

**CUMRU TOWNSHIP BOARD OF COMMISSIONERS
REGULAR MEETING JUNE 16, 2026**

The Regular Meeting of the Cumru Township Board of Commissioners was called to order at 7:00 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, Interim Manager/Secretary Peter S. Marshall, Special Projects/Asst. Secretary Patricia A. Wylezik-Pfeiffer and Joseph P. Rogosky of Great Valley Consultants. Business/Personnel Administrator Kristin Yoder was absent.

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 – May 2026

Matthew Wagner, Deputy Chief for TowerDIRECT, gave the monthly report. Mr. Donnell asked if there were any trends. Mr. Wagner replied nothing outside of normal.

APPROVE MINUTES

The minutes will be deferred until June 30, 2026.

PUBLIC

Attendance: Ronald Schmehl, Donna Schmehl, Regena Miller, Glenn Emery, Bev Leonti, Helene Devine, Kathy Roland, Joe Roland, Brandon Smoker, Nada Liepins, Douglas Walther, Roberta Kennedy and Barbara A. Nagle.

A.) Helena Devine – parking and signage questions for Estate sale at 487 Church Road August 6-9, 2026

Helene Devine had contacted the Township requesting to be able to use the parking lots at the old Fire Station and the Rec Center for parking during an estate moving sale for her property at the corner of Church Rd. and Welsh Rd.

Chief Beane forwarded her request.

Chief Madison made recommendations based on safety concerns. Due to the lack of crosswalks and sidewalks in the area, it was recommended that an off-duty police officer be hired at a cost of \$90/ hour for the event.

Mr. Donnell asked about a waiver of liability. Atty. Frankowski recommended not allowing this request due to liability and setting a precedent for the future.

Ms. Divine asked about whether she could provide a shuttle back and forth. Atty. Frankowski said that there would still be a liability issue.

Ms. Divine asked about sign locations. She was directed to look at the sign section in the Zoning Ordinance. She was reminded that all signs must be removed within 24 hours after the event has ended.

B.) Regena Miller, a resident of Parkside Ave., had addressed the board at the last meeting concerning trash collection at the corner of Parkside and Ardmore. She reported that there is no longer a problem and that the trash is collected on Monday Mornings before the road construction starts.

Ms. Miller voiced her concerns about having automated trash collection in her area.

C.) Brendan Smoker, a solar representative from Exeter, was informed by Atty. Frankowski that public comment is reserved for residents and property owners in Cumru Township.

D.) Glenn Emery, a resident of Fairway Rd., discussed the Data Center moratorium being posted on social media. Atty. Frankowski said that a moratorium could lead to a lawsuit for exclusionary zoning. The Township can't exclude a use, just try to control the situation.

E.) Doug Walther, an Executive with The Heritage at 200 Tranquility Lane, addressed the Board concerning the proposed Aqua PA facility that is being relocated from Flying Hills to The Heritage. The Heritage has not given approval for the project. He noticed that there is an item on the agenda to consider a letter of support for Aqua PA. He requested that the Board not support the project at this time.

Mr. Marshall said that this is listed as item C under Administration. The Township received a letter from Aqua PA requesting a letter of support for financing. While the Township supports the process of removing PFAS from drinking water, all the details were not given.

There was discussion about The Heritage receiving an easement, getting details about repairing the property and safety concerns. It was suggested that a land development plan could be required.

Mr. Miller asked about Public Utility rules. Atty. Frankowski suggested that a land development plan and payment for the land at fair market value should be considered. She recommended getting their lawyer involved.

ECONOMIC DEVELOPMENT

A.) Discussion of on-going efforts and alternative ideas

Mr. Donnell said that this is on the agenda in order to have everyone included in the process.

Ms. Rowe voiced concern for promoting open spaces. She also asked if the water situation along SR222 was being worked on.

Mr. Miller said that these are part of the study that was included in the grant application that will not be awarded until the end of the year. It is a money issue.

Mr. Donnell replied that there is an order of operations, Huge goals need funding. SR222 is a complex undertaking due to the infrastructure and it will take time.

Mr. Miller stated that there are lots of metrics beyond the infrastructure that have to be considered. This is a multi-year project.

