

**CUMRU TOWNSHIP BOARD OF COMMISSIONERS
REGULAR MEETING NOVEMBER 18, 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, 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., 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 arrived at 7:03 p.m.. Commissioner David J. Batdorf 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.

SWEARING IN

Chief Winchester introduced Lt. Michael Bezner. Chief Winchester honored Lt. Bezner by recounting his journey from being hired by Cumru Township in 2010 to becoming a Lieutenant in 2025. Lt. Michael Bezner, surrounded by family and fellow officers, was sworn in by Manager Jeanne E. Johnston

Chief Winchester introduced the newest member of the Therapy Canine Unit, Officer Daisy, and her handler Sgt. Jamie Griffith. Officer Daisy will be assisting with mental health crises, education in the schools, and promoting community engagement with elderly residents. She could be deployed to other departments.

AMBULANCE SERVICE

- A.) Monthly Report – October 2025
There were no questions on the report.

APPROVE MINUTES
ON MOTION OF MR. DONNELL, SECOND OF MR. WILLIAM MILLER, A
UNANIMOUS VOTE APPROVING THE MINUTES OF 10/21/25 – REGULAR
MEETING AND 11/06/25 – SPECIAL MEETING, AS PRESENTED.

TAX COLLECTOR

A.) October 2025 Report

1) Year 2025 Real Estate

Balance collectable beginning of month - \$232,216.32

Cash collected - \$22,575.26

Balance collectable end of month – \$209,641.06

2) Year 2024 Interim Real Estate

Balance collectable beginning of month – \$574.01

Cash collected - \$31.97

Balance collectable end of month - \$542.04

3) Year 2025 Interim Real Estate

Balance collectable beginning of month - \$289.59

Cash collected – \$110.67

Balance collectable end of month - \$178.92

4) Year 2025 Per Capita

Balance collectable beginning of month – \$18,540.00

Cash collected - \$2750.00

Exonerations - \$670.00

Balance collectable end of month - \$15,125.00

PUBLIC

Attendance: Glenn Emery, Sue Haas, Perry Haas, Bruce Badgly, and Tonya Campbell.

A.) Bruce Badgly re: 105 Elkins Ave

Bruce Badgly stated that he had talked to Mr. Greg Miller a few weeks ago about safety issues along Elkins Avenue. He is concerned about the high traffic and students traveling to school. People are allowed to park on both sides of the street in the block between High Blvd. and Grill Ave. He requested that a study be done to deal with the parking/traffic issues.

There was a discussion about there not being enough room for 2-way traffic. Part of the problem is that two schools are located at the end of the road, which adds to the traffic. There was talk about restricting parking but this could lead to objections by the residents. Atty. Frankowski said that the Traffic Ordinance could be amended to allow for no parking.

B.) Shanica Young, a resident of Welsh Rd., addressed the Board about several issues.

1) Ms. Young formally objected to a poultry house being constructed on a neighboring property in the Agricultural Zoning District. She believes that there are zoning violations and cited various sections of the Zoning Ordinance.

Atty. Frankowski said that since this was a use by right in the Agricultural Zoning District, the owners did not have to go before the ZHB and no notice was required to be sent to neighboring properties. The owners have complied with all necessary permits and will have inspections as needed. The owner had appeared at both Planning Commission and Board of Commissioners meetings and was on the agenda for each meeting. The current plan is below the intensity limit of animal pounds/acre of property allowed so it is not considered intensive agriculture.

Ms. Johnston stated BCCD and Department of Agriculture deals with erosion and nutrient management (manure). She stated copies of the GVC review letter and meeting minutes could be requested.

2) Ms. Young complained about trespassing on her property. She was told that the Board has no control over trespassing. It was recommended that she could post her property, put up fencing, or call the police.

3) Ms. Young was concerned about hunting in a residential area. She was told that the Game Commission would deal with that issue.

