

**COVINGTON TOWNSHIP SUPERVISORS
MONTHLY WORK SESSION
AUGUST 26, 2025**

The Covington Township Board of Supervisors held their monthly work session on Tuesday, August 26, 2025, at 7:00 p.m. at the Covington Township Municipal building, Moffat Estate, 20 Moffat Drive, Covington Township, PA 18444. Chairwoman Kearney opened the work session at 7:00 p.m. with the Pledge to the Flag.

*Present were: Chairwoman/Secretary Melissa Kearney, Vice-Chairman/DPW Director F. Marshall Peirce, Supervisor William Willson, Supervisor Wanda Andreoli, and Attorney Joel Wolff.
Also present: Police Chief Jeff Lamm and Building Inspector Dave Lamm.
Absent: Supervisor William Beavers*

Agenda: *Accepted as presented.*

Announcements: *An executive session was held immediately following the August 5, 2025 monthly meeting to discuss legal matters regarding Right to Know.*

Public Comment: *No public comment.*

Minutes: *The draft minutes of July 24, 2025 public hearing, July 29, 2025, work session and August 5, 2025 monthly meeting were given to the board for their review.*

Bills: *The bills will be available for the meeting.*

Treasurer's Report: *The treasurer's report will be available for the meeting.*

Administrative Actions:

Update Solar Farm Ordinance: *Zoning Atty. Donald Karpowich has revised the current solar farm ordinance, which includes some of the current ordinance. In the new proposed ordinance, solar farms would be conditional uses and only allowed in certain areas within the township. The supervisors were asked to review the revised ordinance so that a hearing date can be set if the revised ordinance is acceptable. Vice-Chairman Peirce has previously reviewed the revised ordinance and submitted comments, one of which would address the height of a roof mounted solar panel. A brief discussion ensued regarding our current zoning ordinance and building heights and roof mounted solar panels versus commercial freestanding solar panels with regard to our current solar farm ordinance.*

Resolution #2025-10 ~ LSA Grant for Center Street: *Mary Lou has been working on the LSA grant for Center Street. A resolution will need to be passed so the application can be submitted by September 30th.*

MMO for non-uniform and uniform retirement plans: *Secretary Kearney is currently working on the MMO amount for the 2026 retirement year for both non-uniform and uniform employees. The reports are due to PMRS by October 7th, so the MMO's will need to be approved at the September meeting. Secretary Kearney will have the amounts ready for approval at the meeting next week.*

Zoning Hearing Board recommendation: *There are currently (2) vacancies, as alternates, on the zoning hearing board. A letter of interest was received from Glenn Khoury, previous zoning hearing board member. A recommendation has been made by the zoning hearing board to appoint Glenn Khoury as an alternate.*

Release letter of credit for Kost Tire and Auto Service: *Chairwoman/Secretary Kearney will speak with Mary Lou Butler for recommendation at next week's meeting.*

Zoning Code Enforcement Officer: *This report will be available for the meeting.*

Building Inspector: *The report will be available for the meeting.*

Planning Commission: *The monthly report will be reviewed at the meeting.*

Kieselowsky minor subdivision: *A recommendation has been received from the planning commission to approve the minor subdivision of Kieselowsky. This will be voted on next week.*

Engineer: *The monthly report will be available for the meeting.*

Solicitor: Nothing to report.

Director of Public Works: Nothing to report.

Roadmaster: The report will be available for the meeting.

Quote received for baler maintenance: There will be no action taken on the quote.

Moffat Maintenance: No report.

Police Department: Chief Lamm will need a resolution for an LSA grant he is submitting for a new police vehicle in the amount of \$89,991. He also reported on the decommissioned police car (14-3). The fire company had previously expressed interest in this vehicle for their EMS department and Chief Lamm was rethinking it as a police admin vehicle, but after having Pocono Transportation look it over, it has been decided that it should just be sold. The minimum amount to get the vehicle road-worthy would be \$2,600. He also would not recommend this vehicle for the fire department. A discussion as held on selling the vehicle on Municibid, this will be voted on at the meeting. A brief discussion ensued on PennDOT completing a traffic study on Route 435. Chief Lamm sent a letter to PennDOT but has not heard from them yet. Jack Saar, resident of Covington Township, asked that speed lines be placed on Dorantown Road near the curve at the Eureka Stone Quarry. Chief Lamm suggested that maybe PennDOT could do a traffic study on this road also. A brief discussion ensued.

Recreation Committee: No report.

Sewage Enforcement Officer: Chairwoman Kearney reported we are no longer working with KBA, and our new SEO's are working.

New Business: Mr. Saar commented there has been activity at the location of the proposed data center, surveying, etc. Supervisor Willson advised there have been survey crews all around the township. Chairwoman Kearney advised there have been no plans submitted to the township.

Old Business: Pictures of the old police station have been distributed to the board for their review. The pictures show items that are remaining, including a large, framed flag hanging on the wall. This area will need to be cleaned up so it can be advertised for rent. Chairwoman Kearney advised the Senior Center Coordinator, Barb, is asking to utilize this area for her annual craft fair in early December. There are a few filing cabinets in the old police station that Chairwoman Kearney is asking to be stored for future use for additional office personnel, when hired.

Correspondence: A thank you letter has been received from the Covington Independent Volunteer Fire Company thanking the township for the donation of light towers.

Supervisor Comments: None.

Public Comment: Mr. Saar questioned the possibility of having the school hang the flag on their flagpole. A discussion ensued regarding the flag's size and ability to be hung as an exterior flag. He also questioned whether there has been any further development with regard to the data center. Chairwoman Kearney replied no. Celia Burnett, resident of Covington Township, questioned the public's ability to know when meetings will be held or when the application is received. Chairwoman Kearney explained the conditional use process and advertising of public meetings and hearings. Mrs. Burnett questioned the public's ability to speak at the conditional use hearing and when the board would need to decide. A brief discussion ensued. Atty. Wolff advised the subdivision and land development ordinance still needs to be reviewed to address data centers. Mr. Saar questioned whether the planning commission would revise the data center ordinance based on what is happening in other areas of Lackawanna County. Atty. Wolff advised the planning commission did not pass the ordinance, the supervisors did, and he feels the residents of the township would not want to amend the current ordinance to match the others in the area, mainly because the current township ordinance has data centers as a conditional use and some of the ordinances passed by other municipalities have them by right. Mrs. Burnett asked Atty. Wolff to review (2) sample ordinances she provided to him and asked that the township impose impact fees.

Chairwoman Kearney spoke on the proposed Senate Bill 939 and how the government is attempting to take authority off the local government officials. The discussion continued regarding data centers and the development of the land in question. Vice-Chairman Peirce advised, when the land development application is received there will be a process where there will be many public meetings held before the planning commission. Mrs. Burnett also questioned about the recourse of when or if something would happen; since there is nothing before the board, the discussion of what if's cannot be held. Supervisor Andreoli spoke about higher government taking the rights away from the municipalities.

Adjournment: The work session was adjourned at 7:40pm.

Respectfully submitted:
Melissa Kearney, Secretary

Approved: 9-2-25

A handwritten signature in cursive script, reading "Wanda Andreoli". The signature is written in dark ink and is positioned below the "Approved:" line.