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NORTH FRANKLIN TOWNSHIP

BOARD OF SUPERVISORS

620 Franklin Farm Road

Washington, Pennsylvania 15301

- - -

IN RE: Intermunicipal Transfer of  
A Liquor License

Interstate Golf and Activity Center, LLC.  
2200 Old National Pike  
Washington, Pennsylvania 15301

DATE TAKEN: November 14, 2023  
5:15 p.m.

- - -

Simms Strnisa Court Reporting Service  
1581 Millers Run Road  
McDonald, Pennsylvania 15057  
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APPEARANCES:

NORTH FRANKLIN TOWNSHIP SUPERVISORS

Bob Sabot - President  
Mike Quinn - Member  
Ben Johnson - Member

NORTH FRANKLIN TOWNSHIP SOLICITOR

Michael C. Cruny, Esquire  
SWEAT LAW OFFICES  
375 Valley Brook Road, Suite 112  
McMurray, Pennsylvania 15317  
724-222-5150  
mcruny@sweatlaw.com

ALSO PRESENT

Jackie Kotchman  
Erin Dinch

- - -

1           (Whereupon, the proceedings commenced  
2 at 5:15 p.m.)

3                                 - - -

4           PRESIDENT SABOT: All right. This  
5 Public Hearing of the North Franklin Township  
6 Supervisors is hereby called to order at  
7 5:15 p.m. on November 14th of 2023.

8           All three Supervisors are in  
9 attendance, along with the Solicitor, and our  
10 Planning and Development Director, and also  
11 our Secretary/Treasurer.

12           The meeting is called to order. And  
13 I'll turn it over to Michael.

14           SOLICITOR CRUNY: Thank you,  
15 Mr. Chairman.

16           This is the date and time for an  
17 Intermunicipal Transfer of a Liquor License.  
18 The request was submitted by the Interstate  
19 Golf and Activity Center, LLC. The property  
20 is located at 2200 Old National Pike, here in  
21 the township.

22           The previous -- or, current owner of  
23 the liquor license is by the name of Kirich's  
24 Tavern, LLC, located in Avella, Pennsylvania.

25           Pursuant to the Pennsylvania liquor

1 law, the Township, if it has more than one  
2 liquor license per 3,000 residents, requires a  
3 municipal hearing to review the application  
4 and the proposed transfer. That's what brings  
5 us here today.

6 And so by letter of the Caputo Law  
7 Office, dated October 3, 2023, this request  
8 was submitted to the Township to handle this  
9 hearing.

10 I would mark this as the application  
11 or request, that would be hearing Exhibit A,  
12 for consideration.

13 (Whereupon, Hearing Exhibit A was  
14 marked for identification.)

15 SOLICITOR CRUNY: Following the  
16 request, the October 3rd letter, this hearing,  
17 date and time, was advertised pursuant to the  
18 law in the Observer-Reporter, the local  
19 newspaper of general circulation. That ran on  
20 October 24th and October 31st, respectfully.

21 I would mark that as hearing  
22 Exhibit B.

23 (Whereupon, Hearing Exhibit B was  
24 marked for identification.)

25 SOLICITOR CRUNY: With that being

1 said, is there anyone here from the Applicant,  
2 owner, or otherwise?

3 MR. KOWALL: Yeah.

4 SOLICITOR CRUNY: Sir, could you  
5 stand, raise your right hand to be sworn in,  
6 and then state your name to testify.

7 (Whereupon, Mr. Kowall was sworn in  
8 under oath.)

9 COURT REPORTER: Your name?

10 MR. KOWALL: Gary Kowall.

11 COURT REPORTER: Can you spell that.

12 MR. KOWALL: G-A-R-Y, K-O-W-A-L-L.

13 COURT REPORTER: Thank you.

14 SOLICITOR CRUNY: All right. Sir,  
15 are you the owner of the establishment that is  
16 attempting to receive the application of the  
17 liquor license?

