

**COVINGTON TOWNSHIP SUPERVISORS**  
**MONTHLY WORK SESSION**  
**JANUARY 30, 2024**

The Covington Township Board of Supervisors held their monthly work session on Tuesday, January 30, 2024 at 7 p.m. at the Covington Township Municipal building, Moffat Estate, 20 Moffat Drive, Covington Township, PA 18444.

There were present: Chairwoman/Secretary Melissa Kearney, Vice Chairwoman Vicki Williams, Supervisor/DPW Director Marshall Peirce, Supervisor William Willson, and Attorney Joel Wolff.

Absent: Supervisor Wanda Andreoli

**Agenda:** The agenda was accepted as presented.

**Announcements:** Executive sessions have previously been held to discuss personnel regarding collective bargaining with the police department.

**Public Comment:** Joe Bonacci of Keystone Steel Erectors was present to speak with the Board of Supervisors regarding the status of his project at 308 Drinker Turnpike. He advised the board that all contingencies, except the sewer, have been met. He stated they have re-designed the stormwater drainage so it will not be diverted to his neighbor's property but will remain on his property. He is asking that the board vote on whether his project will be approved or not at their monthly meeting next Tuesday because he can't delay this project another month. He explained that he had an inspection completed on his current septic system which identified the direction of the pipes leaving the septic tank and the system being in good working condition. He will send a copy of this report to the secretary and has already given it to KBA. A brief discussion ensued. Mr. Bonacci advised the property will no longer house residential units, there will only be 4 employees working 40 hours per week, and that central sewer will be too costly. This will be further discussed at the monthly meeting held on February 6, 2024.

Paul and Roseangela Scotch were present to request having their property, located on Drinker Turnpike (across from Guys and Dolls), zoned commercial to allow for a commercial dental office. The property is a part of the Golden Oaks Development and located in an R-1 zone. Supervisor Willson explained that "spot zoning" is regulated by the State and is not allowed. The permitted uses were reviewed for an R-1 zone and a copy of the schedule of uses was given to Mr. Scotch. A discussion ensued on the uses within this zone and Mr. Scotch was advised the zoning ordinance can be found on the township website. Mr. Scotch thanked the board for their time and explanation.

**Minutes:** Chairwoman/Secretary Kearney asked all board members to review the draft monthly meeting minutes of January 9, 2024 and let her know of any changes or corrections prior to the meeting.

**Bills:** The bill list will be available at next week's meeting.

**Treasurer's Report:** The treasurer's report will be available at next week's meeting.

**Administrative Actions:**

**Knox Box maintenance:** Chairwoman/Secretary Kearney mentioned she received an email from the Fire Chief explaining an issue the Fire Company recently had with a Knox Box that was covered in ice. Fire Chief Jones mentioned that the current ordinance does not address maintenance of the Knox Box and he feels this should be addressed. A brief discussion ensued, and it was decided that to amend an ordinance a public hearing would need to be held. This was tabled at this time.

**Discuss meeting with zoning and Eagle Lake:** Paula Perry from Eagle Lake's management team would like to meet with the new zoning officer. Chairwoman/Secretary Kearney will reach out to Paula to schedule a meeting time with the new zoning officer, zoning secretary, and board supervisor.

**Short-term Rental Annual Renewal Fee:** It was discussed at a previous meeting that the township should impose an annual fee to be paid to the township. Currently, there is an annual fee to be paid by the renters to Preferred Management for their yearly renewals, but no annual fees are paid to the township. An administrative fee can be imposed by the township for annual renewals, but the amount will

need to be decided. Supervisor Willson suggested the secretary reach out to PSATS for their opinion on whether an annual fee can be imposed and for how much.

**Planning Commission:** Chairwoman/Secretary Kearney announced that the developer for the Auto Zone/Dollar General project will be attending the work session next week to present their project to the planners.

**Building Inspector:** The building inspector's report will be available next week.

**Zoning Code Enforcement Officer:** Joe Lorince, KBA, has started as the zoning code enforcement officer. Dawn gave Joe a tour of the township earlier today. An attorney by the name of William Jones was referred to the township by KBA. Chairwoman/Secretary Kearney reported that she has spoken with Attorney Jones who is willing to work with the township. His discounted rate for the township will be \$185/hour. This will be decided at the meeting next week.

