program attendance in the county. The library was hopping on Monday, when so many were without power. She thanked the Board for their support.

Mr. Wolf asked what about the Joseph T. Simpson Library makes it so special to have the highest program attendance? Ms. Seidel said they have a very robust staff that does a lot of outreach work. They set up visits with daycares and preschools. And they offer a wide variety of programs for all ages.

Mr. Wolf asked if the library is still looking for someone to serve on the Board. Ms. Seidel said they would still like to have a representative from Monroe Township if any one would be interested.

Mr. Thompson added that he always has books from the library at his home.

Deanett McMichaels, previously attended meeting on February 12th and March 15th to share concerns and provide documents about her home being built inconsistently with the approved plans. She also attended a meeting on May 14th to provide a report from the Department of Labor and Industry and requested a written response defining the next steps, outlining the position of the township and the actions that will be taken. It has been two months and she has not received any response. Where does this stand? What happens next? What actions will be taken? What can be done to better protect residents who trust the process? She has also shared her concerns with the State Representative. She again requested a written response to her May 14th questions.

APPROVAL OF MINUTES

On the motion of Mr. Wolf, and seconded by Mr. Thompson, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve the June 9, 2026 minutes, with minor grammatical corrections.

On the motion of Mr. Wolf, and seconded by Mr. Thompson, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve the July 1, 2026 special meeting minutes.

CONSENT AGENDA

1. Roadmaster's Report – June 2026
2. Engineer and Zoning Report - June 2026
3. Zoning Report – June 2026
4. Fire Marshal Report – June 2026
5. Stormwater Account Lien Update
6. Approval of Bills (as prepared)

Mr. Thompson said the DPW and Fire Company provided top notch service during the recent storms.

Mr. Thompson asked for an update on the I&I metering in White Rock. Mr. Rogalski said the meter results should be received by the end of July and they are still working on the ultrasound study.

Mr. Thompson asked if the HOP has been received for Rt. 174 and Locust Point Road. Mr. Rogalski said the permit was issued and training was done on Monday. The DPW will work to install new posts to install the signs. He added he also spoke with the resident at Locust Point and Lisburn to make them aware of the changes. We are waiting for the pavement markings to be installed.

Mr. Thompson asked for an updated on the Leidigh Drive culvert. Mr. Rogalski said DEP is not requiring us to do a study on the whole stream. They are preparing the hydraulic study to submit with the permit request. The endangered species study is done.

On the motion of Mr. Thompson, and seconded by Mr. Wolf, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve Consent Agenda.

OLD BUSINESS

FIREHOUSE LEASE RENEWAL

Mr. Thompson said the lease with the Fire Company is coming due. The Fire Company provided a basic list of maintenance items that would be their responsibility and what would be the townships responsibility. They also provided a list of kitchen equipment. Mr. Wolf asked about the landscaping items. Mr. Thompson said he believes Mr. Geene prefers the township handle these items. Mr. Pykosh said he would put a draft lease together for the Board and Fire Company to review.

FIREHOUSE FEASIBILITY UPDATE

Mr. Rogalski said the grant writer suggested we all meet with Senator Rothman and Representative Kutz, so it's probably time to have Ms. Wood look into this. Mr. Thompson added that Rep. Kutz mentioned reaching out in mid-July would be a good time so we could look at how we move forward with the project.

PARK PLAN UPDATE

Mr. Rogalski said that Matt has returned from deployment and will have the draft ready for the August meeting to start the review process.

MONROE ACRES PARK

Mr. Rogalski said that bids for the project have been received and he has provided a spreadsheet with the breakdown. The lowest bid was for \$900,000 and includes all of the items for the project. He met with Ms. Wood to discuss the funding and she mentioned she would like to keep \$100,000 balance in the recreation fund. To help stay within budget, he suggested the pavilion could be delayed or the trail could be cut in, but not finished or we could delay some of the recreation equipment. He asked the Board for their thoughts. Mr. Thompson asked why line item 2-7 was so expensive for site amenities. Mr. Rogalski said this line includes the foundation for the pavilion, plus bike racks, tables, and benches. Mr. Wolf asked what the alternate would be for the trail. Mr. Rogalski said the trail could be cut in and stone dusted, instead of paved. Mr. Wolf added that if the pavilion was cut, we could address that later, which may be a reasonable approach. Mr. Rogalski agreed that adding the pavilion later would be easy to do and it could be a good item for a grant. He added that this project was to be done in three phases, but since we received a \$300,000 grant, we are able to do more work. Mr. Wolf suggested removing the pavilion and line item 2-7 to reduce the immediate cost. Mr. Rogalski said those changes would reduce the project cost to \$685,877. He added that \$276,000 would come from the Stormwater fund for stormwater work, the grant will cover \$300,000 of the work and the remaining \$110,000 would come from the Recreation fund.