18 MR. KOWALL: Yes. Yes.

19 SOLICITOR CRUNY: Okay. And can you  
20 just -- the name that it's going to be held  
21 in?

22 MR. KOWALL: For the transfer, it's  
23 going to come right into Susan and Gary Kowall  
24 because we're the owners right now. But our  
25 plan is, I got -- we're -- we got a couple

1 guys, partners. One is Tom Mucci, who I've  
2 known about for about 32 years. He owns Eagle  
3 Industrial in Avella, PA. He's been a  
4 businessman for 32 years. And, you know, I'm  
5 not as much a businessman as much as him.  
6 We've been friends a long time.

7 So, we got together and we -- his  
8 son's a golfer. And we planned this sort of  
9 like a Top Golf theme, you know,  
10 multiple-tiered bays, heated bays, where  
11 families can come. There's going to be food,  
12 served food, sort of like a Top Golf, but  
13 obviously not nearly the size.

14 SOLICITOR CRUNY: Okay. And just to  
15 confirm, the proposed activity business is not  
16 currently in operation?

17 MR. KOWALL: Yes, we are in  
18 operation.

19 SOLICITOR CRUNY: You are in  
20 operation?

21 MR. KOWALL: Yes. We have a  
22 miniature golf course. We do have a driving  
23 range. We have a building that is, more or  
24 less, just for parties upstairs. We rent out  
25 parties. Which we're trying to get away from

1 that, you know, and just serve the public and  
2 not have its --

3 You know, don't get me wrong, it's  
4 been okay for the past five years. But it's  
5 tough to just have people come in and do their  
6 thing. So we're trying to do something a  
7 little bit different.

8 SOLICITOR CRUNY: Do you know what  
9 your proposed hours of sale will be if you are  
10 successful in this hearing?

11 MR. KOWALL: Going by other  
12 businesses sort of like ours, usually it's  
13 around noon till 10:00 p.m. is about the  
14 times. Now, on weekends, we may be open as  
15 late as 11 or 12. But I don't see this type  
16 of business being open much later than that.

17 SOLICITOR CRUNY: What are your  
18 current hours of operation?

19 MR. KOWALL: During the regular  
20 season, we have a driving range that they can  
21 come and hit balls during the day at any time.

22 But in our season, from April 1st to  
23 October 1st, we're open on -- during the week,  
24 we open at 4:00 and we close at 9:00.

25 SOLICITOR CRUNY: Okay.

1 MR. KOWALL: And on the weekends, we  
2 open at 1:00 and close at 10:00.

3 SOLICITOR CRUNY: So this license  
4 would result in a slight expansion of your  
5 hours?

6 MR. KOWALL: Slightly, yeah.

7 SOLICITOR CRUNY: Do you know if  
8 there's a church within 300 feet of this  
9 establishment?

10 MR. KOWALL: The only -- no. I mean,  
11 the Jehovah Witnesses is up on the -- up on  
12 the hill from us. I don't know exactly how  
13 far away it is.

14 SOLICITOR CRUNY: And do you know if  
15 there's a school or a hospital or park within  
16 500 feet?

17 MR. KOWALL: No. No, there's not.

18 SOLICITOR CRUNY: The area up there  
19 is relatively residential; is that a fair  
20 assessment?

21 MR. KOWALL: Yeah.

22 SOLICITOR CRUNY: Have you -- that  
23 your aware of, do you have any citations  
24 outstanding against you or your wife, who are  
25 the Applicants?



1 MR. KOWALL: No, sir.

2 SOLICITOR CRUNY: And do you know if  
3 there are any citations against the license  
4 itself, the current license?

5 MR. KOWALL: No, sir.

6 SOLICITOR CRUNY: Do you own any  
7 other liquor license?

8 MR. KOWALL: No.

9 SOLICITOR CRUNY: This would be your  
10 first?

11 MR. KOWALL: This would be my first.

12 SOLICITOR CRUNY: Is there anything  
13 else you'd like to testify to the Board?

14 MR. KOWALL: Just, you know, anxious.  
15 I think it would be a great thing for the  
16 community. I know sometimes liquor, but it's  
17 the -- you know, it's sort of like a Top Golf  
18 theme.

19 And what from we're being told by  
20 Trackman and Protracer, the two companies that  
21 are trying to get their system put into our  
22 business, you know, it really is a hit. And  
23 it's really a -- it's still a family -- a  
24 family business even though there is, you  
25 know, alcohol.

