

WAVERLY TOWNSHIP SUPERVISORS

Minutes of the May 11, 2026 Meeting

Attending Supervisors:	Cheryl Lynn Murnin, Chairman Drew Christian, Vice Chairman Eric Parry
Solicitor	Malcolm MacGregor
Twp. Manager/Secretary	Christine Capozzi
Dir. of Public Works	Steve Bray
Township Engineer	Ned Slocum - Not in attendance
Police Chief	Kenneth James – Not in attendance
Planning Commission Solicitor	William Jones – Not in attendance

Guests: Mark Colombo, Gail Weinberger, Steven Weinberger, Maggie Farley, Don Farley, Margaret & Terrence Neville, Allyson Wind, Marissa Ellis, Mike Barrows, Lauren Moroski

SUPERVISOR MEETING

The Waverly Township Supervisors held their meeting in person at the Waverly Township Building on May 11, 2026, at 6:00 PM. The monthly meeting of the Waverly Township Supervisors was called to order at 6:00 PM by Chair Cheryl Lynn Murnin.

On a motion by Drew Christian, seconded by Cheryl Lynn Murnin, the supervisors' meeting minutes of the April 13, 2026, Public Hearing held on the April 16, 2026, meeting minutes, and the Special Supervisors minutes from the meeting held on April 16, 2026, were approved as circulated, and all items recorded in the township records were approved, with all voting yes.

On a motion by Drew Christian, seconded by Cheryl Lynn Murnin, the treasurer's report, police report, and all bills were reviewed, approved, and recorded in the township records, all voting yes.

ITEMS OF CONCERN FROM THE PUBLIC

- Allyson Wind and Lauren Moroski from the Abington Community Library attended the meeting and provided handouts outlining May teen programs, updated library hours, and community usage data. They noted that they are visiting local municipalities to discuss the library's services and offerings.
- Mark Colombo attended the meeting to discuss sewer connection details for the Mansion on Waverly Hill. Discussion included the sewage planning facilities mailer and installation of the sewer connection.
- On a motion by Eric Parry, seconded by Drew Christian, the supervisors approved the assignment of 6.5 EDUs to the Mansion on Waverly Hill, with a sewer connection agreement to follow, all voting yes.
- Don Farley attended the meeting and expressed concerns regarding plans for the Mansion on Waverly Hill that had been advertised on social media by the new owner. He referenced a Christmas Gala promoted in a newsletter. Following discussion, Supervisor Drew Christian stated that because the property is not currently in violation of any zoning ordinances, the township has limited authority to act. He added that the township would enforce the ordinance should any zoning violations occur. Supervisor Christian also noted that, in the past, supervisors removed

banquet facilities and reduced the number of permitted horses in the Rural Resource district in response to residents' concerns.

- Maggie Farley also expressed her concerns about the property owner promoting the property for events that it is not zoned for. She also added these events were mentioned in his social media posts.
- Marisa Ellis inquired about the principal use of the property, and discussion followed regarding the permitted use at the site.
- Terrence and Margaret Neville attended the meeting to discuss zoning matters and the building permit process:
 - Mrs. Neville thanked Christine for posting the meeting minutes on the township website; she also asked how the township handles the permitting process. It was explained that once a permit is issued, the property owner is responsible for scheduling inspections and obtaining a Certificate of Occupancy (COO). She also asked if residents could display their permits at the end of their driveways on a post, so the permits were visible and secured by the permittee. Christine will research this inquiry and address it at the next supervisors meeting.
 - Mr. Neville asked for an update to a zoning issue discussed at a previous supervisors meeting regarding outside lights being installed on a nearby property. Christine explained that the building inspector addressed this issue, and the property owner also addressed it.
 - Terrence Neville asked whether there was any formal complaint regarding the Township filed with the DOJ. Supervisor Christian explained that there is currently no lawsuit or formal complaint filed.
 - There were comments discussed regarding the public meeting held at The Comm on April 16 specifically about the time limit for the public to speak.

SOLICITORS REPORT

NLMS/THE ORCHARDS LAND USE APPEAL

- Attorney Malcolm MacGregor mentioned that this land use appeal is still pending.

PPL UPDATE

- Attorney Malcolm MacGregor sent the follow-up letter to PPL's legal counsel about installing the PPL pole in the township's sewer line. Attorney MacGregor informed that the supervisors he would file an appeal with the magistrate.

MAINTENANCE SUPERINTENDENT

BRUSH STICK CLEAN UP

- DPW Director Steve Bray noted that brush & stick cleanup in the Township is scheduled for the week of June 8.

ENCROACHMENT ISSUE

- Township Solicitor Attorney Malcolm MacGregor reported he will contact Attorney May about this encroachment issue for an update.

PAST DUE SEWER BALANCES

- Township Solicitor Attorney Malcolm MacGregor reported he will file a lien on the residents with past-due sewer balances.

WASTEWATER TREATMENT PLANT FLOW METER

- On a motion by Drew Christian, seconded by Eric Parry, supervisors approved the purchase of the flow meter for the wastewater treatment plant for \$7,125, all voting yes.

MANAGERS REPORT

ZONING SAPA MEETING UPDATES

- Township Manager Christine Capozzi mentioned there was a SAPA meeting to review some zoning issues the group is experiencing. She mentioned there will follow-up meetings to discuss details about updating the comprehensive plan and SAPA members zoning ordinances.

SEWER CONNECTION AGREEMENT – THE MANSION ON WAVERLY HILL

- After the discussion regarding the EDUs for the Mansion on Waverly Hill, Township Manager Christine Capozzi will work with Attorney Malcolm MacGregor on this agreement.

DALTON FIRE SERVICES AGREEMENT

- Township Manager Christine Capozzi reported that the Dalton Fire Company sent back the fire services protection agreement with several changes. After a brief discussion, Supervisor Eric Parry will contact DFC to explain that the agreement should remain as written.
- Christine will add this item to the next supervisors' meeting agenda.

KARAM LAND DEVELOPMENT EXTENSION

- On a motion by Drew Christian, seconded by Cheryl Lynn Murnin, supervisors approved the extension date of July 1, 2026, for the Karam Subdivision Land Development plan, all voting yes.

DEVELOPERS AGREEMENT AND SIGNAGE

- A developer requested to install signage larger than what is permitted under the township's sign ordinance, and the Supervisors indicated their preference that the developer comply with the existing ordinance requirements. Supervisors asked to table this topic.

There being no other business to come before the Supervisors, the supervisors' meeting was again adjourned. There was an executive session held before this meeting regarding a discussion about legal issues and personnel issues. The next meeting will be held on May 26, 2026, at 6:00 P.M. in the Waverly Township Municipal Building, Lake Henry Drive, Waverly, PA. Christine Capozzi, Township Manager/Secretary, transcribed the minutes of this meeting.