

**CUMRU TOWNSHIP BOARD OF COMMISSIONERS
REGULAR MEETING DECEMBER 16, 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.

AMBULANCE SERVICE

A.) Monthly Report – November 2025

Matthew Wagner, Deputy Chief for TowerDIRECT, presented statistics to the Board. In Cumru there were 172 calls in November and 2221 calls year to date. Approximately 87% of transports are to Reading Hospital and 13% are to St. Joseph's Hospital.

APPROVE MINUTES

ON MOTION OF MR. DONNELL, SECOND OF MS. ROWE, A UNANIMOUS VOTE APPROVING THE MINUTES OF 11/13/25 – BUDGET MEETING, 11/18/25 - REGULAR MEETING, 11/20/25 – BUDGET MEETING AND 11/24/25 – BUDGET MEETING, AS PRESENTED.

TAX COLLECTOR

A.) November 2025 Report

1) Year 2025 Real Estate

Balance collectable beginning of month - \$209,641.06

- Cash collected - \$24,920.06
- Balance collectable end of month – \$184,721.00
- 2) Year 2024 Interim Real Estate
 - Balance collectable beginning of month – \$542.04
 - Cash collected - \$24.21
 - Balance collectable end of month - \$517.83
- 3) Year 2025 Interim Real Estate
 - Balance collectable beginning of month - \$178.92
 - Cash collected – \$0
 - Balance collectable end of month - \$178.92
- 4) Year 2025 Per Capita
 - Balance collectable beginning of month – \$15,125.00
 - Additions - \$1,335.00
 - Cash collected - \$2,135.00
 - Exonerations - \$170.00
 - Balance collectable end of month - \$14,155.00

CONSENT AGENDA

2026 TAX BILLS

AUTHORIZED EXECUTION OF AN AGREEMENT WITH BERKS COUNTY FOR THE PRINTING OF 2026 REAL ESTATE TAX BILLS AND REIMBURSEMENT TO BERKS COUNTY FOR THE APPROPRIATE PORTION OF THE COST.

2026 BUDGET

ADOPT THE 2026 BUDGET

1) budget advertised 11/27/2025
ADOPTED THE 2026 BUDGET, AS ADVERTISED.

ADOPT THE 2026 REAL ESTATE TAX LEVY

1) 2026 real estate tax levy ordinance advertised 12/07/2025
ADOPTED THE 2026 REAL ESTATE TAX LEVY BY ORDINANCE AS ADVERTISED ON DECEMBER 7, 2025, INCLUDING 6.5 MILS FOR GENERAL PURPOSES, 0.85 MIL FOR DEBT SERVICE, 3.0 MILS FOR FIRE SERVICES, AND 0.5 MIL FOR AMBULANCE SERVICE.

2025 rates:

- *General 5.345 mils*
- *Fire 2.3 mils*
- *Debt service 0.85 mil*
- *Ambulance 0.34 mil*

ADOPT THE 2026 REFUSE FEE

ADOPTED A RESOLUTION ESTABLISHING THE 2026 REFUSE COLLECTION FEE SCHEDULE, INCLUDING \$320.00 PER YEAR FOR A DWELLING WITH 2 OR MORE

ADULT OCCUPANTS AND \$290.00 PER YEAR FOR A DWELLING WITH A SINGLE ADULT OCCUPANT.

2025 rate schedule: \$320/year for two adults and \$290/year for one adult

ADOPT THE 2026 SEWAGE MANAGEMENT PROGRAM AND FEE

A) Fee Administration

ADOPTED A RESOLUTION ESTABLISHING THE 2026 SEWAGE MANAGEMENT PROGRAM FEE AT AN AMOUNT OF \$55.00 PER YEAR PER PARCEL WITH AN ON-LOT SEWAGE SYSTEM, EXCEPT FOR THOSE SYSTEMS SUBJECT TO A MAINTENANCE AGREEMENT.

2025 rate: \$55 per year

2026 PAYMENTS OF BILLS – GENERAL

AUTHORIZED THE STAFF TO SATISFY THE ORDINARY AND ROUTINE OBLIGATIONS INCURRED BY THE TOWNSHIP IN ORDER TO TAKE ADVANTAGE OF DISCOUNTS AND ALLOWANCES, AND TO AVOID DELINQUENT PENALTIES AND CARRYING CHARGES.

TRANSFERS – GENERAL

AUTHORIZED THE TREASURER TO TRANSFER FUNDS AS NECESSARY IN ACCORDANCE WITH THE 2026 ADOPTED BUDGET.

INVESTMENTS – GENERAL

AUTHORIZED THE TREASURER TO INVEST FUNDS AS SHE DEEMS APPROPRIATE, IN CONSULTATION WITH THE MANAGER.