1 SOLICITOR CRUNY: At this time, I'll  
2 turn it over to the Board, if you have any  
3 questions for the Applicant.

4 MR. QUINN: No, I don't think so. He  
5 went over everything.

6 PRESIDENT SABOT: I'm good.

7 MR. JOHNSON: I'm good, yeah.

8 SOLICITOR CRUNY: Anything from Erin  
9 or Jackie, from the staff?

10 MS. DINCH: No.

11 MS. KOTCHMAN: No.

12 SOLICITOR CRUNY: Anything from the  
13 audience? Any questions?

14 (No response.)

15 With that being said, I would  
16 recommend the Board considering the entering  
17 of Exhibit A and B into the record.

18 If you could make a motion to accept  
19 A and B.

20 PRESIDENT SABOT: Do you want that in  
21 a motion?

22 SOLICITOR CRUNY: Yes.

23 PRESIDENT SABOT: So moved.

24 Is there a second?

25 MR. QUINN: Second.

1 PRESIDENT SABOT: Roll call.

2 MS. KOTCHMAN: Mr. Quinn?

3 MR. QUINN: Yes.

4 MS. KOTCHMAN: Mr. Sabot?

5 PRESIDENT SABOT: Yes.

6 MS. KOTCHMAN: Mr. Johnson?

7 MR. JOHNSON: Yes.

8 SOLICITOR CRUNY: And then I would  
9 make a -- I would recommend a motion to close  
10 the hearing from the testimony and evidence  
11 standpoint.

12 PRESIDENT SABOT: So I will make that  
13 motion.

14 Is there a second?

15 MR. QUINN: Second.

16 PRESIDENT SABOT: Is it going to be  
17 on the agenda here? Do we have it on the  
18 agenda to approve this?

19 MS. KOTCHMAN: Yeah. Under  
20 Resolutions.

21 PRESIDENT SABOT: Oh, it's under  
22 Resolutions, okay. That's where I wasn't  
23 looking.

24 SOLICITOR CRUNY: So, the Township  
25 has 45 days to render a decision. However,

1 you could do so by adopting a resolution. And  
2 I believe it's on the agenda tonight's meeting  
3 to follow up.

4 PRESIDENT SABOT: Yeah, we'll be  
5 taking it up during the meeting.

6 Okay. All right. Any other  
7 questions?

8 (No response.)

9 PRESIDENT SABOT: Roll call.

10 MS. KOTCHMAN: Mr. Quinn?

11 MR. QUINN: Yes.

12 MS. KOTCHMAN: Mr. Sabot?

13 PRESIDENT SABOT: Yes.

14 MS. KOTCHMAN: Mr. Johnson?

15 MR. JOHNSON: Yes.

16 PRESIDENT SABOT: All right. We'll  
17 consider this adjourned until 5:30.

18 SOLICITOR CRUNY: Yeah.

19 (Whereupon, the Public Hearing was  
20 adjourned at 5:23 p.m.)

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C E R T I F I C A T E

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I hereby certify that the transcript of the proceedings and evidence contained herein are a true and accurate transcription of my stenographic notes taken by me at the North Franklin Supervisors Public Hearing, taken on November 14, 2023, and that the transcription was reduced to printing under my direction, and that this is a true and correct transcript of the same.



DATE

12/9/23

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Commonwealth of Pennsylvania - Notary Seal  
Kim Simms Strnisa, Notary Public  
Washington County  
My Commission Expires April 21, 2024  
Commission number 1162174  
Member, Pennsylvania Association of Notaries  
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Kim Simms Strnisa  
Certified Court Reporter

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P-R-O-C-E-E-D-I-N-G-S

- - -

NORTH FRANKLIN TOWNSHIP  
BOARD OF SUPERVISORS  
620 Franklin Farm Road  
Washington, Pennsylvania 15301

- - -

IN RE: Intermunicipal Transfer of  
A Liquor License  
Interstate Golf and Activity Center, LLC.  
2200 Old National Pike  
Washington, Pennsylvania 15301

DATE TAKEN: November 14, 2023  
5:15 p.m.

