

**CUMRU TOWNSHIP BOARD OF COMMISSIONERS
REGULAR MEETING MAY 28, 2026**

The Regular Meeting of the Cumru Township Board of Commissioners was called to order at 7:10 p.m. by President Andy Donnell. Other Commissioners in attendance were Vice-President Tonya L. Campbell, Mark Ferrero, Greg Miller, and Lisha L. Rowe . Also attending were Solicitor Kelsey Frankowski, Chief of Police Madison Winchester, Fire Chief James Beane, Superintendent of Public Works Michael Yost, Jr., Asst. Supervisor of Public Works Ben McGuire, Business/Personnel Administrator Kristin Yoder, Interim Manager/Secretary Peter S. Marshall, 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.

AMBULANCE SERVICE

A.) Monthly Report – April 2026

Matthew Wagner, Deputy Chief for TowerDIRECT, was unable to attend. The report was on the tablets.

APPROVE MINUTES

ON MOTION OF MS. ROWE, SECOND OF MS. CAMPBELL, A UNANIMOUS VOTE TO APPROVE THE MINUTES FROM 3/17/26 - REGULAR MEETING, 3/31/26 - 5TH TUESDAY MEETING, 4/21/26 – PUBLIC HEARING FOR DATA CENTER OVERLAY DISTRICT, AND 4/21/26 – REGULAR MEETING AS PRESENTED.

PUBLIC

Attendance: Joseph V. Imperial, L. Maria Rosenberg, Joseph Cichowicz, Yung Hong, Ronald Schmehl, Donna Schmehl, Regena Miller, Glenn Emery, D. Scott Nord, Phyllis A. Parcella, Brandon Perrone, James Hong, Barb Dietrich, Todd Dietrich, Bev Leonti, David Robinson, Donna Smith, Jane Zintak, Roxanie Peters, Don Brennen, Kathy Roland, Joe Roland, Perry Haas, Sue Haas, Lauren Kern, Brandon Strickland, and Jeffrey Breneiser.

A.) Kasia Azzolina – trash collection on Open Hearth Drive

Ms. Azzolina did not attend but other residents spoke about this topic.

B.) Phyllis Parcella, a resident of Open Hearth Drive, reported that they pay for private trash collection and pay to the Township. She said that this costs approximately \$300 for the Twp. annually and \$300/quarter for private hauler. She stated that the hauler must back down the road to reach the houses.

Mr. Marshall and Mr. Yost will look at this tomorrow and review the contract specs to determine what can be done.

C.) Joseph Imperial, a resident of 20 S. Summit Ave – Sencit Townhouses, talked about existing issues such as the elevator, mice, roaches, and lack of water. He stated that he pays approximately \$1387 per month.

Atty. Frankowski said that the Township is aware and citations have been issued. She urged residents to contact HUD to generate more attention. She recommended hiring his own attorney because he has a right to live in a habitable place.

Mr. Imperial added that he is a disabled veteran and he should not have to live like this.

Mr. Miller explained that this could be addressed by the proposed Rental Ordinance.

Atty. Frankowski explained that if the building is placarded, where to place 200 residents would be a problem.

D.) Louisa Maria Rosenberg (AKA Sunshine), a resident of 20 S. Summit Ave – Sencit Townhouses, voiced concern about the elevators and the safety of the elderly residents. She stated that she tries to help the others.

Mr. Donnell voiced his displeasure with the situation. The Board is limited. He recommended that residents contact higher authorities.

E.) Regena Miller, a resident of Parkside Ave., stated that MDX is doing a great job with the construction near Montrose Ave. Her issue is with the trash pickup.

Mr. Yost stated that Public Works has helped out.

Atty. Frankowski advised checking the contract specifications because fines can be imposed for lack of trash pickup.

F.) Ron Schmehl, resident of Freemansville Rd., wanted to discuss transparency in government. He questioned the payment of bills and the cost of the new fire station at approximately \$13.8 million.

Mr. Donnell recommended filing a Right-To-Know request or watching the meetings on YouTube.

Chief Beane explained that the fire station project has been worked on for over 10 years, involved 4 contracts, and was done in 2 phases. It is very close to being on budget using the \$15 million bond.

The 1st phase brought utilities like public water and natural gas to the campus. The 2nd phase was the building construction.

Some close-out documents will be presented tonight.

Chief Beane invited anyone to reach out to the Fire Department for real information. Ask questions, don't rely on social media for answers.

G.) Bev Leonti, a resident of Crestview Blvd., thanked Ms. Campbell and expressed her appreciation for running a short and concise meeting for the last Board of Commissioners meeting.