POLICE DEPARTMENT

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

Chief Winchester explained that the Police Department KPIs has 2 glaring increase in mandatory training and repeat calls. The Sheetz store has many repeat calls due to being open 24 hours a day, every day.

Mr. Ferrero asked about self-directed activity. Chief Winchester replied that this anything outside of normal activity that is initiated on their own.

Chief Winchester Reported that due to the follow through of the officers, the person who broke into the Little Caesar's has been caught.

B.) Civil Service Commission – update

1) Civil Service Commission meeting held 6/15/26

2) CSC meeting advertised in the Reading Eagle on 6/11/26

Chief Winchester reported that the Civil Service Commission certified the Hiring List at the meeting yesterday. It has been Township practice to have an active list available.

C.) Fire Police – discussion

The Fire Police are currently split between the Police Department and the Fire Department.

There was discussion about making changes. It was decided that the liaisons could discuss this further.

Mr. Ferrero asked about getting the information out to the public regarding the NO PARKING/ Road Closure during Community Days. He was told that it will be posted on the Police Facebook page on Thursday and information will be hand delivered to the residents in the area.

FIRE DEPARTMENT

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

Chief Beane reported that the Fire Department is working on creating KPIs. He thanked Mr. Yost and Ms. Campbell for their help.

Chief Beane reported that times are shown in seconds for clarity.

There was discussion about visual public awareness because the goal is to get the information out to the public.

B.) Fire Station Construction –

1) Consider pay applications totaling \$ 427,332.53

CONTRACTOR	APPLICATION	AMOUNT
Balton	PAY APP 23	\$ 427,332.53
	TOTAL	\$ 427,332.53

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

ADMINISTRATION

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

Mr. Marshall explained the Administration KPIs are stable with the record requests increased.

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. He hopes to have everything ready for the July meeting.

C.) Aqua PA well station improvements to treat PFAS- consider letter of support

This issue was discussed earlier and is tabled for now.

D.) Solar – discussion about proposals

2 companies gave proposals for solar for the Public Works building and the New Fire Station. There is concern about the roof warranty for the New Fire Station.

Mr. Miller said that the Safe Harbor needs to be decided tonight.

Mr. Marshall suggested getting the proposals sent to the Board.

There was a bidding question for solar. Atty. Frankowski said that there is a \$24,000 threshold for bidding unless CoStars completes the package. It must be advertised 2x separated by 3 days.

Mr. Miller voiced concern that they will not make the timeline.

Atty. Frankowski said that she hasn't seen anything on this and she would need specs for price for contracts.

Mr. Donnell asked about having a Special Meeting or pushing this into next year.

The Board can't take action at this time.

E.) PAYMENTS OF BILLS – authorize payment of bills for 5/29/26, 6/05/26, and 6/12/26.

ON MOTION OF MR. FERRERO, SECOND OF MR. DONNELL, A UNANIMIOUS VOTE FOR PAYMENTS OF BILLS FOR 5/29/26, 6/05/26, and 6/12/26

PLANNING

A.) PLANS

2024-01 OLD HICKORY BUILDINGS, LLC – reaffirm approval

(Revised Final Plan) Owner: OHB Properties LLC; Agent: Bogia Engineering Inc.;

Location: Along Morgantown Rd. (SR10); Parcel ID# 39-531403140411; Project No.

2022-011; Proposed Summary: Construct 1 building served by public water and on-lot

sewer. This parcel is located in Cumru Township and Robeson Township so it will need

review and approval by both municipalities. Revised plan approved with conditions by BOC on 5/22/25 and reapproved on 8/19/25 and 12/16/25. Litigation resolved May 2026.

