

**COVINGTON TOWNSHIP SUPERVISORS  
MONTHLY MEETING  
DECEMBER 2, 2025**

The Covington Township Board of Supervisors held their monthly meeting on Tuesday, December 2, 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 meeting 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, Supervisor William Beavers, and Attorney Joel Wolff.

Also present: Police Chief Jeff Lamm and Building Inspector Dave Lamm.

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

**Announcements:** No announcements.

**Public Comment:** No public comment.

**Minutes:** ON MOTION, duly made (Peirce), seconded (Andreoli) and carried (5-0) to approve the minutes of November 6, 2025, monthly meeting, November 25, 2025, public hearing for Ordinance #2025-04, and November 25, 2025 work session.

**Bills:** ON MOTION, duly made (Peirce), seconded (Willson) and carried (5-0) to pay the bills as presented.

**Treasurer's Report:** The treasurer's report showed balances of:

General Investment:	\$1,457,292.61
State Fund:	\$ 163,685.53
Capital Purchases:	\$ 12,848.08
General Fund:	\$ 242,197.43
Payroll:	\$ 5,703.93

ON MOTION, duly made (Beavers), seconded (Peirce) and carried (5-0) to approve the treasurer's report as presented.

**Administrative Actions:**

Michael Schank probation ended November 20<sup>th</sup>: ON MOTION, duly made (Willson), seconded (Peirce) and carried (5-0) to end Michael Schank's probationary period and offer him full-time employment at \$27.00 per hour for the DPW department CDL driver.

Alexander Alt seasonal part-time employment: ON MOTION, duly made (Beavers), seconded (Willson) and carried (5-0) to promote Alexander Alt to regular full-time DPW employment at \$21.00 per hour. Alex has been employed as a seasonal part-time employee for over 6 months, so his probation has been fulfilled.

Health Insurance Rates: Chairwoman/Secretary Kearney advised the current health insurance rates are increasing by over 65%. Our insurance agent is currently looking into alternative, comparable insurance policies. This will be discussed further at the next meeting.

Advertise January 2026 meetings: ON MOTION, duly made (Peirce), seconded (Kearney) and carried (5-0) to advertise the re-organization meeting and the regular monthly meeting for January 2026. The re-organization meeting will be held on Monday, January 5, 2026 with the monthly meeting being held on Tuesday, January 6, 2026.

Resolution #2025-16 ~ Adopt 2026 Budget: Chairwoman Kearney read Resolution #2025-16, a Resolution adopting the 2026 budget. The 2026 budget sets the total revenues at \$2,329,257.00 and total expenditure at \$2,329,257.00. Prior to adoption of the budget, it was announced that a revision had been made to address the increase in health insurance premiums. Supervisor Willson pointed out a typo on the Resolution where it showed the year 2025 being referenced, this will be corrected. ON MOTION, duly

made (Willson), seconded (Andreoli) and carried (5-0) to approve Resolution #2025-16, adopting the 2026 budget.

Developer's agreement for 2025 Bochicchio Covington, LLC (Wawa): The developer's agreement has been signed by the representative of 2025 Bochicchio Covington, LLC and will need to be signed by the township. ON MOTION, duly made (Beavers), seconded (Andreoli) and carried (5-0) to sign the developer's agreement for 2025 Bochicchio Covington, LLC..

Zoning Code Enforcement Officer: The monthly report showed (3) permits were issued in Eagle Lake (1- deck and 2-Florida rooms), and 3 zoning permits were issued (1-shed; 1-storage building; and 1-addition). There were 3 hearings before the magistrate (Kirkpatrick and Tiryaki with Perry's being rescheduled).

