

**CUMRU TOWNSHIP BOARD OF COMMISSIONERS
REGULAR MEETING**

APRIL 15, 2025

The Regular Meeting of the Cumru Township Board of Commissioners was called to order at 7:00 p.m. by President Lisha L. Rowe. Other Commissioners in attendance were Vice-President Greg Miller, David J. Batdorf, Andy Donnell, and William B. Miller. Also attending were Solicitor Kelsey Frankowski, Chief of Police Madison Winchester, Fire Chief James Beane, Superintendent of Public Works Robert McNichols, Jr., Asst. Superintendent of Public Works Michael Yost, Jr., Manager/Secretary Jeanne E. Johnston, Special Projects/Asst. Secretary Patricia A. Wylezik-Pfeiffer, and Joseph P. Rogosky of Great Valley Consultants.

NOTICE:

Public comment will be accepted in person. Please include your first name, last name and address for all comments. Any comments without a name or address will not be considered. To accommodate as many people as possible, we request that each person's comments be limited to 3 minutes (resolution no. 301). The meeting comment period is limited to a total of 60 minutes. This time period may be extended at the discretion of the Commissioners. While public comments will be given due consideration, immediate responses will be made at the discretion of the Commissioners.

Call to Order and Pledge to the Flag.

AMBULANCE SERVICE

A.) Monthly Report – March 2025

B.) County EMS Services Survey – consider responses

Ms. Johnston explained that the survey was due by April 17, 2025. The Board agreed that an EMS services study by the County would be a high priority.

There was discussion about the survey questions. It was believed that there wasn't enough information given about the intended use of GIS and additional context would be helpful.

Financial data is not currently received from the provider. It was suggested that this information should be provided to the Board in order to be prepared for the next contract. The TowerDIRECT representative stated that they would be happy to provide costs, especially the high-level costs. Mr. Donnell suggested that sharing the financial information would provide good context to the residents.

Ms. Johnston said that she has been tracking the call data and that it has remained at a steady number over time.

Mr. Greg Miller said that he had questions that he would pass onto Ms. Johnston.

Chief Beane stated that one of the biggest financial problems is that the insurance check is sent to the patient, not the provider, and a lot of patients do not use the money to pay for the services that had been provided. The EMS ends up eating the cost for providing the service.

There was discussion about supporting changes in legislation that would allow the payments to be sent directly to the providers.

There was also discussion about what happens when smaller EMS providers are forced to close. The Tower DIRECT representative stated that more mutual aid must be provided and that increases the cost burden. It is a balancing act to provide services without incurring extra debt. TowerDIRECT invests in its people by providing opportunities for further education and training.

Mr. William Miller reported that PSATC actively supports this topic.

Ms. Johnston said that she will respond to the survey using the information from the discussions.

APPROVE MINUTES
ON MOTION OF MR. DONNELL, SECOND OF MR. BATDORF, A UNANIMOUS
VOTE APPROVING THE MINUTES OF 3/18/25 – REGULAR MEETING AS
PRESENTED.

TAX COLLECTOR

A.) March 2025 Report

1) Year 2025 Real Estate

Balance collectable beginning of month - \$7,841,387.93

Cash collected - \$1,410,510.92

Balance collectable end of month – \$6,430,877.01

2) Year 2024 Interim Real Estate

Balance collectable beginning of month – \$887.29 (billed 1/1/25)

Cash collected – \$45.02

Balance collectable end of month - \$842.27

3) Year 2024 Per Capita

Balance – \$645.00 (11/1)

Additions – \$0

Cash collected - \$90.00

Exonerations - \$0

Balance collectable end of month – \$555.00

B.) April Vacation Notice

Ms. Johnston explained that the vacation notice was posted on the website and on the doors of the Township Building. Drop boxes, located on the upper and lower levels, are emptied and date-stamped daily.

PUBLIC

Attendance: Gerald Potochnik, Ruth O’Leary, Denise Trump from Fulton Bank, Kim Artz, Patty Adams, Ben Fisher, Sue Haas, Perry Haas, Bob Matt, Beth McGeehad, Roberta Kennedy, Barbara Nagle, Lisa Quinby, and Mark Ferrero.

A.) Ben Fisher, a resident of Holly Lane, had watched the video for the Steering Committee meeting and had some questions.