PROPOSED ACTION:

REAFFIRM APPROVAL OF THE REVISED FINAL PLAN DATED 4/24/25 FOR 2024-01 OLD HICKORY BUILDINGS, LLC CONDITIONED ON RESOLVING ALL ISSUES STATED IN THE GVC REVIEW LETTER DATED 5/02/25, COMPLETION OF AN IMPROVEMENTS AGREEMENT WITH CUMRU TOWNSHIP, OBTAINING SIGNATURES AND PAYMENT OF ALL FEES

2024-05 PENSKE CUSTOMER EXPERIENCE CENTER – reaffirm approval

(Preliminary/Final Plan) Location: 2675 Morgantown Rd.- Penske Campus in Green Hills Corporate Center on the north side of Pheasant Rd.; Agent: Integrated Consulting-Zane Geist, PE; Vocon Job Number 210073-00; Proposed Summary: Minor internal traffic improvements. Conditional Preliminary/Final plan approval was granted 9/17/24 and reaffirmed on 12/17/24, 3/18/25, 6/17/25, 9/16/25, 12/16/25, and 3/17/26.

PROPOSED ACTION:

REAFFIRM PRELIMINARY/FINAL APPROVAL FOR THE 2024-05 PENSKE CUSTOMER EXPERIENCE CENTER PLAN CONDITIONED ON COMPLIANCE WITH ALL ITEMS AS STATED IN THE REVIEW LETTER FROM GVC, DATED 7/31/24, GVC REVIEW OF THE UPDATED FINAL PLAN, OBTAINING SIGNATURES, AND PAYMENT OF ALL FEES.

2025-02 719 OLD LANCASTER PIKE (LIGHTPATH) – reaffirm approval

(Preliminary/Final Plan) Equitable Owners: Cablevision Lightpath and J&A Court LLC; Agent: Bogia Engineering Inc.; Location: 719 Old Lancaster Pike; Parcel ID# 39-438512850532; Project No. 2025-020; Proposed Summary: Construction of an 8000 ft² +/- public utility building as well as associated improvements served by on-lot water and public sewer. Located in the HC - Highway Commercial zoning district. Conditional preliminary/final approval was granted on 6/17/25 and reaffirmed on 9/16/25, 12/16/25, and 3/17/26.

PROPOSED ACTION:

REAFFIRM PRELIMINARY/FINAL APPROVAL TO THE 2025-02 719 OLD LANCASTER PIKE (LIGHTPATH) PLAN CONDITIONED ON RESOLVING ANY ISSUES AS STATED IN THE GVC REVIEW LETTER DATED 5/29/25, OBTAINING APPROVAL FROM THE FIRE CHIEF AND SEWER ENGINEER, OBTAINING DEP PLANNING MODULE APPROVAL, OBTAINING SIGNATURES, AND PAYMENT OF FEES.

2026-01 NEW CASTLE LAWN & LANDSCAPE- PHASE 2- reaffirm approval

(Preliminary/Final)) Owner: Navy Yard Enterprises, LLC; Agent : C2C Design Group, Larry Grybosky, P.E.; Location: 1 East Pointe Dr.; Parcel ID# 39531502768404; Project # NCL-CMU-01; Proposal Summary: Phased development. Phase 2 will include a large stone laydown area/yard area, access drives, and expansion of the existing stormwater basin. Future Phase 3 is proposed to include a two-story office building, a one-story shop, associated parking, and utility improvements. Water and sewer will be provided by connection to existing public facilities. Plan received conditional approval 3/17/26.

PROPOSED ACTION:

REAFFIRM PRELIMINARY/FINAL PLAN APPROVAL FOR THE 2026-01 NEW CASTLE LAWN & LANDSCAPE – PHASE 2 PLAN DATED 2/09/26 CONDITIONED ON RESOLVING ANY ISSUES AS STATED IN THE GVC REVIEW LETTER DATED 2/23/26, SHOWING THE 2ND ACCESS DRIVE CURB CUT ON THE FINAL DRAWINGS, OBTAINING NPDES PERMIT APPROVAL, OBTAINING ALL SIGNATURES, AND PAYMENT OF ALL FEES.

ON MOTION OF MS. ROWE, SECOND OF MR. DONNELL, A UNANIMOUS VOTE TO REAFFIRM APPROVAL FOR 2024-01 OLD HICKORY BUILDINGS, LLC; 2024-05 PENSKE CUSTOMER EXPERIENCE CENTER; 2025-02 719 OLD LANCASTER PIKE (LIGHTPATH); AND 2026-01 NEW CASTLE LAWN & LANDSCAPE- PHASE 2 WITH THE CONDITIONS AS STATED FOR EACH PLAN.