H.) David Robinson, a resident of Hessian Blvd., questioned the Delta Development deliverables. The need for commercial water along Lancaster Pike has not been addressed.

The stated that the TND Overlay District was just the MUGC District on steroids. He recommended rewriting the MUGC to address issues.

Mr. Donnell said that he would welcome feedback with specifics.

Mr. Miller stated that the LSA grant for the master plan will help address the Lancaster Pike development.

Ms. Regena Miller asked which properties on Lancaster Avenue were on wells.

The Township and the Board are aware of the infrastructure challenges along Lancaster Pike.

I.) Branden Strickland, a resident of Hemlock Rd., declined to speak by saying that his concerns had been addressed.

ECONOMIC DEVELOPMENT

A.) Zoning Proposals

1.) Traditional Neighborhood Development (TND) Overlay – Public Hearing for the text and map amendments to the Zoning Ordinance on 6/01/26 at 5:30 p.m.

a) Advertised in the Reading Eagle on 5/17/26 and 5/24/26

Mr. Miller invited everyone to get the latest information about the TND. It is on the website or you can contact Mrs. Wylezik-Pfeiffer if you need anything.

B.) Recreation Grant application – C2P2 grant application submitted 4/29/26 for a recreation plan.

Mr. Miller explained that this is a grant for a recreation master plan. This grant has a 50/50 split so that would translate into \$82,00 with a match of \$82,000.

C.) Safe Streets and Roads for All (SS4A) grant application for a traffic safety action plan – submitted 5/26/26 – discussion

This grant is to address road safety. A traffic safety action plan is needed to pursue other grants. The application is for \$378,000 with a match of \$94,000. This grant will be awarded in the fall.

D.) Greenways, Trails and Recreation Program (GTRP) grant application for playgrounds/parks – consider authorizing resolution

1) Estimates from HRG dated 5/11/26

ON MOTION OF MR. DONNELL, SECOND OF MS. ROWE, A UNANIMOUS VOTE TO AUTHORIZE A RESOLUTION FOR THE GREENWAYS, TRAILS, AND RECREATION PROGRAM GRANT APPLICATION FOR PLAYGROUNDS AND PARKS.

E.) Commonwealth Financing Authority Multimodal Transportation Fund (CFA-MTF) grant application for bridge work - consider authorizing resolution

This was explained as a grant for \$1.7 million with no match for work on the Poplar Neck Bridge.

**ON MOTION OF MR. MILLER, SECOND OF MS. CAMPBELL, A UNANIMOUS
VOTE TO AUTHORIZE A RESOLUTION FOR THE COMMONWEALTH
FINANCING AUTHORITY MULTIMODAL TRANSPORTATION FUND GRANT
APPLICATION FOR BRIDGE WORK.**

Barb Dietrich asked about the match money needed for the grants. She expressed her concern with the budget and the Township spending.

There was discussion about Delta Development writing the grant applications and helping to obtain grants.

It was announced that Cumru Township has been awarded \$748,868.00 from the Congressional Directed Spending grant through the appropriations committee from U.S. Rep. Houlihan's office for the Angelica Interceptor project. U.S. Sen Fetterman's office is to be determined.

POLICE DEPARTMENT

A.) Monthly Key Performance Indicator (KPI) Report – April 2026

Chief Winchester explained that the Police Department has finished mandatory training and conducted neighborhood training.

Chief Winchester gave a public service announcement concerning new fraud cases involving bank accounts with fines. He explained that one said that the Chief would meet them to get the money. Please call the Police Department 24 hours/day if you believe that you are being scammed. Call the non-emergency number or call 911 and ask for the non-emergency number.

It is near impossible to get your money back! If it is high pressure-it is probably a scam!

B.) Civil Service Testing – update

Chief Winchester reported that 8 applicants went through testing and had oral interviews. The next step is to have the CSC certify a hiring list.

C.) Annual Fishing Rodeo for youth 12 and under – recap

Chief Winchester reported that this event was held May 9, 2026, at Brady's Pond 9 a.m. to noon with approximately 26 youth attending. Everyone had a blast and he recommended continuing the event.

Chief Winchester gave an extra public service announcement. A poster has been posted on Facebook concerning the requirements for Ebikes and scooters. These are not to be ridden on sidewalks or roadways. They are for use on private properties only. There has been an increase in trauma because they are not equipped with safety features.

FIRE DEPARTMENT

A.) Monthly Key Performance Indicator (KPI) Report – April 2026

Chief Beane reported that the Fire Department is working on creating KPIs.

He reported there had been a structure fire on Acorn Dr. Quick response by the Fire Department was able to save ½ of the duplex.

