



## **Minutes: Revitalize 209 Committee March 25, 2025**

The regular meeting of the Middle Smithfield Township Revitalize 209 Committee was held on March 25, 2025. The meeting was called to order at 5:30 pm with Deborah Emin (Chair) presiding.

**Committee Members:** Nick Theofilos (Vice Chairperson), Michael Coffey, Ralph Dinkle, John Kahwaty, and George Kuchek in person

**Absent:** Sonny Murray.

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

**Township Residents/Guests:** None.

### **Minutes and Agenda**

- John Kahwaty made a motion to accept the February minutes, seconded by Michael Coffey. Motion passed 6-0.
- Nick Theofilos made a motion to accept the March agenda, seconded by George Kuchek. Motion passed 6-0.

### **Correspondence**

- None.

### **Public Comment on Non-Agenda Items**

- None.

### **New Business:**

#### **• Letter of Interest (LOI) – Pocono Bazaar Flea Market**

- James Brechbiel noted that the original inquiry from the property was to replace the marquee, but, as signs are not projects the grant covers, the applicant wanted to look into landscaping concepts.
- The committee reviewed an LOI for a landscaping project around the marquee with some accent lighting elements for the landscaping. The LOI further noted that the landscaping could also incorporate a landscaped logo or name. The applicant noted that they wanted feedback from the committee as to whether such a project could be considered.
- James Brechbiel noted that Zoning reviewed the logo/name portion and it was reported there was no direct language in any ordinances/resolutions prohibiting logos/names being landscaped. However, the third party for the township, SFM Consulting, recommended that, if the project were to be considered, language should be added noting that maintenance must be kept up for the landscaping.
- John Kahwaty asked the committee's role should landscaping not be maintained and James Brechbiel noted that there wasn't precedence to note, but if it were to become an issue, it would be reviewed.
- Deborah Emin asked the purpose of the logo/name in landscaping by the applicant and James Brechbiel referenced that the LOI states it is to draw attention to the complex.
- George Kuchek noted the sign should be replaced, but noted he understood it would not be considered a project for the program.
- Nick Theofilos noted that the landscaping of signs has been done in the Township before, and the key is to keep it set back far enough to be out of the line of sight.
- Michael Coffey noted that the proposed frontage along Route 209 may not be steep enough for the logo/name to be visible and a plan should be provided for the committee.
- The committee discussed that space should be allocated within the plan for future sidewalks.
- The committee gave the project a 3.8 out of 5.
- Nick Theofilos noted that he could rate the project higher with the confirmation that the sign will be updated separately from the grant program.

**Old Business:** James Brechbiel noted the following updates to two (2) LOIs, two (2) applications, and four (4) preliminarily approved applications.

- Letter of Interest Status – Presbyterian Church of Middle Smithfield is reviewing a steeple project but has not submitted its LOI to the committee.
- Letter of Interest Status – Sue's Thai Cuisine noted that it couldn't proceed with its project as it never received a letter of support from the property owner and quotes given were well over the \$20k allotted for the program.

- Application Status – Jinyin Temple was working on getting the 4th quote pursuant to the committee's request, but it had not materialized by the time of the meeting.
- Application Status - House at 5027 Milford Rd. noted quotes have not materialized to date despite multiple attempts. They are continuing to contact vendors.
- Preliminarily Approved Status - Liberty Plaza submitted its reimbursement materials to the Board of Supervisors (BOS) and was approved for payment on the 3/27/25 check cycle.
- Preliminarily Approved Status – The Church at 5146 Milford Rd. requested a 6-month extension for its window replacement project, which was approved by BOS at its 3/13/25 meeting.
- Preliminarily Approved Status - The Dutchman's request for use of a contractor was under review by the BOS.
- Preliminarily Approved Status - Echo Lake's project was expected for the summer.

**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:
  - Big Ridge Self Storage was expected to submit plans and a LERTA application for its project at the intersection of Milford Rd. and Big Ridge Dr.
    - It is reported to be a single, large, 3-story, and conditioned facility.
  - Plans for Phase II of Mt. Nebo Apartments are anticipated in 2025.
  - Local Economic Revitalization Tax Assistance (LERTA) Renewal Update:
    - ESASD passed the extension of its resolution for ten years on 2/24/25.
    - Monroe County reviewing the extension of its resolution.
  - The Economic Development Committee members plan to canvas businesses for the Revitalize 209 Grant Program in April.
  - The Township's Eggstravaganza Egg Hunt is at Resica Park on Sat., 4/5/25, at 12 pm.
  - Township Clean is Friday, 4/11/25, and Saturday, 4/12/25, from 7 am to 2 pm.
  - The 1,000 Feet of Street Litter Clean-Up is Sat., 4/26/25, at 8 am.
  - The East Stroudsburg University (ESU) Economic Summit is Friday, 5/16/25, at 7:30 – Kalahari.
  - The Pocono Mountain Visitors Bureau (PMVB) Tourism Summit is Thurs., 5/22 at 8:00 am – Kalahari.

**Public Comments:**

- None.

**Meeting adjournment:**

- Nick Theofilos made a motion to adjourn meeting at 6:11 pm, seconded by John Kahwaty. Motion passed 6-0.

The next meeting will be held on April 22, 2025, at 5:30 pm at the Township Municipal Center.

Respectfully Submitted,

James Brechbiel, Middle Smithfield Township