Zone change application (Amazon Services, LLC.): Brielle Brown, representative of Amazon Services, LLC, was present to discuss the application submitted regarding a zone change of a property at 290 First Avenue. Ms. Brown explained that upon Amazon's research in submitting a land development packet, they realized the property where the warehouse is located is zoned with multiple zones, MP-RV, M-1, and C-2. Per the 2025 zoning map, it shows MP-RV and M-1 and they are seeking a map amendment to return the zone to an M-1 and C-2 zone as it was previously zoned back in 2008. Chairwoman Kearney advised while she was researching previous ordinances for a separate project, she found 2 separate ordinances (2006-03 & 2016-02) which appeared to show the zone for this property was changed to an M-1, but it appears that the map was never changed to match the ordinances. These ordinances will be entered as exhibits at the public hearing. A brief discussion ensued. Atty. Wolff asked Ms. Brown to submit a map showing the change prior to the hearing. The hearing will be scheduled for Tuesday, January 27, 2026, at 6:30 pm to allow for the proper advertising and posting of the property. After the discussion with Ms. Brown, Chairwoman Kearney showed the supervisors another property, also located in the M-1 zone, that is shown wrong on the zoning map. Atty. Wolff recommended the supervisors do a curative amendment to change the map to reflect the entire property as an M-1, it currently shows a very small portion of the property as an SC. This will be further discussed at the hearing. ON MOTION, duly made (Peirce), seconded (Kearney) and carried to approve the monthly report

Building Inspector: The report showed (4) permits were issued (1- solar system; 1-pole-mounted power supply cabinet; 1-canopy over guard shack; and 1-storage building). ON MOTION, duly made (Beavers), seconded (Kearney) and carried (5-0) to accept the monthly report.

Planning Commission: No report was submitted by the planning commission.

Engineer: The engineer's report was reviewed. The grants have been submitted, and the engineer is currently working on Act 537 with the sewer authority.

Dollar General/Auto Zone bond release: The engineer recommends the release of the Dollar General/Auto Zone financial guarantee for the project site work with the following (2) items being addressed: the owner schedules a final inspection by the Lackawanna County Conservation District for the inlet bags that are still in place; and the infiltration basin bottom is not stabilized and should be seeded and mulched once the weather permits. ON MOTION, duly made (Andreoli), seconded (Willson) and carried (5-0) to release the financial guarantee.

ON MOTION, duly made (Peirce), seconded (Beavers) and carried (5-0) to accept the monthly report.

Solicitor: Atty. Wolff asked the board for their approval to enter his appearance in the tax appeal of Hengfu Ni and Jie Zhao, for a property located in Golden Oaks. ON MOTION, duly made (Andreoli), seconded (Peirce) and carried (5-0) to allow Atty. Wolff to enter his appearance in the real estate tax appeal of Ni and Zhao.

**Director of Public Works:** Status on the Municibid auction for the 1997 Mack Truck: the reserve bid was not met with the highest bid amount being \$12,500. The highest bidder reached out to Mike Schank (because his number was listed on the Municibid ad) but has since ghosted us, so Municibid reached out to the highest bidder to see if they were still interested in purchasing the truck for their highest bid, but they did not respond to Municibid, so the auction officially ended. A brief discussion ensued with a decision being made to re-list the truck sometime in Mid-January with a lower reserve amount. ON MOTION, duly made (Beavers), seconded (Andreoli) and carried (5-0) to re-list the truck sometime in January with a reserve of \$12,500.00.

**Roadmaster:** The roadmaster's report was reviewed which stated they completed road, equipment, and building maintenance. ON MOTION, duly made (Beavers), seconded (Peirce) and carried (5-0) to accept the monthly report of the Roadmaster.

**Moffat Maintenance:** No report.

**Police Department:** Chief Lamm reviewed his monthly report which revealed a total of 268 service calls; 8 arrests; 41 traffic citations; 52 traffic warnings; 4 non-traffic citations; and 16 parking citations. Chief Lamm submitted the LSA grant for the active shooter kits. All department members have completed their mandatory training, and the body cameras should arrive sometime next week. Once they arrive, Chief Lamm will be trained on them and he will then train the officers.

YCG contract for speed-timing devices in vehicles: ON MOTION, duly made (Willson), seconded (Andreoli) and carried (5-0) to allow the police chief to sign the annual contract in the amount of \$1,692 with YCG for the certification of the speed timing devices in the police patrol vehicles. There has been no word from the insurance company on the status of the claim for the police interceptor. Secretary Kearney will reach out to the insurance company asking for an update. Chief Lamm has been looking into vehicles, but we will need to wait to hear from the insurance company. ON MOTION, duly made (Kearney), seconded (Andreoli) and carried (5-0) to accept the monthly police report.