- - -

Simms Strnisa Court Reporting Service  
1581 Millers Run Road  
McDonald, Pennsylvania 15057  
724-321-0289 - kssreporting@gmail.com

1 (Whereupon, the proceedings commenced  
2 at 5:15 p.m.)

3 - - -

4 PRESIDENT SABOT: All right. This  
5 Public Hearing of the North Franklin Township  
6 Supervisors is hereby called to order at  
7 5:15 p.m. on November 14th of 2023.

8 All three Supervisors are in  
9 attendance, along with the Solicitor, and our  
10 Planning and Development Director, and also  
11 our Secretary/Treasurer.

12 The meeting is called to order. And  
13 I'll turn it over to Michael.

14 SOLICITOR CRUNY: Thank you,  
15 Mr. Chairman.

16 This is the date and time for an  
17 Intermunicipal Transfer of a Liquor License.  
18 The request was submitted by the Interstate  
19 Golf and Activity Center, LLC. The property  
20 is located at 2200 Old National Pike, here in  
21 the township.

22 The previous -- or, current owner of  
23 the liquor license is by the name of Kirich's  
24 Tavern, LLC, located in Avella, Pennsylvania.

25 Pursuant to the Pennsylvania liquor

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1 APPEARANCES:

2 NORTH FRANKLIN TOWNSHIP SUPERVISORS

- 3 Bob Sabot - President
- 4 Mike Quinn - Member
- 5 Ben Johnson - Member

6 NORTH FRANKLIN TOWNSHIP SOLICITOR

7 Michael C. Cruny, Esquire  
8 SWEAT LAW OFFICES  
9 375 Valley Brook Road, Suite 112  
10 McMurray, Pennsylvania 15317  
11 724-222-5150  
12 mcruny@sweatlaw.com

13 ALSO PRESENT

14 Jackie Kotchman  
15 Erin Dinch

16 - - -

17  
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1 law, the Township, if it has more than one  
2 liquor license per 3,000 residents, requires a  
3 municipal hearing to review the application  
4 and the proposed transfer. That's what brings  
5 us here today.

6 And so by letter of the Caputo Law  
7 Office, dated October 3, 2023, this request  
8 was submitted to the Township to handle this  
9 hearing.

10 I would mark this as the application  
11 or request, that would be hearing Exhibit A,  
12 for consideration.

13 (Whereupon, Hearing Exhibit A was  
14 marked for identification.)

15 SOLICITOR CRUNY: Following the  
16 request, the October 3rd letter, this hearing,  
17 date and time, was advertised pursuant to the  
18 law in the Observer-Reporter, the local  
19 newspaper of general circulation. That ran on  
20 October 24th and October 31st, respectfully.

21 I would mark that as hearing  
22 Exhibit B.

23 (Whereupon, Hearing Exhibit B was  
24 marked for identification.)

25 SOLICITOR CRUNY: With that being

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1 said, is there anyone here from the Applicant,  
 2 owner, or otherwise?  
 3 MR. KOWALL: Yeah.  
 4 SOLICITOR CRUNY: Sir, could you  
 5 stand, raise your right hand to be sworn in,  
 6 and then state your name to testify.  
 7 (Whereupon, Mr. Kowall was sworn in  
 8 under oath.)  
 9 COURT REPORTER: Your name?  
 10 MR. KOWALL: Gary Kowall.  
 11 COURT REPORTER: Can you spell that.  
 12 MR. KOWALL: G-A-R-Y, K-O-W-A-L-L.  
 13 COURT REPORTER: Thank you.  
 14 SOLICITOR CRUNY: All right. Sir,  
 15 are you the owner of the establishment that is  
 16 attempting to receive the application of the  
 17 liquor license?  
 18 MR. KOWALL: Yes. Yes.  
 19 SOLICITOR CRUNY: Okay. And can you  
 20 just -- the name that it's going to be held  
 21 in?  
 22 MR. KOWALL: For the transfer, it's  
 23 going to come right into Susan and Gary Kowall  
 24 because we're the owners right now. But our  
 25 plan is, I got -- we're -- we got a couple

