



Minutes: Revitalize 209 Committee January 28, 2025

The regular meeting of the Middle Smithfield Township Revitalize 209 Committee was held on January 28, 2025. The meeting was called to order at 5:31 pm. As Deborah Emin (Chair) and Nick Theofilos (Vice Chair) were absent, James Brechbiel (Liaison) facilitated the meeting.

Committee Members: Michael Coffey, Ralph Dinkle, John Kahwaty, George Kuchek, and Sonny Murray in person.

Absent: Deborah Emin (Chair), and Nick Theofilos (Vice-Chair).

Township Staff: James Brechbiel, ED Manager, in person, and Annette Atkinson, Supervisor, via Zoom.

Township Residents/Guests: None.

Minutes and Agenda

- George Kuchek made a motion to accept the Dec. minutes, seconded by Sonny Murry. Motion passed 5-0.
- Ralph Dinkle made a motion to accept the January agenda, seconded by Michael Coffey. Motion passed 5-0.

Correspondence

- None.

Public Comment on Non-Agenda Items

- None.

New Business:

• Application – Jinyin Temple:

- James Brechbiel noted that the committee had given a metric rating of 4.375 for siding and painting improvement projects on the temple (building A) and former Fernwood arcade building (building B) when reviewing the letter of interest (LOI). James B. furthered that the applicant submitted three (3) quotes, each of which was for a different scope; Jinyin submitted a quote for the temple to do the work itself to (3) buildings, including the temple (building A), the former Fernwood arcade building (building B), and the laundry building (building C). Bender's submitted a quote to do the work for buildings A and B only. First Star submitted a quote for building B only. James B. furthered that the only consistent project in all three quotes was that of repairing/replacing deteriorated elements of the cedar siding and repainting the former Fernwood arcade building (building B). James B. furthered that First Star's quote came to \$19,800. The remaining quotes of Benders and Jinyin Temple did not break out the project costs for each building. Jinyin noted that it could do all three building projects for \$20,000. James B. noted that the applicant was asked to have all the quotes revised and to submit them for a consistent project scope with the pricing broken out. Updated quotes were not received in time for the meeting.
- George Kuchek noted that the project should focus on building B as it is the consistent project in all three quotes and below the \$20,000 threshold. James Brechbiel noted the applicant confirmed the building is not being used and there were no future plans currently. The applicant further noted that there were no plans to demolish the building either. John Kahwaty noted that the focus of the grant is on appearance and, regardless of the use, it would be an improvement.
- John Kahwaty asked that the applicant have its contractors break down the projects and costs for buildings A, B, and C so they could be compared side by side.
- Michael Coffey asked if the applicant can remove the landscaping and lighting elements of the quotes as they are vague and will not fit within the \$20,000 threshold once costs for each project are broken up.
- Ralph Dinkle noted that projects should be done by qualified contractors as a condition. Sonny Murray noted that the temple's staff worked on the property for other projects and it was of professional quality.
- George Kuchek made a motion to recommend the application for the project on Building B to the Board of Supervisors, with the condition that the quotes are updated to break out costs between buildings and projects for buildings A, B, and C so they can be compared. Further, if the work is requested to be done by Jinyin Temple, the professional qualifications of the workers would need to be provided. John Kahwaty seconded the motion. The motion passed unanimously.

Old Business:

- James Brechbiel noted the following updates to two (2) applications and two (2) preliminarily approved projects:
 - **Application – Barely Used Tires** noted plans to resubmit its paving project for the end of 2025 as it is not currently in the financial position to do the work.
 - **Application – Pocono U-Haul** is gathering missing materials to complete its application for the Board of Supervisors to review. They hope to have it all by the February meeting.
 - **Preliminarily Approved Application – Gary's Mobil Gas and Car Wash** submitted reimbursement materials for the BOS to review. The reimbursement discussion is expected to be on the BOS's agenda for a regular meeting in February.
 - **Preliminarily Approved Application – Liberty Plaza's Project** is complete and they are gathering materials for reimbursement.

Announcements:

- James Brechbiel noted the following updates for and within the Township and directed the committee to review the bottom of their agendas for upcoming events:
 - The Rotary Club will offer free Tax Preparation on Wednesdays from 1/29/25 through 4/9/25 at the Community and Cultural Center. The services are by appointment only.
 - The Car Cleaners Detail Shop business will be going in the mechanic shop at Mobil Gas and Gary's Car Wash. The shop has been vacant for several years and will see its first new tenant since completing the siding project in December 2024. The property was preliminarily approved for the project as part of the Revitalize 209 Grant Program. More details are to come.
 - Sattar Luxury Lines, a new passenger commuter bus (55 seats), is offering daily round trip shuttle service from the Middle Smithfield's Park and Ride to Port Authority in NYC starting 3/1/25. Visit www.sattarluxurylines.com for more information.
 - The vacant medical office Building at 5221 Milford Rd. between The Value Inn and Pocono Café, both Revitalize 209 Grant Program applicants, was purchased by EGM Murphy Global Enterprises LLC. According to the new owner, there is a prospect, but the tenant has not been confirmed.

Public Comments:

- None.

Meeting adjournment:

- John Kahwaty made a motion to adjourn the meeting at 6:50 pm, seconded by Ralph Dinkle. Motion passed 5-0.

The next meeting will be held on February 25, 2025, at 5:30 pm at the Township Municipal Center.

Respectfully Submitted,

James Brechbiel, Middle Smithfield Township