



Minutes: Revitalize 209 Committee October 28, 2025

The regular meeting of the Middle Smithfield Township Revitalize 209 Committee was held on October 28, 2025. The meeting was called to order at 5:32 pm with Nick Theofilos (Vice-Chairperson) presiding.

Committee Members: Michael Coffey, Ralph Dinkle, John Kahwaty, and Sonny Murray, in person. Nick Theofilos (Vice Chairperson) attended via Zoom.

Absent: Deborah Emin (Chairperson), and George Kuchek.

Township Staff: James Brechbiel, ED Manager, in person.

Township Residents/Guests: Marcin Kosierb.

Minutes and Agenda

- Ralph Dinkle made a motion to accept the August minutes, seconded by Michael Coffey. Motion passed 5-0.
- Ralph Dinkle made a motion to accept the October agenda, seconded by Michael Coffey. Motion passed 5-0.

Correspondence: None.

Public Comment on Non-Agenda Items: None.

New Business:

- **Application – Rental Property at 5047 Milford Rd.:**
 - The Committee reviewed a project where three sides of the structure at 5047 Milford Rd. facing Route 209 would be sided for a façade improvement.
 - Owner, Marcin Kosierb, was present for the meeting and noted the project concept was to do vinyl siding on the two sides, with the front to have a shingle-type pattern and all the trim to be in white.
 - Nick Theofilos noted that the look was clean, modern, sustainable, and an improvement to the building.
 - The Committee noted that the application was complete with three written quotes. Ralph Dinkle noted the quotes were all close in amount, and the Committee agreed that, when compared, the project was the same quote to quote.
 - The Committee asked Mr. Kosierb to confirm the use of the structure/property, and he noted that it was a rental property with 11 units currently rented.
 - Sonny Murray made a motion to take a metric on the project, seconded by Ralph Dinkle. The motion passed unanimously, and the Committee gave the project a metric rating of 4.5 out of 5.
 - Sonny Murray made a motion to recommend the project to the Board of Supervisors, seconded by Ralph Dinkle. The motion passed unanimously.
- **Letter of Interest (LOI)– RKKB Plaza**
 - James Brechbiel reported that the owner of the plaza had withdrawn the Letter of Interest for the façade upgrade as the project could not be done for \$20,000, or less.

Old Business: James Brechbiel noted the following status updates:

- **Applications – Middle Smithfield Township Presbyterian Church (Project II – Steeple Repair/Repaint)**
 - James Brechbiel noted that the church was still awaiting a third quote for its steeple repair project and that, unfortunately, the church's parking lot project was denied by the Board of Supervisors (BOS) because the work had been done prior to preliminary approval being given.
 - The Committee discussed that it had given a metric rating of 3.92 out of 5 for the steeple repair project and felt that the metric would remain the same.
 - Sonny Murray asked if the project was for one steeple, or both. James B. confirmed it was both.
 - Nick Theofilos made a motion to submit and recommend the steeple project to the BOS once the third quote was submitted to the Township, rather than waiting for the Committee's next meeting to take action. John Kahwaty seconded, and the motion passed unanimously.

- **Preliminarily Approved Status Update – Jinyin Temple:**
 - Jinyin Temple completed its painting project and requested an inspection from Zoning.
- **Preliminarily Approved – Lakeside Investment Corp:**
 - Lakeside Investment Corp. finished its project and submitted reimbursement materials to the BOS, who approved reimbursement at its 10/23/25 regular meeting.

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 project has been approved for its Local Economic Revitalization Tax Abatement (LERTA) application with Monroe County on 9/3/25, and work has started. Projected opening date is in Spring of 2026.
 - The Budding Seed Early Development Center is expected to open this fall. The daycare works with children who have behavioral needs and offers therapeutic services.
 - Savory Eats is doing its soft opening in Liberty Plaza.
 - East Coast Barbers is moving from Retro Plaza to Liberty Plaza.
 - The Big A has been sold and is now owned/managed by April Butler and team with The Farmhouse. Renovations are expected to go on and reopen at “The Farmhouse on the Lake” in Spring of 2025.
 - Middle Smithfield Township submitted its application to the Department of Community and Economic Development (DCED) Local Shares Account (LSA) – Monroe County Grant Program for its downtown development district plan on 9/29/25. Decision expected for Spring of 2026. - \$50,000 for Official Township Map and Downtown Sketch plan.
 - -NeighborWorks First home-owners workshop at CCC is on Saturday, 11/1/25, 10 am to 4 pm

Public Comments: None

Meeting adjournment:

- John Kahwaty made a motion to adjourn at 6:17 pm, seconded by Ralph Dinkle. Motion passed 5-0.

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

Respectfully Submitted,

James Brechbiel, Middle Smithfield Township