

**CUMRU TOWNSHIP BOARD OF COMMISSIONERS  
REGULAR MEETING                      OCTOBER 21, 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, and William B. Miller. Also attending were Solicitor Kelsey Frankowski, Lt. George Kuriger, Fire Chief James Beane, Superintendent of Public Works Robert McNichols, Jr., Asst. Superintendent of Public Works Michael Yost, Jr., Business/Personnel Administrator Kristin Yoder, Manager/Secretary Jeanne E. Johnston, Special Projects/Asst. Secretary Patricia A. Wylezik-Pfeiffer and Joseph P. Rogosky of Great Valley Consultants. Commissioner Andy Donnell attended electronically. Chief of Police Madison Winchester was excused.

**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.

Pledge to the Flag.

**PRESENTATION**

A.) Mifflin Community Library

Allison Kalbach and Kristine Bonfitto, both residents of Cumru Township, presented the results of the Mifflin Community Library 2024 annual report. They stated that the library appreciates the annual investment from the Township.

They explained the diverse programs being offered including a sensory inclusive storytime. Over 60 volunteers help to provide the services. There are over 2000 card holders in Cumru Township. They noted that the library has a Gold Star status.

They asserted that the library manages finances wisely and generates money through fundraising bingos and grant applications. Ms. Kalbach and Ms. Bonfitto requested that the Board maintain support in the amount of \$39,500.00 for 2026.

**AMBULANCE SERVICE**

A.) Monthly Report – September 2025

The report was on the Commissioners' tablets. There were no questions.

## APPROVE MINUTES

ON MOTION OF MR. WILLIAM MILLER, SECOND OF MR. BATDORF, A  
UNANIMOUS VOTE APPROVING THE MINUTES OF 9/16/25 – REGULAR MEETING  
AND 9/30/25 – 5<sup>th</sup> TUESDAY MEETING AS PRESENTED.

## TAX COLLECTOR

### A.) September 2025 Report

#### 1) Year 2025 Real Estate

Balance collectable beginning of month - \$276,293.31

Cash collected - \$44,076.99

Balance collectable end of month – \$232,216.32

#### 2) Year 2024 Interim Real Estate

Balance collectable beginning of month – \$770.70

Cash collected - \$196.69

Balance collectable end of month - \$574.01

#### 3) Year 2025 Interim Real Estate

Balance collectable beginning of month - \$457.46

Cash collected – \$167.87

Balance collectable end of month - \$289.59

#### 4) Year 2025 Per Capita

Balance collectable beginning of month – \$ 21,750.00

Cash collected - \$2,370.00

Exonerations - \$840.00

Balance collectable end of month - \$18,540.00

Ms. Johnston reminded everyone that the Tax Collector schedule is posted. Her office will be closed on Election Day.

## PUBLIC

Attendance: Scott Brady, Gary Brady, Gerald Potochnik, Glenn Emery, Ruth O’Leary, Perry Haas, Ben Fisher, Bev Leonti, Greg Leonti, Allison Kalbach, Kristine Bonfitto, and Mark Ferrero.

No one from the public wished to speak.

## DEPARTMENTS

### Police Department

#### A.) Monthly Report – September 2025

There were no questions about the monthly report.

B) Press release- Death Investigation- Scenic Drive

Mr. Batdorf asked about the status of the case. Lt. Kuriger replied that it was resolved as a suicide.

Fire Department

A.) Monthly Report – September 2025

There were no questions about the monthly report.

B.) Fire Station Construction

1) consider pay applications totaling \$ 506,166.78

CONTRACTOR	APPLICATION	AMOUNT
BALTON, INC.	PAY APP 16	\$ 331,930.41
HB FRAZER	PAY APP 15	\$ 64,708.97
VISION MECHANICAL	PAY APP 14	\$ 30,039.00
AIR MANAGEMENT	PAY APP 12	\$ 79,488.40
	<b>TOTAL</b>	<b>\$ 506,166.78</b>

**ON MOTION OF MR. BATDORF, SECOND OF MS. ROWE, A UNANIMOUS VOTE TO AUTHORIZE THE PAY APPLICATIONS FOR FIRE STATION CONSTRUCTION, AS STATED IN THE TABLE ABOVE, FOR A TOTAL AMOUNT OF \$506,166.78.**

C.) Paving and Handicapped Ramps – update

Ms. Johnston followed up on this topic from the 9/30/25 meeting. She explained that, since the bond ordinance included campus improvements in addition to the fire station, it had been proposed to pave the main parking areas and replace the handicapped ramps at the administration building which is on the same campus as the fire station.

This portion of the project is expected to cost approximately \$246,000. Of that amount, \$100,000 will be paid from the General Contractor allowance and the remainder will be paid from the balance of the bond money. The paving and ramp replacement will be administered as a change order to the scope of the current construction project.

Ms. Johnston took a moment to commend everyone who has attended the construction meetings held every 2 weeks since the project started with phase 1. The in-person meetings have helped to keep the project on target and resolve issues quickly.