- 1) Is the committee long term? If so, what is the timeline?
- 2) At what point is the goal fulfilled?
- 3) With the additional workload placed on the staff, is there overtime?
- 4) Estimated costs to the taxpayer?
- 5) Will we recoup the extra costs?

He stated that it is great to get new ideas. It is the spirit of humility to accept that people have different opinions.

Mr. Donnell addressed the duration by saying it would not be much beyond the engagement with Delta and is not expected to be long lived. The committee is a diverse coalition having members across the political spectrum.

Mr. Greg Miller acknowledged that the timeline is September for the Delta engagement.

Ms. Johnston replied that she and Mrs. Wylezik-Pfeiffer were salaried so there was no overtime. She said that as far as costs and the timeline, it would depend on what is recommended by Delta and what the Board decides.

DEPARTMENTS

Police Department

A.) Monthly Report – March 2025

There were no questions about the monthly report.

B.) Civil Service – applications

Chief Winchester reported that a handful of applications have been received. The applications are due by 4/17/25 and the written testing is scheduled for 4/19/25. Once written testing is passed, physical testing and oral interviews will hopefully be completed within the following week. A list of passing applicants will be formulated and then the Civil Service Commission will meet to ratify the list.

C.) Traffic Enforcement

Chief Winchester reported that Officer Nathan Bentz has rejuvenated the traffic enforcement task force. The guidelines were created to provide education first and issue tickets second. The Facebook initiative included a photoshoot and biography. He created an email address for complaints/questions/concerns – traffic@cumrutownship.org. All the emails will go directly to him and he will respond.

Chief Winchester also reminded everyone that they can always call the Police Department if they need help.

Fire Department

A.) Monthly Report – March 2025

1) Burn Ban continues through 4/30/25

There were no questions about the monthly report.

Chief Beane stated that the burn ban for Cumru Township will remain in effect through April 30, 2025. This might have to be continued or implemented again in the future depending on conditions. Although there has been some rain, the high winds dry up the rain so hazardous conditions remain.

Chief Beane reported that being able to provide 24/7 coverage has made a big difference in the response time. Quick response helps to reduce damage to property and loss of life.

B.) Fire Station Construction – consider pay applications totaling \$763,824.54

CONTRACTOR	APPLICATION	AMOUNT
BALTON, INC.	PAY APP 10	\$238,048.01
HB FRAZER	PAY APP 8	\$ 86,127.30
HB FRAZER	PAY APP 9	\$186,548.40
VISION MECHANICAL	PAY APP 8	\$127,280.83
AIR MANAGEMENT	PAY APP 5	\$ 34,380.00
AIR MANAGEMENT	PAY APP 6	\$ 91,440.00
	TOTAL	\$ 763,824.54

ON MOTION OF MR. DONNELL, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO AUTHORIZE THE PAY APPLICATIONS AS STATED IN THE TABLE ABOVE FOR A TOTAL AMOUNT OF \$763,824.54.

Mr. Donnell asked about the fund balance. Ms. Johnston responded that it is just below \$7 million and the project is approximately half-way. She explained that while the project is going well, Met-Ed continues to cause delays with its lack of responsiveness. Met-Ed has lost the load application three times. The primes and Atlas are working on a design for temporary power.

Mr. Donnell asked if there was any way to get Met-Ed to respond quicker. Ms. Johnston said that the Township could ask higher political powers to help if this continues, but that is not a guarantee and should be done strategically.

Mr. Batdorf expressed his concern that this is not just a regular building and it should be a priority. Chief Beane stated that our project is not the only one experiencing issues with Met-Ed.

Atty. Frankowski stated that there is not much that can be done at this time but we could go up the food chain later.

Mr. William Miller suggested that the other Commissioners should schedule a time to tour the building. Chief Beane said that he would be available to schedule after hours. The construction site is a liability for the public at this time.

Mr. Greg Miller asked about the cost of buildings materials increasing. Chief Beane said that allowances were built into the contracts.

C.) Municipal Fire Department Capital Grant Program – consider authorization to apply

Chief Beane and Ms. Johnston explained that you need career staff in order to be eligible to apply. Tentatively, the grant would be used for training room furniture and the Plymovent system.

ON MOTION OF MR. WILLIAM MILLER, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO AUTHORIZE ADMINISTRATION TO APPLY FOR THE MUNICIPAL FIRE DEPARTMENT CAPITAL GRANT.