1 guys, partners. One is Tom Mucci, who I've  
 2 known about for about 32 years. He owns Eagle  
 3 Industrial in Avella, PA. He's been a  
 4 businessman for 32 years. And, you know, I'm  
 5 not as much a businessman as much as him.  
 6 We've been friends a long time.  
 7 So, we got together and we -- his  
 8 son's a golfer. And we planned this sort of  
 9 like a Top Golf theme, you know,  
 10 multiple-tiered bays, heated bays, where  
 11 families can come. There's going to be food,  
 12 served food, sort of like a Top Golf, but  
 13 obviously not nearly the size.  
 14 SOLICITOR CRUNY: Okay. And just to  
 15 confirm, the proposed activity business is not  
 16 currently in operation?  
 17 MR. KOWALL: Yes, we are in  
 18 operation.  
 19 SOLICITOR CRUNY: You are in  
 20 operation?  
 21 MR. KOWALL: Yes. We have a  
 22 miniature golf course. We do have a driving  
 23 range. We have a building that is, more or  
 24 less, just for parties upstairs. We rent out  
 25 parties. Which we're trying to get away from

1 that, you know, and just serve the public and  
 2 not have its --  
 3 You know, don't get me wrong, it's  
 4 been okay for the past five years. But it's  
 5 tough to just have people come in and do their  
 6 thing. So we're trying to do something a  
 7 little bit different.  
 8 SOLICITOR CRUNY: Do you know what  
 9 your proposed hours of sale will be if you are  
 10 successful in this hearing?  
 11 MR. KOWALL: Going by other  
 12 businesses sort of like ours, usually it's  
 13 around noon till 10:00 p.m. is about the  
 14 times. Now, on weekends, we may be open as  
 15 late as 11 or 12. But I don't see this type  
 16 of business being open much later than that.  
 17 SOLICITOR CRUNY: What are your  
 18 current hours of operation?  
 19 MR. KOWALL: During the regular  
 20 season, we have a driving range that they can  
 21 come and hit balls during the day at any time.  
 22 But in our season, from April 1st to  
 23 October 1st, we're open on -- during the week,  
 24 we open at 4:00 and we close at 9:00.  
 25 SOLICITOR CRUNY: Okay.

1 MR. KOWALL: And on the weekends, we  
 2 open at 1:00 and close at 10:00.  
 3 SOLICITOR CRUNY: So this license  
 4 would result in a slight expansion of your  
 5 hours?  
 6 MR. KOWALL: Slightly, yeah.  
 7 SOLICITOR CRUNY: Do you know if  
 8 there's a church within 300 feet of this  
 9 establishment?  
 10 MR. KOWALL: The only -- no. I mean,  
 11 the Jehovah Witnesses is up on the -- up on  
 12 the hill from us. I don't know exactly how  
 13 far away it is.  
 14 SOLICITOR CRUNY: And do you know if  
 15 there's a school or a hospital or park within  
 16 500 feet?  
 17 MR. KOWALL: No. No, there's not.  
 18 SOLICITOR CRUNY: The area up there  
 19 is relatively residential; is that a fair  
 20 assessment?  
 21 MR. KOWALL: Yeah.  
 22 SOLICITOR CRUNY: Have you -- that  
 23 your aware of, do you have any citations  
 24 outstanding against you or your wife, who are  
 25 the Applicants?

1 MR. KOWALL: No, sir.  
 2 SOLICITOR CRUNY: And do you know if  
 3 there are any citations against the license  
 4 itself, the current license?  
 5 MR. KOWALL: No, sir.  
 6 SOLICITOR CRUNY: Do you own any  
 7 other liquor license?  
 8 MR. KOWALL: No.  
 9 SOLICITOR CRUNY: This would be your  
 10 first?  
 11 MR. KOWALL: This would be my first.  
 12 SOLICITOR CRUNY: Is there anything  
 13 else you'd like to testify to the Board?  
 14 MR. KOWALL: Just, you know, anxious.  
 15 I think it would be a great thing for the  
 16 community. I know sometimes liquor, but it's  
 17 the -- you know, it's sort of like a Top Golf  
 18 theme.  
 19 And what from we're being told by  
 20 Trackman and Protracer, the two companies that  
 21 are trying to get their system put into our  
 22 business, you know, it really is a hit. And  
 23 it's really a -- it's still a family -- a  
 24 family business even though there is, you  
 25 know, alcohol.