Administration

A.) Codes Department – September 2025

- Building Permits Issued – 12
- Use Permits Issued – 0
- Zoning Permits Issued – 20
- Notices of Violations – 15
- Citations issued – 0
- Violations complied – 14
- Phone calls from contractors, realtors & public approximately – 232
- Properties placarded – 0
- Permit Inspections Done – 51

Inspections with the Fire Department – 2  
Training Seminars attended – 0

B.) 20 S. Summit – Sencit Apartments – NOV letter for elevators dated 10/06/2025

Ms. Johnston gave an update on this issue. The GVC liaison, Terry Naugle, and William Frymoyer Sr. from Cumru Township Codes Department have continued to pressure the owners to move forward with replacing the elevators due to a history of numerous repairs. The owners have supplied the requested information in response to the NOV letter. The elevators are original and the replacements will have to be custom built units, a process that will take a year.

County officials have shown interest and continue to be involved.

Chief Beane stated new elevators need to be built and retrofitted to a building built in 1976. The elevators will be replaced one at a time so there is an elevator in working order at all times. There is a one year time line for manufacturing the elevators.

Mr. Greg Miller stated that he has communicated with many County and State officials. He said that Berks County Commissioner Santoni would like a synopsis to report to the office of the Aging. State Rep. Guzman plans to stop by in November.

Ms. Johnston reminded everyone that this is not a Township project. Attention from the officials is good but the primary question is where 200 elderly handicapped individuals will go if the building is closed. There isn't a facility available to accommodate this number of people with special needs.

William Frymoyer Sr. reported that the project was delayed when the person handling the contract with Otis Elevator left. The elevators are currently repaired. Mr. Frymoyer and Chief Beane explained how the elevator breaker gets tripped when residents prop the doors open, then it needs to be manually reset before the elevators will work again. They both recommended that there be a 24/7 maintenance person on site to address this issue until both elevators are replaced.

C.) Municipal Boundary – update

Ms. Johnston reported that the property on S. 9<sup>th</sup> St. is working on permits. South 9<sup>th</sup> St. continues to be an area for dumping. Township forces clean it up and the cost is paid from the refuse fund.

Representatives from Cumru Township, City of Reading and West Reading Borough had a meeting to discuss the trash resulting from the unhoused population in the triangle near West Reading. Mr. Greg Miller, Mr. McNichols, and Ms. Johnston attended for Cumru Township.

Mr. Greg Miller said that West Reading Borough is looking for assistance with the cost of trash removal. They are trying to form a task force to address the unhoused population.

D.) Planning

**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. Reaffirmed on 4/15/25 and 7/15/25.

**ACTION:**

**REAFFIRMED 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.**

**2025-04 DEERFIELD PHASE IV-2025 – reaffirm plan approval**

(Final revision to the plan of record) Owner: William Whitman; Agent: John Hoffert, P.L.S. of John Hoffert Surveying; Location: Whitman’s View Drive/Deerfield Drive, Shillington; Parcel ID# 39-5350507679683; Plan No. D-25-33-1; Proposed Summary Continue Deerfield Phase IV by constructing 7 townhomes and 14 “townhome/apartments” for a total of 21 dwelling units. Final revision to plan of record was granted conditional approval on 7/15/25.

**ACTION:**

**REAFFIRMED APPROVAL FOR THE REVISION TO THE PLAN OF RECORD FOR 2025-04 DEERFIELD PHASE IV-2025 CONDITIONED ON RESOLVING ANY ISSUES AS STATED IN THE GVC REVIEW LETTER DATED 7/02/25, OBTAINING SIGNATURES, AND PAYMENT OF FEES.**

**ON MOTION OF MR. BATDORF, SECOND OF MS. ROWE, A UNANIMOUS VOTE TO REAFFIRM APPROVAL FOR BOTH THE 2024-09 POSCH ACQUISITIONS, LLC LAND DEVELOPMENT PLAN AND THE REVISION TO THE PLAN OF RECORD FOR 2025-04 DEERFIELD PHASE IV-2025 WITH CONDITIONS AS STATED ABOVE.**

**2025-06 BUDGET STORE AND LOCK SELF STORAGE-PHASE II (SHILLINGTON SELF STORAGE) EXPIRATION DATE 12/31/25**

(Preliminary/Final) Owner: Budgshill Real Estate Holdings, LLC; Agent: Wayne Ingram of French & Parrello Associates; Location: 2251 Lancaster Pike; Parcel ID# 39439506385746; Project no. 22333.002; Proposal Summary: Construction of additional self-storage buildings. Extension of time to 12/31/25, dated 9/05/25, was accepted by the BOC on 9/16/25.

- a) Revised Preliminary/Final plans submitted by French & Parrello, dated 9/17/25
- b) BCCD approval, dated 9/16/25
- c) Twp. Engineer response letter, dated 9/17/25
- d) GVC 2<sup>nd</sup> review letter, dated 9/29/25
- e) PC memo to BOC recommending conditional approval, dated 10/09/25

Ms. Johnston explained that the additional units are behind the other units and won’t be visible from the road.