POLICE PENSION EMPLOYEE CONTRIBUTION

ADOPTED A RESOLUTION ESTABLISHING THE 2026 POLICE PENSION EMPLOYEE CONTRIBUTION AS 5%, IN ACCORDANCE WITH THE AGREEMENT BETWEEN CUMRU TOWNSHIP AND THE CUMRU TOWNSHIP POLICE OFFICERS ASSOCIATION.

END OF CONSENT AGENDA

ON MOTION OF MR. GREG MILLER, SECOND OF MS. ROWE, A UNANIMOUS VOTE TO APPROVE THE CONSENT AGENDA AS PRESENTED.

PUBLIC

Attendance: Glenn Emery, Sue Haas, Perry Haas, Roberta Kennedy, Mark Ferrero, and Ben Fisher.

No one from the public wished to speak.

DEPARTMENTS

Police Department

A.) Monthly Report – November 2025

Chief Winchester reported that on November 17, 2026, the Police Department presented a Sit Back Safety Program in the school. Three truck details had been scheduled but 2 were canceled due to weather.

B.) Scam Alert

Chief Winchester once again warned about scams that are hitting close to home. He explained a case of a phone call hoax where the person represented as being from Homeland Security and ended up defrauding the victim of over \$100,000. No governmental agency will ever call and demand money, bitcoin, etc. be paid in order to avoid jail. This is a scam! Call the police immediately!

Another red flag is being told not to tell anyone. No governmental agency will ever say this to you.

Another recent scam involved the caller pretending to represent the Berks County Sheriff's Department. This scam defrauded the victim of approximately \$8000.

Scammers prey on the elderly and unsuspecting people. Scammers use social media to get facts about the victim to seem real. Please call 911 or the Police Department 24/7 and they will help you.

C.) Food and Toy Drives – through 12/19/2025

Chief Winchester stated that the Police Department is collecting food donations for Helping Harvest and toys for donation to the children's hospital. The toy drive is being spearheaded by the daughter of one of the Cumru Police officers.

D.) School Warning Device

Chief Winchester reported that an accident destroyed the School Warning Device. It will take months to replace it. In the meantime, the Police Department has placed a signboard to alert motorists. Public Works has ordered signs that will be posted. Sgt. Griffith and Officer daisy will be in the area during student drop off and pick up times. The plan is to maintain a heavy presence until the device is repaired and operational.

Mr. Greg Miller asked who pays for the repair. The answer was the motorist's insurance. In this case, a responsible person with insurance was identified.

Fire Department

A.) Monthly Report – November 2025

Chief Beane reported 111 calls in November and 1173 year to date.

B.) Fire Station Construction – consider pay applications totaling \$ 667,470.65

CONTRACTOR	APPLICATION	AMOUNT
BALTON, INC.	PAY APP 18	\$ 636,387.24
HB FRAZER	PAY APP 17	\$ 22,020.41
VISION MECHANICAL	PAY APP 16	\$ 9,063.00
	TOTAL	\$ 667,470.65

ON MOTION OF MR. DONNELL, 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 \$667,470.65.

C.) Civil Service Commission – update

1) certified list 12/16/2025

Chief Beane reported that the Civil Service Commission certified a list of 9 candidates from the original 14. The list is posted in the bulletin boxes outside the building.

D.) Santa Run – December 20, 2025

Chief Beane stated that Santa doesn't fit down all of the streets. There is a tentative schedule for 12/20/25 weather permitting.

Administration

A.) Codes Department – November 2025

Building Permits Issued – 9

Use Permits Issued – 3

Zoning Permits Issued – 8

Notices of Violations – 8

Citations issued – 0

Violations complied – 7

Phone calls from contractors, realtors & public approximately – 164

Properties placarded – 0

Permit Inspections Done – 32

Inspections with the Fire Department – 0

Training Seminars attended – 0

B.) Refuse/Recycling Calendar 2026

Ms. Johnston reported that there are copies of the Refuse/Recycling Calendar 2026 available at the Administration Office until the bulk mailing is printed. The size was expanded to accommodate unfunded mandates for public information on various topics.

C.) Business Mailing 2026

Ms. Johnston reported that a business mailing has been sent to all known businesses in Cumru Township. It contains notifications and information from the Police Department, the Fire Department, and administration. This year a flyer introducing Officers Oliver and Daisy was also included.

D.) Records Management – consider resolution for disposal of records

ON MOTION OF MS. ROWE, SECOND OF MR. DONNELL, A UNANIMOUS VOTE TO AUTHORIZE A RESOLUTION FOR DISPOSAL OF RECORDS.