4) Ms. Young also complained about a dog kennel on another neighboring property owned by a relative of the person building the poultry house. She was told that this is a separate issue on a separate property. The property involved with the dog kennel is located in both Brecknock Township and Cumru Township, but is taxed in Cumru Township. The owner has been contacted by Cumru Township.

Kathy Leininger, MaryAnn Skias, Roy Smoker, and Eric Schantz addressed the Board as neighboring properties owners and they voiced the same concerns. Atty. Frankowski recommended contacting the Township so that specific complaints can be investigated.

DEPARTMENTS

Police Department

A.) Monthly Report – October 2025

Chief Winchester highlighted the service work done by officers outside of police calls. Some of these activities include community engagement/training, school district involvement, active shooter training, presentations to churches, sessions at the retirement/elderly living centers, aggressive driving training, and Trunk or Treat.

B) 2026 Dog Control Services – update

Chief Winchester had kept the Board and the liaisons updated during the search for an Animal Control Service for 2026. An option for a more reasonable cost of \$1.50/capita was found. The service would also be able to offer no nonsense neutering and catch/release for cats.

Chief Winchester requested that he, the solicitor, and manager be able to hash out all the details.

ON MOTION OF MR. GREG MILLER, SECOND OF MS. ROWE, A UNANIMOUS VOTE TO AUTHORIZE THE CHIEF OF POLICE, SOLICITOR, AND MANAGER TO NEGOTIATE A CONTRACT WITH LOST AND FOUND ANIMAL CONTROL SERVICES FOR 2026 AT A COST OF \$1.50/CAPITA.

Fire Department

A.) Monthly Report – October 2025

Chief Beane reported that October is Fire Prevention month and the Fire Department had lots of community engagement.

B.) Fire Station Construction

1) consider pay applications totaling \$ 65,713.54

CONTRACTOR	APPLICATION	AMOUNT
HB FRAZER	PAY APP 16	\$ 33,233.04
VISION MECHANICAL	PAY APP 15	\$32,480.50
	TOTAL	\$ 65,713.54

ON MOTION OF MR. DONNELL, SECOND OF MR. WILLIAM MILLER, A UNANIMOUS VOTE TO AUTHORIZE THE PAY APPLICATIONS FOR FIRE STATION CONSTRUCTION, AS STATED IN THE TABLE ABOVE, FOR A TOTAL AMOUNT OF \$65,713.54.

Administration

A.) Codes Department – October 2025

- Building Permits Issued – 12
- Use Permits Issued – 0
- Zoning Permits Issued – 15
- Notices of Violations – 18
- Citations issued – 0
- Violations complied – 12
- Phone calls from contractors, realtors & public approximately – 267
- Properties placarded – 0
- Permit Inspections Done – 43
- Inspections with the Fire Department – 2
- Training Seminars attended – 1

B.) Planning

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 and 8/19/25.

PROPOSED ACTION:

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.

2025-03 MISSIONARY SISTERS OF THE PRECIOUS BLOOD-EXPANSION – reaffirm plan approval

(Final Plan) Owners: Missionary Sisters of the Precious Blood; Agent: John Hoffert, P.L.S. of John Hoffert Surveying; Location: 1094 Welsh Road; Parcel ID# 39-439516749720; Plan No. D-24-10-1; Proposed Summary: Construction of 24-unit religious retreat facility served by public water and public sewer. This parcel is located in the RC- Rural Conservation zoning district. ZHB relief was granted on 1/23/2024. Preliminary Plan approval was granted by BOC on 6/17/25. Final plan approval with conditions was granted by BOC on 8/19/25.