Administration

A.) Codes Department – March 2025

Building Permits Issued – 12

Use Permits Issued – 2

Zoning Permits Issued – 17

Notices of Violations – 16

Citations issued – 0

Violations complied – 8

Phone calls from contractors, realtors & public approximately – 212

Properties placarded – 1 (24 Flint Ridge-Fire)

Permit Inspections Done – 40

Inspections with the Fire Department – 4

Training Seminars attended – 0

B.) Treasurer – consider resolution appointing Kristin Yoder

Ms. Johnston requested that the Board adopt a resolution to appoint Kristin Yoder to the position of Cumru Township Treasurer.

ON MOTION OF MR. DONNELL, SECOND OF MS. ROWE, A UNANIMOUS VOTE TO ADOPT A RESOLUTION TO APPOINT KRISTIN YODER TO THE POSITION OF CUMRU TOWNSHIP TREASURER.

C.) Banking – consider resolution authorizing update to signature cards

Ms. Johnston explained that personnel and Board leadership changes require that new signature cards be updated.

ON MOTION OF MR. WILLIAM MILLER, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO ADOPT A RESOLUTION AUTHORIZING THE UPDATE TO THE SIGNATURE CARDS.

D.) Non-uniformed Pension Plan Administration – consider authorizing change

Ms. Johnston explained that the investment company is not changing; the 3rd party that handles payment administration is changing due to lack of responsiveness by the current one. The proposed change is from Nationwide to Charles Schwab.

ON MOTION OF MR. WILLIAM MILLER, SECOND OF MS. ROWE, A MAJORITY VOTE TO AUTHORIZE THE CHANGE THE NON-UNIFORMED PENSION PLAN ADMINISTRATION FROM NATIONWIDE TO CHARLES SCHWAB. MR. DONNELL ABSTAINED. THE REMAINING BOARD MEMBERS VOTED YES.

E.) 2025-2026 Insurances – update

Ms. Johnston explained that the coverages were bound on April 13, 2025. There was an overall increase of 7.1% in premiums. Several factors such as cost of building loss estimates, over \$80,000 in actual losses, increased litigation, and a slight increase in the Workers Compensation modification factor were cited for the increased costs.

Ms. Johnston stated that she was satisfied with the coverages provided through EHD and recommended staying with the coverages. She also stated that having an active Safety Committee helps to receive a 5% Workers Compensation discount.

F.) Poplar Neck Rd. – resubmission of 2017 PUC application for crossing under RR bridge

Ms. Johnston explained that the railroad crossing was relocated due to having to remove a failing bridge over the railroad. The old Poplar Neck Road leading to the bridge was vacated. The new Poplar Neck Road was established under the railroad overpass in 2017. A PUC application to adopt the new railroad crossing had been submitted at that time.

The Township was contacted last week about the need to resubmit a new PUC application for the relocation of the Poplar Neck Road crossing under the railroad trestle bridge. Administration is working on preparing the resubmission.

There was discussion about the complicated access to this area.

G.) Planning

2024-06 TACO BELL (CHESTNUT RESTAURANTS, LLC)- sewer planning module

(Preliminary/Final) Owners: Equivest, LLC/ Chestnut Restaurants, LLC; Agent: The Pettit Group, LLC -Brian W. Cleary, PE; Location: 2255 Lancaster Pike; Parcel ID# 39439506386873; Job No. 1061-235 (Pettit Group) and Project No. 22009770C (Colliers); Proposed Summary: Subdivide and lease with option to buy a portion of the property for the construction of a Taco Bell restaurant with double drive-through lanes and associated site improvements. Received ZHB written approval on 7/23/24.

Preliminary/Final plan approval was granted 9/17/24, 12/17/24, and 3/18/25.

ON MOTION OF MS. ROWE, SECOND OF MR. DONNELL, A UNANIMOUS VOTE TO ADOPT A RESOLUTION AUTHORIZING ADMINISTRATION TO FORWARD THE SEWER PLANNING MODULES FOR THE 2024-06 TACO BELL (CHESTNUT RESTAURANT, LLC) PLAN TO THE PA DEP.

2024-08 1917 CEDAR TOP ROAD LLC MINOR SUBDIVISION- sewer planning module

(Final Minor) Owner: 1917 Cedar Top LLC-John McRae and Janet McRae; Agent: John Hoffert Surveying; Location: 1917 Cedar Top Rd.; Parcel ID#39439519622268; Plan No. D-24-86-1; Proposed Summary: Minor 2-lot subdivision. Existing and proposed residue lot use is a single-family detached dwelling with on-lot water and newly connected public sewer. Proposed Lot 1 use is a future single-family detached dwelling with on-lot water and public sewer. Final plan approval with conditions on 12/17/2024 and 3/18/25.