E.) Hiring

1) Administrative Assistant Class 3 – applications accepted through 1/6/2026

This advertisement is active until 1/06/26. Interviews will follow.

F.) Business/Personnel Administrator – end of probationary period

Kristin Yoder was congratulated for stepping into the role and doing a great job.

ON MOTION OF MR. WILLIAM MILLER, SECOND OF MR. DONNELL, A UNANIMOUS VOTE TO REMOVE KRISTIN YODER FROM PROPATIONARY TO PERMANENT EMPLOYMENT STATUS.

G.) Sewage Management Program (SMP) – consider authorizing Resolution and Maintenance agreement for a small flow treatment system for 3459 New Holland Road.

Ms. Johnston explained that there are different types of on-lot septic systems. When the original on-lot septic system no longer functions properly, another system must be established. Many small lots do not have the land area to establish a traditional on-lot system so a different type must be used.

A small flow treatment system treats the effluent before it enters the ground. It is a more intensive system that is regulated by the DEP. The Township requires an agreement and holds an escrow that can be used to provide basic maintenance and repairs as needed.

Atty. Frankowski stated that the maintenance agreement and escrow fee have not been finalized. These items will appear on the next meeting agenda for consideration.

H.) Planning

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 and 9/16/25.

REAFFIRMED 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.

Ms. Johnston explained that all work done before the plan is recorded is done at the owner's risk. Earth moving including stormwater construction has been done at this property.

REAFFIRMED 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.

ON MOTION OF MR. DONNELL, SECOND OF MS. ROWE, A UNANIMOUS VOTE TO REAFFIRM APPROVAL OF 2024-05 PENSKE CUSTOMER EXPERIENCE CENTER AND 2025-02 719 OLD LANCASTER PIKE (LIGHTPATH) CONDITIONED AS STATED FOR EACH PLAN.

2025-07 340 OLD LANCASTER PIKE

EXPIRATION DATE 1/04/26

(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. ZHB relief was verbally granted on July 22, 2025.

- a) Revised Preliminary/Final plans submitted by C2C, dated 11/03/25
- d) Waiver request letter, dated 10/30/25
- c) Response letter to 1st GVC review letter from C2C, dated 10/30/25
- d) Revised Post-Construction Stormwater & Erosion and Sediment Control, dated 11/03/25
- e) GVC 2nd Review letter, dated 11/25/25
- f) Atlas Sewer Review letter, dated 12/01/25

Public water and public sewer will be utilized for this plan. A fire hydrant will be installed per Chief Beane's request.

There is no environmental impact to the area. There have been numerous owners over the years. Above ground oil tanks were removed years ago.

ON MOTION OF MR. DONNELL, SECOND OF MR. GREG MILLER, A UNANIMOUS VOTE TO APPROVE THE SALDO WAIVERS FOR THE 2025-07 340 OLD LANCASTER PIKE PLAN AS STATED IN THE 2ND REVIEW LETTER FROM GVC, DATED 11/25/25, AND THE WAIVER REQUEST LETTER FROM C2C DESIGN GROUP, DATED 12/02/25 AS FOLLOWS:

- a. Relief from Sections 304 & 305, to submit as a combined preliminary/final plan;
- b. Relief from Section 405, not to perform an Environmental Impact Assessment;
- c. Relief from Section 406, not to perform a Community Facilities Impact Assessment;
- d. Relief from Section 407, not to perform a Traffic Impact Assessment;
- e. Relief from Section 408, not to perform a Utility Impact Assessment;
- f. Relief from Section 507(A), not to require curbs along Old Lancaster Pike;
- g. Relief from Section 507(B), not to require sidewalks along Old Lancaster Pike.

AND TO ACCEPT THE EXTENSION OF TIME TO 06/30/26, DATED 12/03/25, FOR THE 2025-07 340 OLD LANCASTER PIKE PLAN.

2399 LANCASTER PIKE- request for waiver of land development

Owner: Giovanni Pascal; Agent: Brad Grauel, P.L.S.; Parcel ID #39439509073143; Proposal Summary: Build a 30 ft. x 60 ft. accessory garage with public water and public . ZHB relief granted on 2/02/22 has expired.

ON MOTION OF MR. DONNELL, SECOND OF MR. GREG MILLER, A UNANIMOUS VOTE TO DENY THE REQUEST FOR WAIVER OF LAND DEVELOPMENT FOR

2399 LANCASTER PIKE BASED ON THE FAILURE OF THE PROPERTY OWNER TO APPLY FOR NEW ZONING RELIEF FROM THE ZONING HEARING BOARD.

Public Works

A.) Ardmore Ave Sewer Replacement Project – consider authorizing advertisement for bids

Mr. McNichols explained that the Township had applied for a grant but did not receive it. He requested that the Board consider authorizing advertisement for bids to move forward with this project.