PROPOSED ACTION:

REAFFIRM FINAL PLAN APPROVAL FOR 2025-03 MISSIONARY SISTERS OF THE PRECIOUS BLOOD-EXPANSION PLAN CONDITIONED ON RESOLVING ANY OUTSTANDING ISSUES STATED IN THE GVC REVIEW LETTER DATED 8/01/25, INCLUDING RESOLUTION OF THE FIRE CHIEF’S REQUIREMENT FOR A FIRE HYDRANT AND A 26 FOOT WIDE FIRE ACCESS DRIVEWAY. OTHER CONDITIONS INCLUDE OBTAINING DEP APPROVAL FOR THE SEWER PLANNING MODULES, RECEIPT OF AN IMPROVEMENTS AGREEMENT WITH ESCROW, OBTAINING SIGNATURES, AND PAYMENT OF ALL FEES

ON MOTION OF MS. ROWE, SECOND OF MR. DONNELL, A UNANIMOUS VOTE TO REAFFIRM APPROVAL OF THE PLANS LISTED ABOVE CONDITIONED AS STATED FOR EACH PLAN.

Public Works

A.) Emergency stormwater repair – Old Lancaster Pike 206.5 LF of lining at \$51,625.00

Mr. McNichols reported that the emergency storm sewer repair was completed in 1 day instead of months without ripping up the road.

ON MOTION OF MR. DONNELL, SECOND OF MR. WILLIAM MILLER, A UNANIMOUS VOTE TO AUTHORIZE THE PAYMENT OF \$51,625.00 TO SEWER SPECIALTY SERVICES FOR THE EMERGENCY STORM SEWER REPAIR ALONG OLD LANCASTER PIKE.

B.) Mowing and Trimming Contract – consider approval of 2026 as an option year

Mr. McNichols requested that the Board exercise the option for 2026.

ON MOTION OF MR. DONNELL, SECOND OF MS. ROWE, A UNANIMOUS VOTE TO AUTHORIZE APPROVAL OF 2026 AS AN OPTION YEAR FOR MOWING CONTRACT WITH SOTTOSANTI LAWN CARE.

Mr. McNichols stated that Public Works is continuing with leaf collection.

Engineer

A.) Thun Trail Crossing over SR 724

Mr. Rogosky reported that the Township had received a safety concern complaint about the mid-block crossing on SR724. This is a PennDOT ROW so PennDOT would have jurisdiction.

There should be an agreement between PennDOT and the Schuylkill River Trailways (SRT) with SRT as the permit holder.

Ms. Johnston reported that the Township has no records for a crosswalk in this area. Mr. Rogosky said that this might be part of the rails to trails movement. He cautioned that PennDOT could require permits if there are none on record.

Mr. Emery, a resident of Fairway Rd., stated that this is a dangerous spot with sight line problems. Mr. Rogosky stated that it is his opinion that this is not a good location for a mid-block crosswalk area. Mid-block crosswalk are not recommended for high traffic areas of greater than 10,000 vehicles or speeds over 35 mph. Both of those conditions exist for this location.

There was a discussion about the bridge over the roadway in Birdsboro. It was probably a Schuylkill River Greenways project in conjunction with PennDOT costing \$ millions. It was not a municipal project.

It was suggested that the Township administration could forward this concern to SRT and PennDOT for review. The Board agreed.

Solicitor

A.) Sencit Apartments

Atty. Frankowski reported that she had conversation with Terry Naugle of GVC and the Sencit attorney. She is trying to set up a meeting with all concerned parties. The Sencit attorney said that the time line could be shorter than was stated earlier.

Mr. Donnell requested continued updates for Sencit. Atty. Frankowski agreed.

B.) Zoning Ordinance and Data Centers – discussion

Atty. Frankowski reported that Mr. Greg Miller had asked about data centers which require a great deal of electricity and water. Data centers are not defined in the current Cumru Township Zoning Ordinance. They would need a special exception in the Industrial Zoning District and a variance in other zones. She has been investigating other municipal ordinances for language being used. She is working with Steve Hoffman of GVC for technical assistance.

Mr. Greg Miller suggested banning water use for cooling and recommended using fans. He suggested restricting the use to the Industrial Zoning District. There was discussion about independent power sources, shelf-life of parts, and the costs of de-commissioning. Data centers could cause power distortion in the electrical grid. Guidelines and controls should be established. Atty. Frankowski stated that de-commissioning could be included in the regulations in the Zoning Ordinance.