B.) Burn Ban – update

Chief Beane stated that the burn ban will be lifted as of this evening. He advised everyone to remain cautious around open fires or open fire pits.

He reminded that a property must be at least 10 acres for open burning. A burning permit is required!

C.) Fire Station Construction –

1) Consider pay applications totaling \$ 224,960.09

CONTRACTOR	APPLICATION	AMOUNT
H.B. Frazer	PAY APP 19	\$ 66,403.39
H.B. Frazer	PAY APP 20	\$ 79,344.92
Vision Mechanical	PAY APP 18	\$ 6,080.66
Vision Mechanical	PAY APP 19	\$ 73,131.12
	TOTAL	\$ 224,960.09

ON MOTION OF MR. FERRERO, SECOND OF MR. MILLER, A UNANIMOUS VOTE TO APPROVE THE PAY APPLICATIONS FOR THE FIRE STATION AS STATED IN THE CHART ABOVE.

2) Final change orders for the project (already incorporated in the pay application totals) - consider approval

Air Management	- \$53,788.00
Vision Mechanical	- \$31,051.69
HB Frazer	\$69,898.31
Balton Construction	\$36,157.53
	\$21,216.15

The top 2 numbers in the chart reflect credits and the bottom 2 numbers reflect overages.

ON MOTION OF MR. MILLER, SECOND OF MR. FERRERO, A UNANIMOUS VOTE TO APPROVE THE CHANGE ORDERS AS PRESENTED ABOVE.

ADMINISTRATION

A.) Monthly Key Performance Indicator (KPI) Report – April 2026

Mr. Marshall explained the Administration KPIs.

B.) Refuse Contract – discuss contract bidding and options for Flying Hills - update

Mr. Marshall reported that he is working on producing specs for bidding in the near future.

There was discussion about mechanical collection and manual collection and the need for 2 bid proposals. Many haulers have moved to mechanical collection. Manual collection could cost double. Bulk items will be collected but all the details have not been worked out yet.

They are trying to address all the challenges.

C.) PAYMENTS OF BILLS – authorize payment of bills for 4/24/26, 5/01/26, 5/08/26, 5/15/26, and 5/22/26.

ON MOTION OF MS. CAMPBELL, SECOND OF MR. FERRERO, A UNANMIOUS VOTE FOR PAYMENTS OF BILLS FOR 4/24/26, 5/01/26, 5/08/26, 5/15/26, and 5/22/26.

PLANNING

A.) Hawthorne Land Development Plan – reaffirm plan approval

(Note: Settlement plan approved by Township 11/29/23. Settlement approved by Court 9/30/2024.) Conditional final plan approval was reaffirmed on 4/29/25, 8/19/25, 11/18/25 and 2/17/26.

ON MOTION OF MS. ROWE, SECOND OF MR. DONNELL, A MAJORITY VOTE TO REAFFIRM FINAL PLAN APPROVAL FOR THE HAWTHORNE LAND DEVELOPMENT PLAN AND AUTHORIZING SIGNING THE PLANS CONDITIONED ON SOLICITOR REVIEW OF ALL AGREEMENTS, DEP APPROVAL OF THE PLANNING MODULES, RECEIPT OF IMPROVEMENTS ESCROW, AND PAYMENT OF ALL FEES. MR. MILLER ABSTAINED BECAUSE HE WAS NOT PRESENT AT THE TIME OF THE VOTE.

B.) Missionary Sisters of the Precious Blood - consider authorizing Escrow Release No. 1 in the amount of \$109,413.57.

1) GVC Review letter recommending Escrow Release No. 1, dated 5/11/26

Mr. Rogosky explained that GVC had reviewed the release request based on work completed in the improvements agreement and recommended the release.

ON MOTION OF MR. FERRERO , SECOND OF MS. ROWE, A UNANIMOUS VOTE TO AUTHORIZE ESCROW RELEASE NO. 1 IN THE AMOUNT OF \$109,413.57 FOR THE MISSIONARY SISTERS OF THE PRECIOUS BLOOD.

PUBLIC WORKS

A.) Monthly Key Performance Indicator (KPI) report – April 2026

Mr. Yost reported that Public Works has met expectations. Some of the metrics are seasonal. Mr. Miller said the KPIs looked good.

B.) Ardmore Ave. Sewer Replacement Project – consider approval for pay app #2 for MDX Site in the amount of \$103,194.46.

1) Pay App #2 letter from Atlas dated 4/30/26

ON MOTION OF MR. MILLER, SECOND OF MR. FERRERO, A UNANIMOUS VOTE TO AUTHORIZE PAY APP #2 FOR MDX SITE IN THE AMOUNT OF \$103,194.46 FOR THE ARDMORE AVE. SEWER REPLACEMENT PROJECT.

