



Minutes: Revitalize 209 Committee April 22, 2025

The regular meeting of the Middle Smithfield Township Revitalize 209 Committee was held on April 22, 2025. The meeting was called to order at 5:32 pm with Deborah Emin (Chair) presiding.

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

Absent: Sonny Murray and John Kahwaty

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

Township Residents/Guests: Mitchell Marcus.

Minutes and Agenda

- Ralph Dinkle made a motion to accept the March minutes, seconded by George Kuchek. Motion passed 5-0.
- George Kuchek made a motion to accept the April agenda, seconded by Ralph Dinkle. Motion passed 5-0.

Correspondence

- None.

Public Comment on Non-Agenda Items

- None.

New Business:

- **Letter of Interest (LOI) – Richards Tree Farm**
 - The committee reviewed an LOI to replace the wooden fence that is visible from Route 209 with a black metal fence. The new fencing would be the same height (4 ft.) and run approximately 230 ft. in length.
 - Ralph Dinkle noted the metal replacement would be more durable in comparison to the wooden fence.
 - George Kuchek noted that the black metal was a sharp, clean aesthetic for the property and Nick Theofilos noted the update would refresh the property.
 - Deborah Emin noted the upgrade would protect the property better.
 - The committee gave the project a 4 out of 5.

Old Business: James Brechbiel noted the following updates to two (2) applications, one (1) Letter of Interest, and four (4) preliminarily approved applications.

- Application Status – **Jinyin Temple** submitted a revised and complete application with three quotes from contractors for repairing/replacing deteriorated shingle siding and repainting of the former arcade building.
 - Deborah Emin and Ralph Dinkle noted that some of the contractors were out of state and there was discussion about whether the distance of travel would be an obstacle.
 - George Kuchek noted that there were no restrictions within the grant program concerning out-of-state contractors being used and that the applicant also satisfied the committee's requests for revision and an additional quote.
 - The committee discussed that it would keep the metric rating of 4.38 out of 5 for the project and did not have any other requirements for the applicant to fulfill.
 - Nick Theofilos made a motion to recommend the project to the Board of Supervisors and George Kuchek seconded the motion. The motion passed 5-0.
- Application Status– **House at 5027 Milford Rd.** – The applicant noted that two additional contractors were scheduled to review the siding project within the week, and quotes would be submitted from there.
- Letter of Interest (LOI) Status – **Presbyterian Church of Middle Smithfield**– Other projects have come to the forefront that take precedence. The steeple project is still a consideration, but most likely will be submitted at a later time.
- Preliminarily Approved Status – **Liberty Plaza's** project for painting its building was reimbursed.
- Preliminarily Approved Status – The reimbursement for **The Dutchman's** landscaping project was approved.
- Preliminarily Approved Status – **The Church at 5146 Milford Rd** is working on getting updated quotes/paperwork for the project to commence. The project received a 6-month extension from the BOS, good through October of 2025.
- Preliminarily Approved Status – **The Big A Restaurant** is expected to do the remaining portions of its staining/repainting project at the end of the month.

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:
 - Plans for Phase II of Mt. Nebo Apartments were submitted to the Township.
 - Exploria: Tree Ventures will be run by A Yak or Two (kayak, raft, and canoe rentals) in 2025.
 - The Dutchman: New tenant – JuJu’s Vault (soaps, candles, lotion, accessories) will be in Suite 500 and working with Zoning to finalize the Certificate of Occupancy (CO). They expect to open in May.
 - The Car Cleaners Detail Shop at Mobil Gas is working with Zoning for its Certificate of Occupancy (CO).
 - Price Chopper Complex has an early education center prospect for the former Urgent Care unit.
 - Former 209 Motors Inc. and U-Haul was purchased and the owner is in touch with Zoning to review options.
 - Raj Investments’ conditional use application, including 31 conditions, was approved at the 3/27 BOS meeting.
 - Members of the Economic Development Committee (EDC) canvassed property owners on Route 209 for the Revitalize 209 Grant in April with before and after photos of completed projects. The Reception was overwhelmingly positive, and owners noted they hoped to submit LOI’s for future projects. The committee briefly discussed the canvassing and was appreciative of the EDC for its efforts.
 - The committee briefly discussed the Revitalize 209 Grant evolving to include signs and noted it would gather notes for a follow-up discussion at its May meeting.

Public Comments:

- Mitchell Marcus asked if the Township required insurance from the contractors who do the work on Revitalize 209 Grant projects. James Brechbiel noted that the property owners are required to give a Certificate of Insurance naming the Township as additionally insured for the projects. James B. furthered that the property owners would be responsible for getting a certificate of insurance from the contractors for themselves. Mitchell Marcus noted that policies should be examined to also be non-contributory.

Meeting adjournment:

- Nick Theofilos made a motion to adjourn at 6:30 pm, seconded by George Kuchek. Motion passed 5-0.

The next meeting will be held on May 27, 2025, at 5:30 pm at the Township Municipal Center.

Respectfully Submitted,

James Brechbiel, Middle Smithfield Township