ON MOTION OF MR. DONNELL, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO ADOPT A RESOLUTION AUTHORIZING ADMINISTRATION TO FORWARD THE SEWER PLANNING MODULES FOR 1917 CEDAR TOP RD., LLC MINOR SUBDIVISION PLAN TO THE PA DEP.

2024-09 POSCH ACQUISITIONS, LLC LAND DEVELOPMENT PLAN – reaffirm plan approval

(Final Plan) Owners: Posch Acquisitions, LLC/Massimo Caloiero and Guiliano Caloiero; Agent: John Hoffert Surveying; Location: 201 Pershing Blvd.; Plan No. D-24-65-1; Parcel ID #39530617018469 and part of #39530617018523; Proposal Summary:

Construction of a 2-unit semi-detached dwelling on 2 lots utilizing public water and sewer facilities. Final plan approval with conditions on 1/21/25.

This plan was delayed due to planning for the sewer extension and financing.

ON MOTION OF MR. DONNELL, SECOND OF MR. GREG MILLER, AUNANIMOUS VOTE TO REAFFIRM FINAL APPROVAL TO THE 2024-09 POSCH ACQUISITIONS, LLC LAND DEVELOPMENT PLAN CONDITIONED ON RESOLVING ANY ISSUES AS STATED IN THE GVC REVIEW LETTER DATED 12/27/24, OBTAINING SIGNATURES, AND PAYMENT OF FEES.

Public Works

A.) 2025 Patching/Paving

- 1) PennDOT base repair and patching on SR 10 from SR 568 to Freemansville Rd.
– to begin 4/19/2025

Mr. McNichols reported that the Township was given notice yesterday about the PennDOT work scheduled for along SR10. He is not sure exactly what they are doing. He expressed concern that they do not destroy any manholes as occurred on SR 222.

- 2) working on preliminary list for Township forces

Public Works is working on a preliminary list of patching/paving to be completed by Township forces.

Engineer

A.) Sencit Townhouse Apartments Elevators

Mr. Rogosky explained that GVC is assisting with the issues associated with the elevators at the Sencit Townhouse Apartments. This is a serious Emergency Services/Safety issue. The 11-story 200-unit building houses elderly and handicapped residents. A Codes enforcement letter was issued in February 2025. The owners have received 3 bids for modernizing the elevators. The plan is to correct one elevator and then the second elevator so that one will be operational during the upgrade.

Chief Beane stated that the elevators are original to the building, circa 1973. The Codes and the Fire Departments have been trying to address this issue for years. The owners are finally addressing the issue. If the elevator issue is not resolved, the building might have to be vacated permanently, which would leave the residents without homes.

Ms. Johnston said that the Township has been triple teaming with Codes, Engineers, and the Fire Department. The residents have been contacting officials to put pressure on the owners to resolve this issue. The County Commissioners were receiving complaints.

Mr. Donnell asked about sanctions. Atty. Frankowski stated that the Codes Department can handle this by sending letters of violation and imposing fines, but shutting down the building would be a last resort because of the need to place over 200 residents.

Mr. Rogosky ended the conversation by saying that the hope is to have the work started ASAP. Everything will be coordinated with the elevator inspectors.

Solicitor

A.) Tax Collector ACH remittances for County/Twp – consider resolution of authorization

Atty. Frankowski reported that the Tax Collector had requested to be able to send ACH remittances for the County and Township taxes. The School District does not allow ACH

remittances at this time. She did not see any problem with the ACH remittances but recommended keeping dual authorization.

ON MOTION OF MR. DONNELL, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO ADOPT A RESOLUTION TO AUTHORIZE THE TAX COLLECTOR TO BE ABLE TO USE ACH REMITTANCES FOR COUNTY AND TOWNSHIP TAXES AND RETAIN DUAL AUTHORIZATION.

PAYMENTS OF BILLS

ON MOTION OF MR. DONNELL, SECOND OF MR. BATDORF, A UNANIMOUS VOTE APPROVING PAYMENTS OF BILLS DATED 3/21/25, 3/28/25, 4/04/25, AND 4/11/25.