On the motion of Mr. Wolf, and seconded by Mr. Thompson, and by unanimous vote of the Supervisors, it was duly RESOLVED to remove line item 2-7 for Site Amenities and line item 3-1 for the Pavilion from the project and then award the bid to SLC Excavating LLC with the project cost being \$685,877.

TOWNSHIP MANAGER HIRING UPDATE

Mr. Thompson said a special meeting was held on July 1st. An offer letter has been sent to an individual including a salary of \$102,500, an agreement and the benefit package. We are just waiting on a response.

ALLENBERRY RESORT SEWER CAPACITY DISCUSSION

Mr. Thompson said they met with SMT and they were to draft an agreement in 3-4 weeks. They have requested a few more weeks to get the agreement together.

NEW BUSINESS

ACCEPT RESIGNATION OF DAVID KOSINSKI, EMERGENCY MGMT. COORDINATOR

On the motion of Mr. Wolf, and seconded by Mr. Thompson, and by unanimous vote of the Supervisors, it was duly RESOLVED to accept the resignation of David Kosinski as the Emergency Management Coordinator.

Mr. Wolf said the position is vacant, so if there is anyone interested in volunteering please reach out.

MAPLE LANE FARM MARKET LAND DEV. PLAN

Mike Wadel, of Wadel-Mell Inc., explained the property is currently being used as a dwelling with a poultry barn and small farm market. The plan would be for a larger market to include a deli, bakery, café, retail space, cannery and greenhouses and would have 60 parking spaces. Five waivers have been requested and an on-lot septic and well would be used for the property. A traffic assessment has been done for the market. Mr. Thompson said one of the waivers is for paving. Mr. Wadel said they would prefer to use millings that would be rolled in. Mr. Wolf mentioned the wetland waiver and that area being a low drainage area. He asked if there would be any risk to the township to waive this. Mr. Rogalski said there wouldn't be any risk to the township and the market is up stream a little.

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 five waivers as listed on the Pennoni memo dated June 5, 2026.

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 Maple Lane Farm Market Land Development Plan contingent upon the comments listed in the Pennoni memo dated June 5, 2026 being satisfied.

SHELDON B. BRYMESSER FINAL SUBDIVISION PLAN

Jerry Gibboney, of Burget & Associates Inc., shared that the plan is to take a 2-acre lot off of a 214-acre parcel for a granddaughter. There were four waivers requested and DEP is requiring them to do a component 2, a hydraulic study and possibly an environmental study for the spade foot toad. Mr. Rogalski added that a previous lot that was approved for the Brymesser family had to go through some hurdles with DEP as well. Mr. Thompson said this is a generational farm and they like to keep family close by.

On the motion of Mr. Wolf, and seconded by Mr. Thompson, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve the four waivers as listed on the Pennoni memo dated July 7, 2026.

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 Sheldon B. Brymesser Subdivision Plan contingent upon the comments listed in the Pennoni memo dated July 7, 2026 being satisfied.

PUBLIC COMMENTS

Deb Sunday, resident, mentioned the Meadows of Ashcombe plan and how the public would know if it was approved. Mr. Thompson said that was approved at the last meeting. The minutes were approved tonight and will be posted and the video is available to view.

Barbara Kingsley, Upper Allen Township, is concerned with the impacts of the data center as she lives 4.5 miles away. She has no idea what is going on and there needs to be transparency. She checks the website and there is nothing new. She has written to the data center company for information and they haven't responded. She asked the Board to keep the public informed. Mr. Thompson said he is aware of the presentation request and then the postponement of the presentation, but that is all.

Tracy McMichael, resident, said it's been two months since his wife requested a response to her questions. How many others are buying homes where the codes aren't right. The same Codes Officer and Greg are looking at the building and things aren't right. He doesn't want others to be screwed over and have the same thing happen to them. He wants to know how serious the Board is taking this, he's been pushed aside for two months. Mr. Thompson said this has not been pushed aside and will be looked at.

STAFF COMMENTS

Mr. Wolf seconded what Mr. Thompson said. He likes seeing the familiar faces attending the meetings providing good ideas and it gives the Board the incentive to want to do the right things.

ADJOURN

On the motion of Mr. Wolf, and seconded by Mr. Thompson, and by unanimous vote of the Supervisors, it was duly RESOLVED to adjourn the meeting at 8:17 PM.

Respectfully submitted,

Karen M. Lowery, Secretary