

CUMRU TOWNSHIP BOARD OF COMMISSIONERS
SPECIAL MEETING JUNE 1, 2026

The Special Meeting of the Cumru Township Board of Commissioners was called to order at 7:18 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, and Special Projects/Asst. Secretary Patricia A. Wylezik-Pfeiffer.

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.

PUBLIC

Attendance: Brian Hard, Marie Ryan, Scott Horner, Rich Santolen, Steve Symanski, Mike Nowotarski, Georgette Krick, Laura Stockhausen, JoAnn Dowling, Roberta Kennedy, Jake Simpson, Stanley Kemp, Ron Schmehl, Donna Schmehl, Barb Dietrich, Todd Dietrich, Bob Matt, Bev Leonti, Perry Haas, Sue Haas, Branden Strickland, Pat Hobbs, Nick Szeredai, Judith Ingram, Lisa Quinby, Beth McGeehan, Zach Martin, Roger Fuatti, Tina Fuatti, Susan Whary, Barbara Nagle, Richard Keffer, Donald Brennan, Annie McCain, Jane Zintak and Wayne Hetrick.

ECONOMIC DEVELOPMENT

**A.) PROPOSED TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)
OVERLAY DISTRICT TEXT AND MAP AMENDMENTS TO ZONING ORDINANCE
OF 2009, AS AMENDED – consider and vote on enactment**

Mr. Ferrero asked if the overlay supersedes the previous zoning. Atty. Frankowski said that it would be owner's choice.

Mr. Ferrero asked if the ordinance was fixed or if it could be changed. Atty. Frankowski said that it could be changed in the future by following the amendments procedure.

Mr. Ferrero said that Cumru Township is a dead zone for development and needs to move forward. What do we gain or lose with a delay?

Mr. Miller stated that the feedback is that Cumru Township is not an easy place to do business. Lancaster Pike is not appealing. We need a better customer experience.

The Planning Commission can dig into this and create an amendment.

Mr. Donnell said this was not a rushed process. The consultant was hired in 2025. It was a thoughtful process and they tried to get feedback.

Mr. Ferrero stated that he has lived here for 25-30 years and he likes Nolde Forest and the natural beauty of the area. He wants to preserve the beauty. It is a balancing act of Nature vs Development.

Mr. Miller said that it needs to be smart development to make sense.

Ms. Campbell said that is a difficult decision. She attended the community events. People said that they missed the traditional neighborhood. She gave Lewes, Delaware as an example.

Mr. Miller said that they were working with the school district.

Ms. Rowe said that once the land is gone, it is gone.

Mr. Donnell replied that the Commissioners as Cumru residents themselves don't take this lightly. We must face reality and address the issue head on.

Mr. Miller stated that it was not a conflict of interest that his wife is on the school board.

Wayne Hetrick, a resident of Exeter, talked about development in the Mt. Penn area. The Bowl-O-Rama used to be there. Giant was there and moved down the road. Stores come and go. They are just leases in the strip malls. Pie in the Sky idea with income for short periods of time.

Georgette Krick, a resident of Winged Foot, asked about the commercial area where the Rite-Aid used to be located.

Nick Szeredai, a resident of Rim View Lane, agreed that it is a hard task. He stated that he would prefer commercial to residential. He talked about the disconnect between the Planning Commission and the Board. They need to do their homework. He asked if reviews were done by the Fire Department. Police, School District, etc. He asked about eliminating apartments and considering a 55+ Community. He stated that residential was supposed to come later after commercial development.

Richard Keffer, a resident of Mt. Penn Rd., said that he had previously reviewed plans and zoning ordinances as a member of the Berks County Planning Commission. The overlay idea is not a bad idea. He had made a motion to delay the TND at the last Planning Commission meeting.

He said that items need to be cleaned up. The same definitions used in the current Zoning Ordinance should be incorporated. Codes should be separate from zoning.

Mr. Keffer talked about how parts of Flying Hills had Planned Residential Development (PRD) and Planned Unit Development (PUD). West Reading has mixed-use development. An overlay is a compliment to the underlying zoning district. He recommended including day care, real estate offices, etc. with commercial on the 1st floor and residential on the upper levels.

Mr. Donnell asked about the raising taxes question. Mr. Keffer said that money came from commercial and retail services.

Mr. Donnell asked for a motion to approve enacting the TND Overlay ordinance.

ON MOTION OF MR. MILLER, SECOND OF MR. FERRERO, A MAJORITY VOTE TO ENACT THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) OVERLAY DISTRICT TEXT AND MAP AMENDMENTS TO THE ZONING ORDINANCE OF 2009, AS AMENDED. MS. ROWE VOTED NO. MR. MILLER, MR. DONNELL, MR. FERRERO AND MS. CAMPBELL VOTED YES.

ADJOURNMENT

**ON MOTION OF MR. DONNELL, SECOND OF MS. CAMPBELL, A UNANIMOUS
VOTE TO ADJOURN THE MEETING AT 7:45 P.M.**

Respectfully submitted,

A handwritten signature in cursive script, reading "Patricia A. Wylezik-Pfeiffer". The signature is written in dark ink and is positioned above the printed name.

Patricia A. Wylezik-Pfeiffer
Assistant Secretary