



Cass Township Board of Supervisors
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The regular meeting of the Board of Supervisors of Cass Township was held on Thursday, July 30th, 2026 at 6:30pm at the Township's Municipal Building, Duncott, PA.

Present at the meeting: See sign-in sheet (attached).

Chairman Sorokach called the meeting to order.

All recite the Pledge of Alliance to the Flag.

Roll Call of Officers:

Elvin E. Brennan Jr. – present.

Michael Sorokach III – present.

James T. Garraway, III – present.

Other attendance/attendees:

Mark Semanchik, Solicitor – present.

Evelyn J. Bergan, Secretary – present.

Chairman Sorokach stated that the June 2026 meeting minutes are at each seat. He made a motion to dispense the reading of the minutes and to accept them as they are printed if there are no corrections or omissions. Seconded by Supervisor Garraway. Motion passed. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.

Sorokach opened the meeting for public comment.

James Quinn, Valley Road – Thanked the Board members for the tree removal at the Heckscherville Playground. He asked if our Code Enforcement covers rental properties (referring to a home along Valley Road). Evelyn replies that it has already been reported. Chairman Sorokach explained that (4) bids were obtained for the removal of (3) trees at the playground. The bids ranged from \$2,800 down to \$1,650 – and there are more trees that need to be removed there at a later date, but this was a start.

Antoinette Purcell, High Road – Stated that the Road Department did a very nice job with the patching of High Road. Chairman Sorokach stated that we appreciated the comment; but he has to ask her about something. He read a Facebook comment made by Ed Purcell where he stated that the whole road should be done. Antoinette then commented that she agrees. Antoinette states that the whole road should be done, but if the funds aren't there... and adds that Mike could have provided a response to the comment to hers explaining why the entire road isn't being done. Sorokach states that those types of comments only bring more agitation – so he will never post another thing on Facebook – he was posting so everyone knew what to expect, but he will not do it again. This discussion continued.

Hearing no questions or comments, Sorokach moved on to the Agenda items:

**Thomaston Road – Solicitor Semanchik explained that after last month's meeting and the presentation that is recorded in the minutes, we re-advertised the Ordinance to include the amendment and map. On the agenda this evening, the Board will consider the amended Ordinance and the Petition to Vacate. Chairman Sorokach calls for a motion to adopt the Ordinance to Vacate a Portion of Thomaston Road. Hearing nothing, he calls for a motion to approve or deny the Petition to Vacate a Portion of Thomaston Road. At this time, Attorney Albert Evans asked to be heard. He stated that he and James Moore of Lehigh Engineering are both in attendance this evening on behalf of the petitioner, Reading Anthracite Company. Attorney Evans explains that RAC has obtained ownership of all the properties surrounding the portion of the road they are asking to be vacated. He explains that they are requesting this be done for the purposes of mining. He goes on to explain that from his perspective, it would be a good idea for the Township to abandon that portion of the road because it releases the Township from any liability related to the road. RAC also placed a cul-de-sac and just so the Township suffers no financial loss, RAC will pay the same amount the Township receives in liquid fuels for this particular stretch of road for the next (10) years. Also, if any property owners adjacent to the part of the road that was abandoned had a claim, possibly through a defect in the chain of title, RAC would offer the Township an indemnification clause. He explains what that means for the Township. He believes it's a win-win situation for both parties and asks the Board to consider this offer. James Moore added that RAC is not trying to expand the mining area into any additional residential areas. Solicitor Semanchik stated that a lot of his comments were discussed at last month's meeting; he explains the Township's concerns of a possible outstanding interest with regard to property ownership and he hasn't seen anything change over the past month. A second issue relates to the condition of the road. When he was first appointed, he was dealing with an existing road maintenance agreement that covered Thomaston Road and probably for the first 7-8 months there was an ongoing dispute with regard to Thomaston Road being destroyed by the passage of vehicles, logging trucks, a bonding agreement – so there was all kinds of issues of how the condition of the road was being diminished by those involving Reading Anthracite Company. Thirdly, as discussed at the last meeting, it is good to know that it has been acknowledged that the road has value because of the liquid fuels funds the Township receives. Based on the amended map, it shows that the size of the roadway being requested to abandon is measured at over an acre of property. Records show that there have been recent property purchases, not all listed as RAC – but by Thomaston Properties, Forestville Properties, etc. – all known as RAC. There were purchases from Hertz, Califf, etc., and those purchases added up to about a half of an acre of property. The petitioners paid approximately \$175,000 for a half an acre of property. The request the Board is being asked to consider abandoning is in excess of an acre so there is questioning as to the balancing of the actual value of the roadway that is owned by the residents of the Township versus those owned by the adjoining property owners. So, there were multiple issues that were discussed at last month's meeting that he believes were reflected in the minutes of the meeting. This very lengthy discussion continued; it was decided that this item would be tabled by the Board until next month's meeting. Sorokach made the motion. Seconded by Brennan. Motion carried. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye. This discussion resumed and continued...*

