



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

The regular meeting of the Middle Smithfield Township Revitalize 209 Committee was held on Tuesday, November 25, 2025. The meeting was called to order at 5:32 pm with Nick Theofilos (Vice-Chairperson) presiding.

**Committee Members:** Nick Theofilos (Vice-Chair), Michael Coffey, Ralph Dinkle, George Kuchek, John Kahwaty, and Sonny Murray, in person.

**Absent:** Deborah Emin (Chairperson).

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

**Township Residents/Guests:** Bill Hopaugh, via Zoom.

### **Minutes and Agenda**

- Ralph Dinkle made a motion to accept the October minutes, seconded by Michael Coffey. Motion passed 6-0.
- Ralph Dinkle made a motion to accept the November agenda, seconded by George Kuchek. Motion passed 6-0.

**Correspondence:** None.

**Public Comment on Non-Agenda Items:** None.

### **New Business:**

- **Letter of Interest – Farmhouse on the Lake (formerly The Big A) at 1 Fox Run:**
  - The Committee reviewed a project at the Farmhouse Restaurant where three sides of the structure at 1 Fox Run Ln. facing Route 209 would be sided for a façade improvement.
  - Nick Theofilos noted that the proposed project of white vinyl siding would be an aesthetic improvement to the building and that it would be reasonable to expect the project to stay within the \$20k threshold.
  - George Kuchek noted that an important feature of the property is the pond and wanted to confirm if the owner had planned to keep it. James Brechbiel noted that the owner indicated the pond would remain and that they were doing extensive landscaping around the feature to improve curb appeal.
  - George Kuchek made a motion to take a metric on the property, seconded by Sonny Murray. The motion passed unanimously, and the project was given a metric rating of 4.7 out of 5.
  - The Committee discussed recommending that the owner submit an application for review. James Brechbiel noted that the owner was already in the process of getting quotes.
- **Goals for 2026:**
  - The Committee discussed goals for 2026, and members agreed to have projects for consideration at its next meeting. Sonny Murray noted he would like to tour the Route 209 Corridor with Committee members in order to view prospective projects, as well as those that have been completed.
  - George Kuchek and John Kahwaty noted that the vacant Four Seasons property appeared to be unsafe and suggested developing a plan of action for the building. Annette Atkinson informed the Committee that a Property Maintenance Code Notice of Violation had been issued to the owner, along with a request to appear before the Board of Supervisors (BOS). The property owner requested, and was granted an extension to appear.

**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 noted that, pursuant to the committee's recommendation at its 10/28/25 meeting, the application would be given to the Board of Supervisors (BOS) for review once it is received.
- **Preliminarily Approved Status Update – Jinyin Temple:**
  - Jinyin Temple was working with Zoning to fix some small items that were reviewed at its inspection and were in the process of submitting reimbursement materials.
- **Preliminarily Approved – Rental Units at 5047 Milford Rd:**
  - The owner is working to schedule the project with the contractor.

**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 Middle Smithfield Township Shop Local Holiday Campaign started 11/24/25, and members were encouraged to activate their Shop Local Discount Cards.
  - The Middle Smithfield Township Business Directory was mailed on 11/25/25.
  - The Township's Tree Lighting & Holiday Market is Saturday, 11/29/25, with the Holiday Market at 4 pm.
  - The Preliminary/Final Land Development Plans were submitted for a Mt. Nebo Phase II, with 30 units, and are being reviewed by the Middle Smithfield Township Planning Commission.
  - The Exploria Office Building sold and is expected to be converted into apartments.
  - The Township planned to submit two LSA Grant Applications (Statewide); 1.) for a Downtown Development District Planning Grant for Middle Smithfield Township, and 2.) on behalf of Bushkill Volunteer Fire Department for renovations to their building.
  - The Committee discussed and unanimously decided to move its next meeting to a week prior, from 12/23/25, to 12/16/25, at 5:30 pm.

**Public Comments: None**

**Meeting adjournment:**

- John Kahwaty made a motion to adjourn at 6:31 pm, seconded by George Kuchek. Motion passed 6-0.

The next meeting will be held on December 16, 2025, at 5:30 pm at the Township Municipal Center.

Respectfully Submitted,

James Brechbiel, Middle Smithfield Township