C.) Discussion about Public Works roof replacement and solar panels – possible grants

Mr. Yost explained that the grant was being pulled and they would continue to explore options.

Mr. Marshall talked about placing solar on the new Fire Station.

D.) Capital Planning & Roadway Policy – presentation and discussion

Mr. Yost and Mr. McGuire have been working on a road improvement plan.

Mr. McGuire explained the 5-tier Pavement Condition Index (PCI) used to assess the roads.

Tier 1 = best condition

Tier 2 = good

Tier 3 = fair

Tier 4 = poor

Tier 5 = beyond serviceable life, needs total reconstruction

The majority of the Township roads fall in the Tier 3 and Tier 4 categories.

The condition is based on more than a score. Other factors such as existing infrastructure, winter paving and number of travelers using the road are taken into consideration.

Possible finance sources are Liquid Fuels money, grants, and low-interest loans.

He explained 7 methods of treatment and cost options for each.

The primary focus would be on long term preventative maintenance for Township roads not state roads.

There was a discussion about aggregate or “oil and chip”.

Mr. Donnell asked about diminishing return with using Township crews. The Township would not do “oil and chip”.

Mr. Ferrero commended Public Works for the recent road work completed by the Township crews.

Mr. Miller explained the process for the Capital Planning & Roadway Policy. Assessments would be done every year. A Capital Reserve Fund would be used for budgeting of projects. Departments and the Manager would make recommendations to the Commissioners to avoid personal bias.

The Board agreed by nodding heads for Atty. Frankowski to put this into a formal form.

ENGINEER

Mr. Rogosky reported that they had successfully completed the ARLE grant.

SOLICITOR

A.) Sencit Apartments - update

There was much discussion earlier about this subject.

B.) Rental Ordinance – presentation and discussion

Mr. Miller explained the ordinance. There would be an annual registration data base for rental units. There would be an annual fee and regular inspections conducted with notice. He gave an example of \$100/unit to pay for inspections and software.

Ms. Dietrich asked if we would use in-house or contracted services for the inspections.

Atty. Frankowski stated that it would place a burden on Administration to carry out the ordinance.

The Board agreed by nodding heads to have Atty. Frankowski draft an ordinance.

CORRESPONDENCE

- A.) 50th Annual GGML Community Days - notice of parade and events, rec.4/24/26
- B.) NPDES renewal application for WBLF, dated 5/15/26
- C.) Blighted Property Notice for 1021 Freemansville Rd., dated 5/19/26, rec. 5/26/26 (on action item list)
- D.) Letter from Kristin Hoffman RE: Harding Ave/Brooke Blvd. intersection, dated 5/7/26, rec. 5/26/26

It was reported that the signs had been ordered. The Ordinance was passed in April 2026.

ZONING

- A.) Zoning Hearing Board - discussion of current applications from ZHB on 5/26/26
 - 1) **App #837** – Continuance until 5/26/26 – 205 Church Rd. – PCS Mental Health, LLC seeking a modification of a 2020 written decision to permit 2 additional residents to reside at the group home permitted at the property located in the MR- Medium Density Residential District. Amended application to address number of employees and required parking spaces.
GRANTED WITH CONDITIONS – VERBAL

2) **App #842** – Posch Development Group, LLC -210 Pershing Blvd.
WITHDREW APPLICATION

3) **App #843** – Continuance until 5/26/26 – Pascal -2399 Lancaster Pike – Seeking a variance from Section 411(D) for minimum side yard setback to build a 30 x 60 ft building for sales, repairs and trailer storage. The property is located in the Highway Commercial (HC) District. The property received ZHB relief in 2022 for a 1-story building.
GRANTED – VERBAL

4) **App #844** – DS Property Ventures, LLC – 946/970 Morgantown Rd. – Seeking use variances from Section 410(B)-Uses by Right and (C)-Uses by Special Exception, in order to construct 4 apartment buildings totaling 28 units and related improvements. Applicant previously obtained zoning relief to extend self-storage units on the property from the adjacent self-storage facility. Applicant has since sold the adjacent property and retained this property. Self-storage is no longer feasible on the property due to market saturation and applicant proposes garden-style apartments are the best use for the premises. This 5.5 acre parcel is located in the General Industrial (GI) Zoning District.
DENIED – VERBAL

5) **App #845** – McBride – 606 Harding Ave. – Seeking a variance from Section 910 (A)(3) as amended in Ordinance 770 Section 22 which limits the height of fences in the front yard. This 0.25 acre property located in the Medium Density (MR) Zoning District is a corner lot

with technically 2 front yards by definition. The applicant build a 6 ft. fence which would be allowed in a side yard.