2025-07 340 OLD LANCASTER PIKE – consider resolution for sewer planning modules
(Preliminary/Final) Owner: Wyomissing Real Estate One LLC; Agent: C2C Design Group, Larry Grybosky, P.E.; Location: 340 Old Lancaster Pike; Parcel ID# 39439505280887; Project # WCO-CMU-01; Proposal Summary: Construction of a two-story 48 x 100 ft. commercial building to accommodate a retail business on a vacant 0.61 acre lot.

ON MOTION MR. FERRERO, SECOND OF MR. DONNELL, A UNANIMOUS VOTE TO AUTHORIZE THE RESOLUTION FOR THE SEWER PLANNING MODULES FOR 2025-07 340 OLD LANCASTER PIKE.

B.) Missionary Sisters of the Precious Blood - consider authorizing Escrow Release No. 2 in the amount of \$214,872.50.

1) GVC Review letter recommending Escrow Release No. 2, dated 6/02/26

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 MS. CAMPBELL, SECOND OF MR. DONNELL, A UNANIMOUS VOTE TO AUTHORIZE ESCROW RELEASE NO. 2 IN THE AMOUNT OF \$214,872.50 FOR THE MISSIONARY SISTERS OF THE PRECIOUS BLOOD.

C.) County Community Development Block Grant (CDBG) Program – consider whether or not to be included in the County’s CDBG program for fiscal years 2027 -2029.

1) Letter from Redevelopment Authority of County of Berks, dated 5/26/26, rec. 5/29/26

a) Remain in the program- do nothing – but the municipality is ineligible to apply for PA CDBG funds administered by DCED. Continued participation in the County program means automatic participation in the County’s Federal Home Investment Partnerships (HOME) Program which provides funds for affordable housing and related activities.

b) Decide to be excluded – written notice must be sent to the County and HUD and be received by July 7, 2026.

Manager recommends participation in the program.

The Board gave nodding heads to participate in the program.

PUBLIC WORKS

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

There were no questions about the KPI report.

Mr. Yost explained the PA One Call process. You call 811 and they walk you through the process.

B.) Ardmore Ave. Sewer Replacement Project – consider approval for pay app #3 for MDX Site in the amount of \$295,600.01.

1) Pay App #3 letter from Atlas dated 6/04/26

ON MOTION OF MR. FERRERO, SECOND OF MS. CAMPBELL, A UNANIMOUS VOTE TO AUTHORIZE PAY APP #3 FOR MDX SITE IN THE AMOUNT OF \$295,600.01 FOR THE ARDMORE AVE. SEWER REPLACEMENT PROJECT.

C.) Road Tier – presentation and discussion

Mr. McGuire gave an update on the road projects.

41 roads are to be considered for the next 5 years. Public Works is getting pricing to be prepared and have flexibility with options.

30 of the roads fall into the poor category and 11 fall in the beyond serviceable category.

They are working on in-house and out-source contractor projects.

Welsh Rd. is being worked on right now as an in-house project.

ENGINEER

Mr. Rogosky had nothing additional to report.

SOLICITOR

A.) Rental Ordinance – update

Atty. Frankowski reported that she is working on a draft and she found the old 1999 ordinance.

B.) Capital Planning & Roadway Policy – update, consider advertising ordinance

Atty. Frankowski created a draft and requested feedback.

Mr. Miller explained that only Cumru Township roads, not state roads are involved. There are 77 miles of roadway which involves approximately 211 roads. It costs approximately \$1 million/mile to reconstruct roads.

It was suggested to advertise the ordinance for adoption at the June 30th meeting.

ON MOTION OF MS. CAMPBELL, SECOND OF MR. MILLER, A UNANIMOUS VOTE TO AUTHORIZE THE ADVERTISEMENT OF THE CAPITAL PLANNING & ROADWAY POLICY ORDINANCE.

ZONING

A.) Zoning Hearing Board - discussion of current applications for ZHB on 6/23/26

App #846 – Davidson – 136 Meadow Glen Lane – Seeking a variance from Section 910 (A)(3) which limits the height of fences in the front yard. This 1 acre property located in the Low Density Residential (LR) Zoning District is a corner lot with technically 2 front yards by definition. The applicant wants to build a 6 ft. fence which would be allowed in a side yard.

