COVINGTON TOWNSHIP SUPERVISORS
MONTHLY WORK SESSION
OCTOBER 27, 2026

The Covington Township Board of Supervisors held their monthly work session on Tuesday, October 27, 2026, 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: Chairwoman/Secretary Melissa Kearney, Vice-Chairman F. Marshall Peirce, Supervisor William Willson, Supervisor Wanda Andreoli, Supervisor William Beavers, and Attorney Joel Wolff.

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

Agenda: *No changes.*

Announcements: *An executive session was held at 6:30pm this evening to discuss personnel.*

Public Comment (Agenda Items Only): *No public comment on agenda items.*

United Neighborhood Centers: Sarah Bodnar, director of Community Health and Aging and Chrissy Grunza, assistant director of Community Health and Aging, United Neighborhood Centers (UNC) were present to address concerns with the board about the UNC taking over for the County Agency on Aging. They explained the UNC will simply continue doing what the county has been doing for Barbara, nothing less. They will also be able to assist with writing grants to assist with securing funds for the senior center. A brief explanation of the available grants was provided. Chairwoman Kearney spoke on the miscommunications that prompted her to ask the representatives of the UNC to attend the work session. Vice-Chairman Peirce questioned who pays the utilities for the senior centers that are rented by the UNC in other parts of Lackawanna County. He also commented on Ms. Bodnar calling the senior center the North Pocono Community Center, he advised that no other municipalities assist with supporting the senior center, so it is the Covington Senior Center. Chairwoman Kearney clarified that the county is the one who began calling our senior center the North Pocono center ever since they closed the Jefferson Township center. If the township doesn't allow the UNC to oversee the center, the center won't be an official senior center in the State's database. The discussion continued with the board advising they will give this some thought and have the secretary reach out once a decision is made.

Minutes: *The draft minutes of October 6, 2026, budget workshop, October 6, 2026, monthly meeting, and October 13, 2026, budget workshop were presented to the supervisors for their review.*

Bills: *The bills will be presented at the meeting next week.*

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

Consent Agenda: *The monthly reports will be submitted for next week's meeting.*

Zoning Code Enforcement Officer

Building Inspector:

Planning Commission: *The monthly report was received and reviewed.*

Engineer:

Solicitor: *Atty. Wolff will review items under the new business portion of the agenda regarding the data center.*

DPW Director: *Vice-Chairman/DPW Director Peirce advised we will have 2 resolutions for next week: (1) for an ambulance chassis to rebuild an ambulance for the fire company and (1) for an LSA grant for either Langan or A.M. Hughes Blvd.*

Roadmaster:

Moffat Maintenance:

Police Department: *Chief Lamm would like to advertise for a full-time officer as spoken about at the budget workshops, providing the budget passes and allows for the addition of a new officer.*

Recreation committee:

Sewage Enforcement Officer:

New Business:

Discuss conditional use hearing officer: Atty. Wolff spoke of the difficulties he had in finding a hearing officer for the upcoming conditional use hearings. Through his research, he was able to speak with retired Judge Emil Giordano, a retired Lehigh County judge who is currently serving as an arbitrator and mediator. Atty. Wolff is recommending the board approve the commitment letter of Judge Giordano to oversee the conditional use hearings. Judge Giordano's fee is $1,000 per hour, which will be paid out of the escrow account from the applicant.

Discuss dates for conditional use hearings: A lengthy discussion ensued on the dates for the conditional use hearings. In Judge Giordano's commitment letter, he provided nine (9) dates that he has available to conduct the conditional use hearings. He will be attending four (4) of those hearings via Zoom, if the board chooses those dates. A discussion ensued on holding the hearings hybrid, Zoom and in-person. Supervisor Andreoli commented on the daytime hearings posing a problem for her with her work schedule. Attorney Wolff advised that he will be attending all hearings on behalf of the board and that the supervisors should attend when their schedule will allow. By holding hearings both during the day and at night, it may accommodate more people and allow for longer hearings during the day so the hearing may not take months to complete. Chairwoman/secretary Kearney advised, per the MPC, the applicant has 100 days to complete their testimony from the 1st hearing date. Upon completion of the lengthy discussion regarding the dates for the conditional use hearings, the board has settled on nine (9) hearing dates and times which will be announced at the public meeting next week and advertised appropriately by the MPC and 2nd class township code. The discussion included topics such as snow days, township meeting dates, and an explanation on party status for the hearings.

Discuss acoustical study for data center campus: A proposal has been received by Metropolitan Acoustics to conduct a site survey, sound propagation modeling, peer review, and expert witness services for the conditional use hearings. Chairwoman Kearney advised she feels the township should also receive some of the additional services they provide such as design recommendations for specific noise control measures to reduce propagated sound, vibration testing services, and post-construction testing.

Discuss chair rentals for conditional use hearings: An updated proposal has been received for the rental of 300 chairs for the conditional use hearings. This will be addressed at the meeting next week.

Discuss purchase of microphones and speaker system: Chairwoman/secretary Kearney will reach out to our IT company to discuss the speaker and PA system she found to be sure this will be sufficient for the conditional use hearings. She will also speak with them about the Zoom portion of the hearings to be sure they can assist with setting this up.

Proposed 2027 budget: An updated proposed budget has been presented to the board for their final review. The treasurer presented the proposed budget based on the conversations held at the budget workshops. The deficit for balancing the budget will be taken out of our reserve funds in lieu of raising taxes. The board was asked to review the proposed budget so it can potentially be advertised for public review at the November meeting.

2014 Dodge Charger: The 2014 dodge charger which is utilized by the township office will not pass inspection. The board will need to decide what they would like to do with this vehicle.

Old Business: *None.*

Correspondence:

Grant information received from the County: E-mails have been received and provided to the board with information on grants being offered by the county. The board was asked to review.

Supervisor Comments: *Chairwoman/Secretary Kearney spoke about a new bill, SB1150, that will strictly limit changes to meeting agendas, by not allowing any changes that encompass signing contracts or spending monies.*

Public Comment: *No public comment.*

Adjournment: *The work session adjourned at 8:36 pm.*

Respectfully submitted:
Melissa Kearney, Secretary

Approved: 11.3.26
Wanda Andreoli