Sue Haas, a resident of Pine Tree Court, voiced concern about the noise of the cooling fans. Atty. Frankowski said that noise regulations could also be included in the regulations.

Atty. Frankowski said that she will continue to research this with the help of the engineer. There are many steps. The first step is to draft an amendment to the ordinance for the regulations. This will take some time. She can provide updates to the Board.

PAYMENTS OF BILLS

**ON MOTION OF MR. DONNELL, SECOND OF MR. WILLIAM MILLER, A
UNANIMOUS VOTE APPROVING PAYMENTS OF BILLS DATED 10/24/25, 10/31/25,
11/07/25, AND 11/14/25.**

CORRESPONDENCE

A.) Letter from First Energy re: notice of planned transmission line work, received 11/17/2025

COMMISSIONERS

A.) Proposed LSA grant applications- consider authorizing Delta Development to submit grant applications

- 1) Application 1 for \$ 35,872 for Township website and website functionality upgrades
- 2) Application 2 for \$350,000 for master planning and engineering services for SR222

At the Steering meeting on January 13, 2026, Delta Development will be presenting the final study recommendations for economic development.

Mr. William Miller asked about the costs for the grant projects. The costs for the 3rd-party are to be paid through the grants.

The grant applications will need resolutions.

ON MOTION OF MR. DONNELL, SECOND OF MR. GREG MILLER, A UNANIMOUS VOTE TO AUTHORITY A RESOLUTION FOR THE LSA GRANT APPLICATION FOR \$35,872 FOR TOWNSHIP WEBSITE AND WEBSITE FUNCTIONALITY UPGRADES.

ON MOTION OF MR. DONNELL, SECOND OF MR. GREG MILLER, A UNANIMOUS VOTE TO AUTHORIZE A RESOLUTION FOR THE LSA GRANT APPLICATION FOR \$350,000 FOR MASTER PLANNING AND ENGINEERING SERVICES FOR SR222.

B.) Executive Session

- 1) IAFF Negotiations – update
- 2) Litigation – Penske/OHB – update
- 3) Residential Assessment Appeal
- 4) Police Memorandum of Understanding
- 5) Teamsters Grievance

Executive session began at 8:39 p.m. – To discuss IAFF Negotiations, 1 item of litigation, a residential assessment appeal, a Police Memorandum of Understanding, and a Teamsters Grievance .

Executive session ended at 9:58 p.m. – IAFF Negotiations, 1 item of litigation, a residential assessment appeal, a Police Memorandum of Understanding, and a Teamsters Grievance were discussed.

ON MOTION OF MR. WILLIAM MILLER, SECOND OF MS. ROWE, A UNANIMOUS VOTE TO AUTHORIZE THE ZONING OFFICER TO ISSUE A STATEMENT ABOUT THE OHB DECISION MADE BY THE BOARD.

ON MOTION OF MR. WILLIAM MILLER, SECOND OF MS. ROWE, A MAJORITY VOTE TO AUTHORIZE THE TOWNSHIP TO ENTER INTO A MEMORANDUM OF

**UNDERSTANDING WITH THE CUMRU TOWNSHIP POLICE OFFICERS
ASSOCIATION TO REVISE THE VACATION NOTIFICATION DEADLINE IN THE
COLLECTIVE BARGAINING AGREEMENT. MR. DONNELL ABSTAINED.**

REMINDERS

A.) Board of Commissioners meetings for November and December 2025

1) 11/20/2025 at 6:30 p.m. – Budget meeting

2) 12/16/2025 at 7:00 p.m. – Regular meeting


An additional budget meeting will be held on 11/24/2025 at 6:00 p.m. It will be advertised accordingly.

B.) Planning Commission 12/01/2025 at 6:00 p.m.

ADJOURNMENT

**ON MOTION OF MR. DONNELL, SECOND OF MR. WILLIAM MILLER, A
UNANIMOUS VOTE TO ADJOURN THE MEETING AT 10:03 P.M.**

Respectfully submitted,



Jeanne E. Johnston
Manager/Secretary