**Hire – Summer Help - Sorokach made a motion to hire Carter Becker at \$11.00 per hour; no benefits. His hire date is retroactive to July 6th, 2026. Seconded by Brennan. Motion carried. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.*

**Bid Opening – Sale of Dump Truck – Sorokach stated that the 2008 F-550 Dump Truck was put out for bid; only (1) bid was submitted in the amount of \$1,007.00. Sorokach made a motion to accept the bid made by Donald Troutman in the amount of \$1,007.00. Seconded by Garraway. Motion carried. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.*

**Deputy Fire Marshal – The Board decided to table this item until next month's meeting and until a discussion takes place with Fire Marshal John Kellman. Sorokach made the motion. Seconded by Brennan. Motion carried. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.*

**Close Bank Account – American Rescue Plan Funds – Sorokach made a motion to close the account (Mid Penn Bank). Seconded by Garraway. Motion carried. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.*

Treasurer's Reports – Sorokach stated that there is a copy of the June 2026 report at each seat. He made a motion to approve the report – and to pay all outstanding bills. Seconded by Brennan. Motion carried. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.

Planning Commission & Engineer's Reports:

Solicitor Semanchik stated that there are a few items that need to be addressed:

Dynamic Engineering – Warehouse – LD Plan – Solicitor Semanchik stated that the Planning Commission recommended approval by the Board; he concurs with their recommendation. Sorokach made the motion to approve the LD plan. Seconded by Garraway. Motion passed. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.

Lowes DC – Rooftop Solar Project - LD Plan – Solicitor Semanchik explains that this is the project where Lowes DC wants to place a solar array on the roof of their building. The Planning Commission has reviewed the plan and they are recommending the Board approve it; he concurs with their recommendation. Sorokach made a motion to approve the LD plan. Seconded by Garraway. Motion passed. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.

SEDCO – Frank Zukas – Solicitor Semanchik explained that the Township placed a lien in the amount of \$437,500 to cover the installation of improvements on a property in Highridge Business Park. SEDCO submitted the LD cost of improvements showing that the improvements have been completed. Based on

review and final inspection by Benesch, it was found that all improvements have been satisfactorily completed – and it was their recommendation to allow satisfaction of that lien which was completed on July 23rd, 2023. This is a non-action item.

Road Foreman's Report – Sorokach stated that a copy of the report is at each seat. He stated the Township DPW employees placed approximately 110 tons of material this month during road repairs – and goes on to explain that we are now mowing, working on machine maintenance, etc. The next area to be addressed is Field Road – and then hopefully Condor's Lane. Sorokach made a motion to approve the report. Seconded by Brennan. Motion passed. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.

Solicitor's Report –

*Executive Session – The Solicitor met with the Board this evening starting at 5:30pm - during which they reviewed property issues, as well as potential legal matters. Sorokach made a motion to accept the report. Seconded by Garraway. Motion carried. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.

Correspondence –

Comcast – Sorokach stated that the representative he corresponds with is on vacation; no update.

Recycling Center – Sorokach explains Cougle's was bought by Casella so we now have (4) of their bins.

Sale of Police Vehicles – Sorokach explains that he took both vehicles to Sands Ford for appraisals so that they can be put up for sale; however, if we should find a Chief for the Police Department, we will purchase a new vehicle. This item will appear on next month's agenda.

Old / Business - Nothing.

Motion to Adjourn:

With no further business, Chairman Sorokach made a motion to adjourn.
Seconded by Supervisor Garraway. Motion passed.
Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.

The meeting adjourned at 7:08pm.

ATTEST: Michael Sorokach III, Chairperson

SEAL:

ATTEST: Elvin E. Brennan, Jr., Vice Chairperson

07/30/21

BOS Meg

PLEASE PRINT:

FRANK ZUKAS

Andy Studlack

B. J. EVANS

Nica Goldstein

Jim Quinn

Tina Skibiel

JOHN TRANQUILLO

BRIAN MULL

Antoinette Purcell