

**CUMRU TOWNSHIP BOARD OF COMMISSIONERS
REGULAR MEETING NOVEMBER 19, 2024**

ATTENDANCE

Board of Commissioners: Rowe _____ G. Miller _____ Batdorf _____

Donnell _____ W. Miller _____

Others: Solicitor _____ Chief of Police _____ Fire Chief excused

Supt. Public Works _____ Asst. Supt. Public Works _____ Engineer _____

Bus/Personnel Administrator _____ Mgr/Sec _____ Asst Sec/Projects _____

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 done at the discretion of the Commissioners.

Call to Order and Pledge to the Flag.

PRESENTATION

A.) Jacob Gardner of Schuylkill River Greenways re: proposed boat launch at Poplar Neck on Township owned property

AMBULANCE SERVICE

A.) Monthly Report – October 2024

B.) County-wide Study by Center for Excellence in Local Government

- 1) “Emergency Medical Provider (EMP) Initiative,” October 2024
- 2) topic: developing crisis in the delivery of EMS services in Berks County

APPROVE MINUTES

October 15, 2024 – Regular Meeting

October 17, 2024 – Budget Meeting

October 24, 2024 - Budget Meeting

TREASURER

A.) Monthly Report – October 2024

TAX COLLECTOR

A.) October 2024 Report

1) Year 2024 Real Estate

Balance collectable beginning of month - \$198,562.98

Cash collected - \$10,134.11

Balance collectable end of month – \$188,357.75

2) Year 2023 Interim Real Estate

Balance collectable beginning of month – \$3,083.10 (billed 1/1/24, 4/1/24, 6/1/24 & 8/1/24)

Cash collected – \$0

Balance collectable end of month - \$3,083.10

3) Year 2024 Per Capita

Balance – \$19,470.00 (7/1)

Cash collected - \$2,965.00

Exonerations - \$640.00

Balance collectable end of month – \$15,865.00

PUBLIC

DEPARTMENTS

Police Department

A.) Monthly Report – October 2024

Fire Department

A.) Monthly Report – October 2024

B.) Fire Station Construction

1) consider pay application #2 for Vision Mechanical (HVAC) in the amount of \$70,560.00

2) consider quote for fob access system totaling \$59,464.00 (from donations and other revenue)

C.) Burn Ban – ongoing

Emergency Management

A.) County-wide Drought Warning – RAWA emergency meeting

Administration

A.) Codes Department – October 2024

Building Permits Issued – 21

Use Permits Issued – 1

Zoning Permits Issued – 16

Notices of Violations – 12

Citations issued – 2

Violations complied – 12

Phone calls from contractors, realtors & public approximately – 197
Properties placarded – 0
Permit Inspections Done – 58
Inspections with the Fire Department – 3
Training Seminars attended – 0

B.) Auditor FY 2024 – consider appointment of Herbein+Co.
1) engagement letter for audit of FY 2024, dated 11/18/2024

C.) Planning

2023-11 GRINGS HILL BUSINESS PARK, LLC EXPIRATION DATE 12/31/2024

(Final) Equitable Owner: Grings Hill Business Park, LLC; Agent: Schlouch Inc. – Michael Hartman; Location: Grings Hill Rd. at SR222; Parcel ID# 39-438515525856, 39-438515523932, and 39-438519612834; Plan No.880001; Proposal Summary: Annexation and resubdivision for proposed land development of 2 industrial building with public water and public sewer. Preliminary plan approval with conditions on 12/19/2023.

- 1) Revised Final Plan from Schlouch, Inc., dated 9/23/24
- 2) Schlouch Township Response letter, dated 9/23/24
- 3) PCSM Report, dated 9/12/24
- 4) GVC review letter, dated 10/04/24
- 5) GVC review letter re: traffic, dated 10/15/2024
- 6) Atlas Engineering sewer review no. 3, dated 11/18/2024
- 7) Memo from PC to BOC re: recommendation to grant conditional final approval, dated 11/06/24

PROPOSED ACTION:

GRANT FINAL APPROVAL TO THE 2023-11 GRINGS HILL BUSINESS PARK PLAN CONDITIONED ON RESOLVING ANY ISSUES AS STATED IN THE GVC REVIEW LETTER DATED 10/04/24, OBTAINING SIGNATURES, AND PAYMENT OF FEES.

2024-01 OLD HICKORY BUILDINGS, LLC EXPIRATION DATE 12/31/2024

(Preliminary Plan) Owner: OHB Properties LLC; Agent: Bogia Engineering Inc.; Location: Along Morgantown Rd. (SR10); Parcel ID# 39-531403140411; Project No. 2022-011; Proposed Summary: Subdivide this parcel into 2 lots served by public water and on-lot sewer; located in both Cumru and Robeson Townships

- 1) Revised Preliminary plan submitted by Bogia Engineering, Inc., date unchanged
- 2) Environmental Impact Assessment Statement (no date)
- 3) Utility Impact Assessment Report (no date)
- 4) BEI response letter to GVC Review Letter from 2/02/24, dated 10/14/24
- 5) Revised Review Letter from GVC, dated 11/01/24
- 6) Will Serve Letter from Aqua America, dated 7/26/24
- 7) Will Serve letter from Met-Ed, dated 7/05/24
- 8) Traffic Impact Assessment by Bogia Engineering, Inc., dated September 2024
- 9) Stormwater Management Report by Bogia Engineering, Inc., dated 9/20/24
- 10) ZHB Application #820 decision, dated 10/22/24

11) Memo from PC to BOC re: recommendation to grant conditional preliminary plan approval, dated 11/05/24

PROPOSED ACTION:

GRANT PRELIMINARY PLAN APPROVAL FOR 2024-01 OLD HICKORY BUILDINGS , LLC. CONDITIONED ON COMPLIANCE WITH ALL ISSUES AS STATED IN THE GVC REVISED REVIEW LETTER DATED 11/01/24.