ON MOTION OF MR. DONNELL, SECOND OF MR. WILLIAM MILLER, A UNANIMOUS VOTE TO AUTHORIZE THE ADVERTISEMENT FOR BIDS FOR THE ARDMORE AVENUE SEWER REPLACEMENT PROJECT.

B.) Sewer Truck – consider authorizing order as budgeted

Mr. McNichols requested that a new sewer pickup truck including a plow and safety lights be ordered at a quoted amount of \$72,567.

ON MOTION OF MR. DONNELL, SECOND OF MR. WILLIAM MILLER, A UNANIMOUS VOTE TO AUTHORIZE ORDERING A F350 SEWER TRUCK AS BUDGETED.

C.) Leaf Collection 2025

Mr. McNichols stated that Public Works collected 500 tons of leaves during leaf collection this year. The department is in winter maintenance configuration now.

Engineer

A.) Thun Trail Crossing over SR 724

Mr. Rogosky reported that the Township administration had forwarded the safety concern to SRT and PennDOT for review.

The SRT has a PennDOT permit. They are looking into updating signage to warn motorists to yield to pedestrians. This is not a stop condition. A request was made by SRT to PennDOT to consider a warning device and pavement markings.

Mr. McNichols suggested that a professional contractor would be needed if this project is approved due to needing certain traffic controls in this high traffic area. Mr. Rogosky agreed. This road takes over 10,000 cars per day.

Glenn Emery, a resident of Fairway Rd., brought up the bridge over SR724 in Birdsboro. Mr. Rogosky said that the project had cost close to \$2 million. SRT could apply for grants. Mr. Emery requested contact information for SRT so he could pass it on to his family's trust.

Solicitor

A.) Sunshine Law and Meeting Agendas – update

Atty. Frankowski explained that there has been a recent change in the Sunshine Law pertaining to changes to the agenda after the 24 hour pre-meeting posting has occurred. The Supreme Court has overruled the Commonwealth Court.

There are limited reasons to be able to change the posted agenda. Such reasons could include a safety concern regarding a clear and present danger, a de minimis action by the Board, or a de minimis business presented by the Public. It could be a stand-alone reason.

The governing body can vote to add an item to the agenda and then vote on the item at the meeting. The reason for the agenda change must be publicly stated. The minutes must reflect what happened. The new agenda must be posted within 1 day after the meeting.

Atty. Frankowski stated that she would not recommend amending the agenda for minor issues.

PAYMENTS OF BILLS

ON MOTION OF MR. DONNELL, SECOND OF MR. WILLIAM MILLER, A UNANIMOUS VOTE APPROVING PAYMENTS OF BILLS DATED 11/21/25, 11/26/25, 12/05/25, AND 12/12/25.

CORRESPONDENCE

- A.) 2939 Welsh Rd. - letter from Sen. Schwank re: complaints received, dated 12/02/25
- B.) Cumru Yard Waste Site – letter from Sen. Schwank re: resident request, dated 11/17/25
- C.) Act 14 Notice for Beagle Club Ash Disposal Site, dated 12/05/25

COMMISSIONERS

A.) Executive Session

- 1) personnel issue – public works
- 2) personnel issue – public works
- 3) IAFF collective bargaining – update
- 4) OHB Litigation – update
- 5) Tax Assessment Appeal – Dollar General

Executive session began at 8:39 p.m. – To discuss 2 personnel issues, IAFF collective bargaining, 1 item of litigation, and commercial tax assessment appeals.

Executive session ended at 9:58 p.m. – 2 personnel issues, IAFF collective bargaining, 1 item of litigation, and commercial tax assessment appeals were discussed.

ON MOTION OF MS. ROWE, SECOND OF MR. DONNELL, A UNANIMOUS VOTE TO 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 AND TO AUTHORIZE SENDING A LETTER TO THE DEVELOPER STATING THE OHB DECISION MADE BY THE BOARD.

REMINDERS

A.) Board of Commissioners Organization Meeting 1/5/2026 at 6:30 p.m.

B.) Steering Committee 1/13/2026 at 6:00 p.m.

C.) Planning Commission 1/15/2026 at 6:00 p.m.

D.) Office Closings

- 12/24/2025 and 12/25/2025 offices closed for Christmas Holiday
- 12/31/2025 and 1/1/2026 offices closed for New Year Holiday

ADJOURNMENT

**ON MOTION OF MR. DONNELL, SECOND OF MR. WILLIAM MILLER, A
UNANIMOUS VOTE TO ADJOURN THE MEETING AT 8:51 P.M.**

Respectfully submitted,



Patricia A. Wylezik-Pfeiffer
Assistant Secretary