App#847 – Wyomissing Real Estate One, LLC – 340 Old Lancaster Pike – Seeking variances from Section 504(D)(4) regarding maximum disturbance area of land identified as Category 1 Slope; Section 504(E)(5) regarding maximum disturbance area of land identified as Category 2 Slope; and any and all relief that may become apparent to construct a 4,800 sq. ft building. The properties are located in the High Density Residential (HR) Zoning District

COMMISSIONERS

A.) Action Item tracker update

1) SR724 Crosswalks - crosswalk signs were placed, line painting is weather dependent
Completed last week.

2) Open Hearth – trash collection – ongoing
Reached out to contractor regarding the issue.

3) Public Interaction - Agenda discussion

There was discussion about trying to get the agenda out sooner than later. It was proposed that all agenda materials should be submitted 1 week before the meeting or they wait until the next meeting. The agenda should be posted the Friday before the scheduled meeting.

Mrs. Leonti said that it has to be posted 24 hours before by law. This is a minimum and it can be posted earlier.

Atty. Frankowski recommended a resolution to implement the new process.

Mr. Donnell explained that we review the agenda.

Mr. Miller stated that the new website will help with getting information out to the public.

Atty. Frankowski explained that certain sensitive information is exempt and is not shared with the public.

4) Website – update

Mr. Ferrero reported that the kick-off meeting was held on June 9th.

We discussed the design and spirit of the website with the designer who will get a draft back within 6-8 weeks. It will be a back and forth process.

It is expected to be a 6 month process with a tentative go live date of 1/04/2027.

There is an Applicant Tracking System (ATS module) that could be a potential add-on to the website. The set up fee is \$1900 and the annual fee is between \$600-900.

There was discussion about getting proposals and price quotes for billing from Edmunds.gov, Intellitec, and Tyler Tech.

The was a discovery phase to explore payroll, financial programs, and on-line billing capability.

B.) Taxpayer request to pay reduced tax rate due to postal error – discussion

1) Email chain from Tax Collector, beginning 5/26/26

2) Difference is \$92.59 with the Township portion being \$50.60 and the County the balance. There was discussion about this specific case.

ON MOTION OF MS. CAMPBELL, SECOND OF MR. FERRERO, A UNANIMOUS VOTE TO REDUCE THE TAX RATE DUE TO POSTAL ERROR FOR THIS ONE SITUATION.

C.) Ken-Grill Pool – update

1) 2026 Ken-Grill Pool membership Analysis, dated 6/09/26

Mr. Miller gave the update as of 6/09/26. There were 124 memberships with 64 new sign-ups. 53% of the membership are family memberships. The discounted day pass rate of \$7 and pavilion rentals were not included in the report.

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

Chief Winchester gave some ideas for possible uses which included hosting training in the Rec Center and storage of equipment as needed in the old Fire Station.

He recommended retaining the properties.

Mr. Miller suggested that the Rec Center could potentially be rented out again.

Chief Beane said that money for Cedar Top Station had come out of the Fire Fund budget and the Fire Department has paid rent for the space in the Admin. Building.

The training room in the New Fire Station was set up as a classroom to be used by all departments.

Chief Beane reported that he had not been included in any of the discussions about building uses.

Mr. Donnell recommended that the conversation should be continued within the departments.

E.) Executive session

1) Matters of Potential Litigation

Executive session began at 9:15 p.m. – To discuss matters of potential litigation.

Executive session ended at 9:43 p.m. –Matters of potential litigation were discussed. No action was taken.

PUBLIC REMINDERS

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

B.) Board of Commissioners Meeting for June and July 2026

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

Regular Meeting – 7/21/2026 at 7:00 p.m.

C.) Planning Commission Meeting – 7/06/2026 at 6:00 p.m.

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

The Administration office will be closed June 19, 2026, for the holiday.

ADJOURNMENT

**ON MOTION OF MS. CAMPBELL, SECOND OF MR. DONNELL, A UNANIMOUS
VOTE TO ADJOURN THE MEETING AT 9:45 P.M.**

Respectfully submitted,


Patricia A. Wylezik-Pfeiffer
Assistant Secretary