2024-08 1917 CEDAR TOP ROAD LLC MINOR SUBDIVISION

EXPIRATION DATE 2/02/2025

(Final Minor) Owner: 1917 Cedar Top LLC-John McRae and Janet McRae; Agent: John Hoffert Surveying; Location: 1917 Cedar Top Rd.; Parcel ID#39439519622268; Plan No. D-24-86-1; Proposed Summary: Minor 2-lot subdivision. Existing and proposed residue lot use is a single-family detached dwelling with on-lot water and newly connected public sewer. Proposed Lot 1 use is a future single-family detached dwelling with on-lot water and public sewer.

- 1) Revised Final Minor Subdivision plan from John Hoffert, dated 10/22/24
- 2) Cumru Application, received 10/15/24
- 3) BCPC review letter, dated 10/31/24
- 4) GVC review letter, dated 10/31/24
- 5) Memo from PC to BOC re: recommendation to approve the waiver requests

PROPOSED ACTION:

APPROVE THE SALDO WAIVERS REQUESTED FOR 2024-08 1917 CEDAR TOP ROAD LLC AS STATED IN THE GVC REVIEW LETTER DATED 10/31/24 AND THE WAIVER REQUEST FROM JOHN HOFFERT DATED 11/04/24 AS FOLLOWS:

- a. Relief from Section 405, not to perform an Environmental Impact Assessment;
- b. Relief from Section 406, not to perform a Community Facilities Impact Assessment;
- c. Relief from Section 408, not to perform a Utility Impact Assessment;
- d. Relief from Section 507 (A), not to require curbs along Cedar Top Rd.;
- e. Relief from Section 507(B), not to require sidewalks along Cedar Top Rd..

Public Works

A.) Sanitary Sewer Replacement Projects 2024

- 1) Cedar Top Road – consider application for payment #3 for Iron Eagle in the amount of \$815,068.26

B.) Wyomissing Creek Streambank Stabilization – update

- 1) notice of award

C.) LSA Grant for Ardmore Sewer Replacement – consider resolution authorizing application

Engineer

A.) Freemansville Rd.

- 1) update on PennDOT study for “no trucks”
- 2) traffic signal timing

Solicitor

- A.) Appeals from Assessment Appeals

- B.) Dangerous Structures, 711-713 Philadelphia Avenue – update

- C.) Zoning Ordinance Text Amendment – update
 - 1) Letters sent to property owners in MUGC district re: rescheduled public hearing, dated 10/31/24

- D.) Subdivision and Land Development Ordinance Text Amendment – update
 - 1) Rescheduled Public Hearing for 1/21/25 at 6:30 p.m. to be advertised 1/05/25 and 1/12/25.

PAYMENTS OF BILLS

10/18/24	11/01/24
10/25/24	11/08/24
10/28/24	11/15/24

CORRESPONDENCE

- A.) Extension of time to 12/31/2025 received for 1119 N LLC, dated 11/06/24

2025 BUDGET

- A) Consider revisions and authorization to advertise.

COMMISSIONERS

- A.) Steering Committee
 - 1) PC memo to BOC re: recommendations/questions on appointment, dated 11/06/24

- B.) Executive Session
 - 1) personnel issue

REMINDERS

- A.) Zoning Hearing Board 11/26/2024 at 6:00 p.m.
 - Application No. 825 – Continuance-seeking variance in order to purchase 2.035 acres gross from Wyomissing United Church of Christ located at 2 Vermont Rd. This would leave the church with 2.132 acres.
 - Application No. 827 – Seeking special exception to add modular home on the property known as 812 Cameron St.
 - Application No. 828 – Seeking variance in order to place a 280-ft. shed in the front yard of the property known as 504 Summit Ave.

Application No. 829 – Seeking variance in order to construct a single-family residence.
There is an existing garage on the property known as 1601A Ridge Ave.
Application No. 830 – Seeking variance in order to place a detached garage in the front
yard on an existing driveway on the property known as 529 Pershing Blvd.

B.) Board of Commissioners meetings for December 2024
12/17/2024 at 6:00 p.m. – Regular Meeting

C.) Planning Commission 12/02/2024 at 6:00 p.m.

D.) Office Closings
11/28/2024 and 11/29/2024 offices closed for Thanksgiving Holiday
12/24/2024 and 12/25/2024 offices closed for Christmas Holiday
12/31/2024 and 1/1/2024 offices closed for New Year Holiday

ADJOURNMENT