**Engineer:** The engineer's report will be available next week.

**Solicitor:** Atty. Wolff spoke of two tax appeals, Daniel and Amanda Veneski (Union Mill Road), and SADG III Limited Partnership (Rite Aid). The Veneski appeal has reached an agreement with the county and the school district for an assessment of \$52,500.00. They are seeking the approval of the Board of Supervisors to accept this new assessed amount. This will be added to the agenda for next week's monthly meeting. The SADG III Limited Partnership (Rite Aid) property began their assessment appeal in 2020. They are currently assessed at \$262,000. The county and school district are looking to complete an appraisal of this property and they are seeking approval from the Board of Supervisors to pay for a portion of this appraisal. The appraisal is paid one half by the school district and the other half is split equally between the township and the county. The approximate cost can range between \$1,500 and \$2,000 to the township. This will be discussed at next week's monthly meeting. Supervisor Peirce spoke with Atty. Wolff about the possibility of building a park on Havenstrite Lane at Jubilee Road, as discussed at a previous meeting. Atty. Wolff stated he did review the deed and will review his notes to provide an update.

**Director of Public Works:** Freytown Road is currently closed due to damage done by heavy hauling of materials for a project PPL is working on at their substation. Two residents called the office to voice their concerns over the trucks using the road to haul large loads of stone (approx. 30 per day) and causing damage to the road. Chairwoman/Secretary Kearney spoke with a representative from PPL Electric (Michael Sherman) to inform him of the damage that has been done and the fact that the road has been closed due to the damage. Chairwoman/Secretary Kearney advised of a similar issue a few years ago where an agreement was made between the township and PPL Electric to have PPL Electric repair the road. Supervisor/DPW Director Peirce stated that they (PPL contractors) have been out placing stone on the road to attempt to temporarily fix the road. He also advised that although they are fixing the problem now, they will need to come back in June to fix the road to the condition it was in prior to this damage as the road department had this road in great condition with the millings the township purchased last summer. Supervisor/DPW Director Peirce and Roadmaster Hall will update the board on the status of this road. A resident of Freytown Road also commented that Lehigh Road is now starting to become bad because of the excess traffic.

**Roadmaster:** The ad for the Roadmaster position has been placed. Unfortunately, due to the high cost of advertising in the newspaper, the ad was only run for one week, but is listed on Monster.com. The ad was also placed on the website, front door of the mansion, and at Shoprite. Supervisor Williams asked if it had been placed on Indeed with the answer being no, because there are too many inquiries of unqualified candidates. As of today's date, there have been two qualified applications received.

**Moffat Maintenance:** Chairwoman/Secretary Kearney reported Jay is currently painting the caretaker's home in preparation of the police department move.

**Police Department:** Officer Layland, interim police chief, is asking that the board approve the original quotes received for portable radios. The original quote was for five (5) radios, but he feels that we will only need four (4). Supervisor Peirce questioned if these were included in the budget, the answer being yes. Supervisor Williams questioned if the quote was still good since it was a few months old, Secretary Kearney will verify the cost. Officer Layland also asked if the officers could attend a 3-hour Vascar training class at a cost of \$185 per person. This will be discussed at next week's meeting. A quote was also received for stop signs which would be placed at the intersections when the traffic lights have no power. A discussion ensued about the stop signs and the cost of each. Supervisor Willson will reach out to Officer Layland to discuss these signs and obtain a picture. Officer Layland also questioned Chairwoman/Secretary Kearney about the tasers that had been previously quoted by the former police chief. Supervisor Willson asked if the officers currently have tasers. Chairwoman/Secretary Kearney believes they do, but she will speak with Officer Layland about this.

**Recreation Committee:** The minutes of the recreation committee re-organization meeting were received. They are recommending two (2) new members for the recreation committee and a change to their meeting night. The appointment of the two (2) new members will be discussed at the meeting next week. The change of the meeting day and time will need to be advertised. This will also be discussed at next week's meeting.

**Sewage Enforcement Officer:** There will be a hearing held tomorrow afternoon at the District Magistrate's office. Supervisor Williams reported she will be able to attend the hearing along with the SEO, Dave Lamereaux, and the building inspector, Dave Lamm. A brief discussion ensued on the costs being incurred, and the responsible party,

**New Business:**

None.

**Old Business:**

**Moffat Grant received:** Chairwoman/Secretary Kearney mentioned the grant from the Moffat Trust has been received. She advised that the painting is ongoing at the caretaker's house. She will contact the IT company about the equipment for the caretaker's house and she is looking for a company who can repair the elevator in the Mansion. She needs to complete a report on how the money is being spent in regard to the grant received.

**Recycling grant:** A discussion was held regarding the quote received for the shredder when applying for the grant. Supervisor Peirce will review the quote and make his recommendation.

**Correspondence:**

An email was received commending the Road department on the fantastic job they are doing with keeping A.M. Hughes Blvd perfectly clear.

**Supervisor Comments:** None.

**Public Comment:** None.

**Adjournment:** ON MOTION duly made (Williams) seconded (Kearney) and carried to adjourn the meeting at 8:30 pm.

Respectfully submitted:  
Melissa Kearney, Secretary

Approved: 2-6-24  