**Recreation Committee:** Supervisor Beavers reported that 22 trees have been placed in the pavilion for the hall of trees. He asked that the parking lots be cleared for parking for the Christmas at the Mansion event which will be held this weekend. He advised there will be a few receipts for the Christmas event. ON MOTION, duly made (Peirce), seconded (Willson) and carried (5-0) to accept the Recreation committee monthly report.

**Sewage Enforcement Officer:** No report.

**New Business:**

Countywide tax assessment new township millage rate: Due to the countywide tax assessment, the township will need to set a new millage rate for the real estate taxes. Our tax collector, Kate Tierney, has completed the task of coming up with our new millage rate. Chairwoman Kearney read an email received by Kate informing the board of her findings about the new assessment of the township. She has reported the new taxable assessment for the township is \$695,089,739.00. Since there can be no tax increase in 2026 due to the new countywide reassessment, Kate is suggesting the new millage rate be set at .09063 with .07303 being for the general fund and .0176 being for the fire tax. Resolution #2025-17 was read by Atty. Wolff setting the new tax millage rates. ON MOTION, duly made (Andreoli), seconded (Kearney) and carried (5-0) to adopt Resolution #2025-17, a Resolution setting the tax millage for 2026. After adoption of the resolution, Vice-Chairman Peirce questioned the new millage amount stating that he didn't believe it was correct. A brief discussion ensued. It was decided to have the treasurer review the email and millage amounts received by Kate to confirm the millage rate. ON MOTION, duly made (Andreoli), seconded (Kearney) and carried (5-0) to rescind the motion to adopt Resolution #2025-17. This will be addressed at the January meeting after further review of the new millage amount. There is no

tax increase since the budget has been passed with no tax increase (and the county reassessment revenue neutral rule) so the new millage rate will be set at the January meeting via resolution.

**Old Business:**

Eagle Scout birdhouse project: The birdhouses have been placed throughout the estate grounds. The paperwork has been signed, and the Eagle Scout has been informed he has permission to place additional birdhouses on the estate grounds.

Rental of old police station: As previously mentioned, the party who showed interest in renting the old police station is no longer interested. A realtor will be contacted to discuss listing this property after the new year.

Status of police charger listed on Municibid: The Municibid listing for the police charger has ended with the vehicle reserve being met and sold. The winning bid was for \$3,800.00 and the winner has reached out to the township to schedule pickup. He is currently out of state and attempting to schedule a flight to arrange signing the title. Vice-Chairman/DPW Director Peirce will take care of transferring the title.

**Correspondence:**

Letter of interest for appeals board: A letter has been received from Paula Perry showing interest in being appointed to the appeals board. This is the only letter received to date, but we will need additional members to form the board. Dave Lamm questioned whether this has been advertised. It was posted on the website and the Savvy Citizen app and will be re-advertised on both sites once again.

Thank you letter N.P. Library: A thank you letter has been received from the North Pocono Library thanking the township for their donation of \$1,500.00 this year.

Tax Collector letter: A letter has been received from Kate Tierney, township tax collector, asking for 100% of the tax certification revenue. Per Ordinance #2003-05, the tax certification fee is \$15.00 with \$7.50 remaining with the township and \$7.50 being paid to the tax collector. To change the ordinance, a public hearing would need to be held. This will be discussed at the next meeting.

**Supervisor Comments:** Chairwoman Kearney advised there is no work session in December. She also commented on the PSATS Boot Camp that will be held for newly elected and seasoned supervisors and township personnel.

**Public Comment:** No public comment.

**Adjournment:** ON MOTION, duly made (Andreoli), seconded (Beavers) and carried (5-0) to adjourn the meeting at 8:02 pm.

Respectfully submitted:  
Melissa Kearney, Secretary

Approved: 1-6-26

*Wanda Andreoli*