1 SOLICITOR CRUNY: At this time, I'll  
 2 turn it over to the Board, if you have any  
 3 questions for the Applicant.  
 4 MR. QUINN: No, I don't think so. He  
 5 went over everything.  
 6 PRESIDENT SABOT: I'm good.  
 7 MR. JOHNSON: I'm good, yeah.  
 8 SOLICITOR CRUNY: Anything from Erin  
 9 or Jackie, from the staff?  
 10 MS. DINCH: No.  
 11 MS. KOTCHMAN: No.  
 12 SOLICITOR CRUNY: Anything from the  
 13 audience? Any questions?  
 14 (No response.)  
 15 With that being said, I would  
 16 recommend the Board considering the entering  
 17 of Exhibit A and B into the record.  
 18 If you could make a motion to accept  
 19 A and B.  
 20 PRESIDENT SABOT: Do you want that in  
 21 a motion?  
 22 SOLICITOR CRUNY: Yes.  
 23 PRESIDENT SABOT: So moved.  
 24 Is there a second?  
 25 MR. QUINN: Second.

1 PRESIDENT SABOT: Roll call.  
 2 MS. KOTCHMAN: Mr. Quinn?  
 3 MR. QUINN: Yes.  
 4 MS. KOTCHMAN: Mr. Sabot?  
 5 PRESIDENT SABOT: Yes.  
 6 MS. KOTCHMAN: Mr. Johnson?  
 7 MR. JOHNSON: Yes.  
 8 SOLICITOR CRUNY: And then I would  
 9 make a -- I would recommend a motion to close  
 10 the hearing from the testimony and evidence  
 11 standpoint.  
 12 PRESIDENT SABOT: So I will make that  
 13 motion.  
 14 Is there a second?  
 15 MR. QUINN: Second.  
 16 PRESIDENT SABOT: Is it going to be  
 17 on the agenda here? Do we have it on the  
 18 agenda to approve this?  
 19 MS. KOTCHMAN: Yeah. Under  
 20 Resolutions.  
 21 PRESIDENT SABOT: Oh, it's under  
 22 Resolutions, okay. That's where I wasn't  
 23 looking.  
 24 SOLICITOR CRUNY: So, the Township  
 25 has 45 days to render a decision. However,

1 you could do so by adopting a resolution. And  
 2 I believe it's on the agenda tonight's meeting  
 3 to follow up.  
 4 PRESIDENT SABOT: Yeah, we'll be  
 5 taking it up during the meeting.  
 6 Okay. All right. Any other  
 7 questions?  
 8 (No response.)  
 9 PRESIDENT SABOT: Roll call.  
 10 MS. KOTCHMAN: Mr. Quinn?  
 11 MR. QUINN: Yes.  
 12 MS. KOTCHMAN: Mr. Sabot?  
 13 PRESIDENT SABOT: Yes.  
 14 MS. KOTCHMAN: Mr. Johnson?  
 15 MR. JOHNSON: Yes.  
 16 PRESIDENT SABOT: All right. We'll  
 17 consider this adjourned until 5:30.  
 18 SOLICITOR CRUNY: Yeah.  
 19 (Whereupon, the Public Hearing was  
 20 adjourned at 5:23 p.m.)  
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C E R T I F I C A T E

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I hereby certify that the transcript of the proceedings and evidence contained herein are a true and accurate transcription of my stenographic notes taken by me at the North Franklin Supervisors Public Hearing, taken on November 14, 2023, and that the transcription was reduced to printing under my direction, and that this is a true and correct transcript of the same.

DATE  
12/9/23

\_\_\_\_\_  
Kim Simms Strnisa  
Certified Court Reporter



Commonwealth of Pennsylvania - Notary Seal  
Kim Simms Strnisa, Notary Public  
Washington County  
My commission expires April 21, 2025  
Commission number 1182174  
Member, Pennsylvania Association of Notaries

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