CORRESPONDENCE

A.) Notices from Berks County Board of Elections re: changes in polling places for Cumru precincts 1, 4, and 5

Ms. Johnston explained that the location of the polling places is controlled by the Berks County Elections Services, not the Township.

Precinct 1 is moving from Yocum's Lutheran Church to The Heritage of Green Hills.

Precinct 4 is moving from the Barn at Flying Hills to Yocum's Lutheran Church.

Precinct 5 is moving from Grace Fellowship Church to the Mosaic Church (old Wixon's Bakery).

Any questions should be directed to Berks County Election Services.

COMMISSIONERS

A.) Steering Committee – update

1) open house 4/9/2025

2) June meeting TBD

Mr. Greg Miller reported about the open house that was held on April 9, 2025, at the Governor Mifflin Intermediate School Cafeteria. It was an interactive event which included 6 stations covering different topics. Approximately 60 people attended. The event was designed to provide feedback for the next Steering Committee meeting in June.

B.) Executive Session

1) Litigation – 212 Pershing Blvd. update

2) Personnel issue – Administration

3) Personnel issue – Public Works

Executive session began at 8:57 p.m. – to discuss 1 items of litigation, an Administration personnel issue and 1 personnel issue for Public Works.

Executive session ended at 9:48 p.m. – 1 items of litigation, an Administration personnel issue and 1 personnel issue for Public Works were discussed. No actions were taken at this time.

C.) 2026 Budget Meetings – Commissioner W. Miller

The budget must be advertised a minimum of 20 days before being adopted by the Board. The December Board of Commissioners meeting is scheduled for December 16, 2025. The absolute last date to advertise would be November 26, 2025.

Mr. Batdorf said that the Budget meetings are usually scheduled to hold 2 in October and 1 in November if needed.

Mr. Greg Miller suggested waiting until after the November election to allow for the newly elected people to attend.

Ms. Johnston explained that the Budget meetings are public meeting that anyone can attend. The same material provided for the staff and Commissioners will be provided for anyone attending. Notification of attendance ahead of time would assure that sufficient copies are available.

The decision was to hold the Budget meetings on November 6, 13, and 20, 2025, at 6:30 p.m. The regular Board of Commissioners meeting, scheduled for November 18th, could also be used.

D.) Girl Scout Gold Award – consider authorizing a congratulatory certificate

Mrs. Wylezik-Pfeiffer explained that the Township received a request for a certificate to congratulate a Cumru resident for earning the Girl Scout Gold Award. The Gold Award would be the equivalent of the Eagle Scout Award in Scouting America (formerly the Boy Scouts of America).

ON MOTION OF MR. BATDORF, SECOND OF MR. DONNELL, A UNANIMOUS VOTE TO AUTHORIZE A CONGRATULATORY CERTIFICATE FOR EARNING THE GIRL SCOUT GOLD AWARD.

REMINDERS

A.) Zoning Hearing Board 4/22/2025 at 6:00 p.m.

Application No. 827 – Continuance – Kelly J. Korejwo - For a variance from Section 714.2 B1 in order to add a modular home to her existing property to be used by an elderly parent. The modular home will not be attached to the primary structure. The proposed structure does not meet the rear and side-yard setbacks. The property is located in the MR – Medium Density Residential Zoning District, approximately 675 feet from the intersection of Fritz Avenue and Rt. 724. The property is known as 812 Cameron Street.

Application No. 831 – Janet McRae – For a variance from Section 910 (A) (3) in order to have a six-foot high fence in the front yard to prevent stones hitting their vehicles and block headlights shining into the house. The property is located on a sharp bend in the road. The fence has been constructed. The 2.1-acre parcel is located in the MR – Medium Density Residential

Zoning District, along Cedar Top Road, approximately 690 feet from Lost Lane. The property is known as 1917 Cedar Top Road.

B.) Board of Commissioners meetings for April and May 2025

1) 4/29/2025 at 7:00 p.m. – 5th Tuesday Meeting

2) 5/22/2025 at 7:00 p.m. – Regular Meeting (rescheduled)

C.) Planning Commission 5/05/2025 at 6:00 p.m.

ADJOURNMENT

**ON MOTION OF MR. BATDORF, SECOND OF MS. ROWE, A UNANIMOUS VOTE
TO ADJOURN THE MEETING AT 9:50 P.M.**

Respectfully submitted,



Jeanne E. Johnston
Manager/Secretary