**ON MOTION OF MR. WILLIAM MILLER, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO GRANT PRELIMINARY/FINAL APPROVAL TO THE 2025-06 BUDGET STORE AND LOCK SELF STORAGE-PHASE II PLAN CONDITIONED ON RESOLVING ANY ISSUES AS STATED IN THE GVC 2<sup>ND</sup> REVIEW LETTER DATED 9/29/25, OBTAINING SIGNATURES AND PAYMENT OF FEES.**

## Public Works

### A.) Leaf Picking Season

Mr. McNichols reported that leaf collection started last Tuesday and will continue for 9 weeks until the beginning of December depending on the weather.

## Engineer

### A.) Study design of the intersection of Freemansville Rd. and SR10 – consider quote

Mr. Rogosky reported that this intersection involves 2 state roads. In response to a resident complaint about school bus safety while turning onto Freemansville Rd. from SR10, he prepared a quote to study the intersection. He explained the scope of the study which would include using turning templates. The quote for the proposed study is \$2500.

Mr. Greg Miller voiced concern that implementing any suggestions from the study could be expensive. Mr. Rogosky replied that the study would identify any deficiencies in the intersection design.

Mr. William Miller stated that he did not want to spend the money because the roads are state roads, PennDOT approved the design, and PennDOT won't let the Township change anything.

The Board decided not to pursue the study at this time.

## Solicitor

Atty. Frankowski said that she only had information for executive session.

## **PAYMENTS OF BILLS**

**ON MOTION OF MR. BATDORF, SECOND OF MR. WILLIAM MILLER, A UNANIMOUS VOTE APPROVING PAYMENTS OF BILLS DATED 9/19/25, 9/26/25, 10/03/25, 10/10/25, AND 10/17/25.**

## **CORRESPONDENCE**

- A.) 12 Open Hearth Drive – Blighted Property Review, dated 9/23/25
- B.) 303 Summit Avenue – Blighted Property Review, dated 9/23/25
- C.) Downstream Notification from Waste Management

## **COMMISSIONERS**

### A.) Planning Commission – consider appointment of alternate to open position

Ms. Johnston reminded the Board that there is an opening for a 3<sup>rd</sup> Alternate member. This does not have to be resolved at tonight's meeting.

This led to a discussion about renewing and replacing members on the Zoning Hearing Board, Civil Service Commission and Municipal Authority.

The Park and Recreation Board is currently inactive. Ms. Johnston recommended reinstating this board after the Fire Station is completed. A former member of the Park and Recreation Board had contacted the Township about conducting an open space study. Ms. Johnston recommended that the Board start thinking about an updated open space/recreation plan and whether the study should be done by the Park and Recreation Board or an outside entity.

B.) RACP grant application – update for façade upgrades at 2251 Lancaster Pike

- 1) Delta Development submitted for upgrades to commercial facades
- 2) Application requested amount was \$4,200,000.00 with a 50% match

Ms. Johnston reported that the application was submitted by Delta Development and signed by Mr. Greg Miller and Mr. Donnell. There were no questions about the application.

C.) Executive Session

- 1) Litigation – 212 Pershing Blvd. – update
- 2) Litigation – Penske/OHB – update
- 3) IAFF Negotiations – update
- 4) Personnel issue – administration

Executive session began at 7:45 p.m. – To discuss 2 items of litigation, IAFF negotiations, and 1 Administration personnel issue.

Executive session ended at 8:35 p.m. – 2 items of litigation, IAFF negotiations, and 1 Administration personnel issue were discussed.

The meeting reconvened after the executive session. Mr. Donnell was absent.

**ON MOTION OF MR. WILLIAM MILLER, SECOND OF MR. BATDORF, A MAJORITY VOTE TO ADVERTISE AND HIRE A CLASS 3 ADMINISTRATIVE ASSISTANT. MR. DONNELL WAS NOT PRESENT FOR THE VOTE.**

#### REMINDERS

A.) Board of Commissioners meetings for November 2025

- 1) 11/06/2025 at 6:30 p.m. – Budget meeting
- 2) 11/13/2025 at 6:30 p.m. – Budget meeting
- 3) 11/18/2025 at 7:00 p.m. – Regular meeting
- 4) 11/20/2025 at 6:30 p.m. – Budget meeting

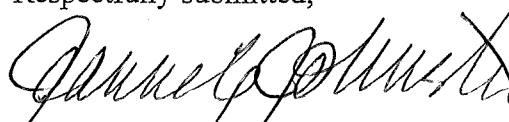
B.) Planning Commission 11/03/2025 at 6:00 p.m.

*(Could be canceled due to lack of business)*

#### ADJOURNMENT

**ON MOTION OF MR. WILLIAM MILLER, SECOND OF MS. ROWE, A UNANIMOUS VOTE TO ADJOURN THE MEETING AT 8:37 P.M.**

Respectfully submitted,



Jeanne E. Johnston  
Manager/Secretary