GRANTED -VERBAL

It was requested that written decisions should be forwarded to the Board and Atty. Frankowski.

COMMISSIONERS

A.) Action Item tracker update

- 1) SR724 Crosswalks - crosswalk signs were placed, line painting is weather dependent
 - 2) Process improvements (KPIs, communications, etc.) – add to action item list as needed
- The goal is to get the action items on the new website.

B.) Rec. Center and Cedar Top Fire Station – discussion re: repurposing of buildings

Atty. Frankowski stated that this will be discussed during executive session since it involved possible sale of real estate.

C.) Executive session

- 1) Personnel issues – Administration finance position/ Manager position/ Administration
- 2) Discussion of Codes Enforcement
- 3) Matter of Potential Litigation
- 4) Matter of Litigation – OHB
- 5) Fire Leases
- 6) Intern

Executive session began at 9:29 p.m. – To discuss several personnel issues for Administration, 1 matter of Codes Enforcement involving real estate, matters of potential litigation and actual litigation, fire station leases and intern position.

Executive session ended at 10:50 p.m. – Several personnel issue for Administration, 1 matter of Codes Enforcement involving real estate, matters of potential litigation and actual litigation, fire station leases and intern position.

ON MOTION OF MR. DONNELL, SECOND OF MR. MILLER A UNANIMOUS VOTE TO RATIFY THE SETTLEMENT AGREEMENT BETWEEN PENSKE, CUMRU TOWNSHIP AND OLD HICKORY PROPERTIES, LLC DATED MAY 1, 2026.

ON MOTION OF MR. DONNELL, SECOND OF MS. CAMPBELL, A UNANIMOUS VOTE TO APPROVE THE TERMINATION AGREEMENT BETWEEN VOLUNTER FIRE COMPANY GRILL #1 OF PA AND CUMRU TOWNSHIP FIRE DEPARTMENT BEING EFFECTIVE AS OF 6/01/2026 WITH RESPECT TO THE 2010 LEASE AGREEMENT.

ON MOTION OF MR. DONNELL, SECOND OF MR. MILLER, A UNANIMOUS VOTE TO AMEND THE AGENDA TO INCLUDE AN AGENDA ITEM TO INCLUDE A

QUOTE FROM UTILITY SERVICES GROUP TO INSTALL TEMPORARY FLOW METERS WITH RESPECT TO THE ANGELICA INTERCEPTOR PROJECT.

ON MOTION OF MR. DONNELL, SECOND OF MR. FERRERO, A UNANIMOUS VOTE TO ACCEPT UTILITY SERVICE GROUP QUOTE SUBJECT TO KENHORST BOROUGH SPLITTING THE COST OF THE QUOTE OF \$20,750.00.

ON MOTION OF MR. DONNELL, SECOND OF MR. MILLER, A UNANIMOUS VOTE TO AMEND THE AGENDA TO CONSIDER THE EXPENDITURE OF \$26,159.63, NOT TO EXCEED, TO STV FOR THE POPLAR NECK BRIDGE PROJECT.

ON MOTION OF MR. DONNELL, SECOND OF MR. FERRERO, A UNANIMOUS VOTE TO PAY STV THE TOTAL AMOUNT, NOT TO EXCEED \$26,159.63, FOR THE RESEARCH FOR THE POPLAR NECK BRIDGE PROJECT GRANT.

PUBLIC REMINDERS

A.) Zoning Hearing Board Meeting – 6/23/2026 at 6:00 p.m.

B.) Board of Commissioners Meeting for June 2026

Public Hearing for TND Overlay – 6/01/2026 at 5:30 p.m.

Regular Meeting – 6/16/2026, at 7:00 p.m.

5th Tuesday Meeting – 6/30/2026 at 7:00 p.m.

C.) Planning Commission Meeting – 6/01/2026 at 6:00 p.m. (after Public Hearing)

D.) Vacancies

Planning Commission – 1 Alternate position – usually meets 1st Monday of the month

E.) Tax Collector - monthly report - Tax Collector page on the Cumru Township website.

F.) Codes Department – monthly report – Codes page on the Cumru Township website

ADJOURNMENT

ON MOTION OF MR. DONNELL, SECOND OF MS. ROWE, A UNANIMOUS VOTE TO ADJOURN THE MEETING AT 10:58 P.M.

Respectfully submitted,



Patricia A. Wylezik-Pfeiffer
Assistant Secretary