

**CUMRU TOWNSHIP BOARD OF COMMISSIONERS
REGULAR MEETING MARCH 18, 2025**

ATTENDANCE

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

Donnell _____ W. Miller _____

Others: Solicitor _____ Chief of Police _____ Fire Chief _____

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 made at the discretion of the Commissioners.

Call to Order and Pledge to the Flag.

AMBULANCE SERVICE

A.) Monthly Report – February 2025

APPROVE MINUTES

February 18, 2025 – Public Hearing for Zoning Ordinance Amendments

February 18, 2025 – Public Hearing for Subdivision and Land

Development Ordinance (SALDO) Amendments

February 18, 2025 – Regular Meeting

TAX COLLECTOR

A.) February 2025 Report

1) Year 2025 Real Estate

Balance collectable beginning of month - \$0

Referred to Tax Claim/Collection - \$0

Balance collectable end of month – \$0

2) Year 2024 Interim Real Estate

Balance collectable beginning of month – \$1,261.37 (billed 1/1/25)

Cash collected – \$374.08

Balance collectable end of month - \$887.29

3) Year 2024 Per Capita

Balance – \$9,750.00 (7/1 & 11/1)

Additions – \$0

Cash collected - \$50.00

Exonerations - \$5.00
Balance collectable end of month – \$9,695.00

PUBLIC

A.) Matthew Ludy – complaint re: property drainage issue

DEPARTMENTS

Police Department

A.) Monthly Report – February 2025

B.) Body Worn Cameras – consider update to the resolution for Open Records in order to set a fee for video requests

- 1.) \$100 per recording
- 2.) compliance with other requirements per Act 22 of 2017

C.) Civil Service Testing

- 1.) applications due 4/17/2025
- 2.) testing on 4/19/2025

D.) Vehicle – consider authorization to order hybrid vehicle, subject to budget

Fire Department

A.) Monthly Report – February 2025

B.) Civil Service Testing

C.) Fire Station Construction – consider pay applications totaling \$567,891.32

CONTRACTOR	APPLICATION	AMOUNT
BALTON, INC.	PAY APP 9	\$518,526.32
HB FRAZER		
VISION MECHANICAL	PAY APP 7	\$ 49,365.00
AIR MANAGEMENT		
	TOTAL	\$567,891.32

D.) Career Fire Captain – consider advertising for position

Administration

A.) Codes Department – February 2025

- Building Permits Issued – 17
- Use Permits Issued – 3
- Zoning Permits Issued – 12
- Notices of Violations – 7
- Citations issued – 0

Violations complied – 5
Phone calls from contractors, realtors & public approximately – 194
Properties placarded – 0
Permit Inspections Done – 46
Inspections with the Fire Department – 3
Training Seminars attended – 0

B.) Blighted Property Training – invitation for Codes Dept. to participate

C.) 2025-2026 Insurances – consider authorization to bind coverage

D.) Mifflin Memorial Arboretum – consider request for assistance with pick up of materials

E.) Berks Nature Angelica Creek Trail extension – consider letter of support for DCNR grant application

F.) Reading Area Transportation Study (RATS) – public outreach evening meeting in the Township building on Thursday, April 24, 2025, from 6pm-7pm.

G.) Planning

2022-10 BUDGET STORE & LOCK SELF STORAGE-release of escrow balance

(Preliminary/Final) Owners: Equivest, LLC/Budget Shillington Storage, LLC; Agent: Spotts, Steven and McCoy, Inc.; Location: 2271 Lancaster Pike; Plan no. 110361.0002; Proposal Summary: Self-Storage facility

PROPOSED ACTION:

AUTHORIZE RELEASE OF THE ESCROW BALANCE FOR 2022-10 BUDGET STORE AND LOCK SELF STORAGE SUBJECT TO THE APPROVAL OF THE SOLICITOR AND THE ENGINEERS.

2024-01 OLD HICKORY BUILDINGS, LLC-reaffirm approval & planning module exemption

(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: Subdivide this parcel into 2 lots served by public water and on-lot sewer; located in both Cumru and Robeson Townships. Final plan approval with conditions on 12/17/2024.

1. Memo from PC to BOC, dated 3/11/25

PROPOSED ACTION:

REAFFIRM FINAL APPROVAL FOR 2024-01 OLD HICKORY BUILDINGS, LLC. CONDITIONED ON COMPLIANCE WITH ALL ISSUES AS STATED IN THE GVC FINAL PLAN REVIEW LETTER DATED 11/25/24, OBTAINING ALL SIGNATURES, AND PAYMENT OF ALL FEES.

PROPOSED ACTION:

AUTHORIZE ADMINISTRATION TO SIGN THE ON-LOT SEWER PLANNING MODULE EXEMPTION FOR 2024-01 OLD HICKORY BUILDINGS, LLC.

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. Preliminary/Final plan approval was granted 9/17/24 and reaffirmed on 12/17/24.

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.

2024-06 TACO BELL (CHESTNUT RESTAURANTS, LLC) – reaffirm approval

(Preliminary/Final) Owners: Equivest, LLC/ Chestnut Restaurants, LLC; Agent: The Pettit Group, LLC -Brian W. Cleary, PE; Location: 2255 Lancaster Pike; Parcel ID# 39439506386873; Job No. 1061-235 (Pettit Group) and Project No. 22009770C (Colliers); Proposed Summary: Subdivide and lease with option to buy a portion of the property for the construction of a Taco Bell restaurant with double drive-through lanes and associated site improvements. Received ZHB written approval on 7/23/24. Preliminary/Final plan approval was granted 9/17/24 and 12/17/24.

PROPOSED ACTION:

REAFFIRM PRELIMINARY/FINAL APPROVAL FOR THE 2024-06 TACO BELL PLAN CONDITIONED ON COMPLIANCE WITH ALL ITEMS AS STATED IN THE REVIEW LETTER FROM GVC, DATED 8/30/24, REVIEW BY THE FIRE DEPARTMENT, REVIEW BY THE SEWER ENGINEER, REVIEW BY THE SHILLINGTON MUNICIPAL AUTHORITY ENGINEER, OBTAINING SIGNATURES, AND PAYMENT OF ALL FEES.

2024-08 1917 CEDAR TOP ROAD LLC MINOR SUBDIVISION- reaffirm approval & sewer planning module

(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. Final plan approval with conditions on 12/17/2024.

PROPOSED ACTION:

REAFFIRM FINAL APPROVAL FOR 2024-08 1917 CEDAR TOP RD., LLC. MINOR SUBDIVISION PLAN CONDITIONED ON COMPLIANCE WITH ALL ISSUES AS STATED IN THE GVC REVIEW LETTER DATED 10/31/24, OBTAINING DEP PLANNING MODULE APPROVAL, OBTAINING ALL SIGNATURES AND PAYMENTS OF ALL FEES.

PROPOSED ACTION:

AUTHORIZE ADMINISTRATION TO SIGN THE DEP SEWER PLANNING MODULES FOR 1917 CEDAR TOP RD., LLC MINOR SUBDIVISION PLAN.

2025-01 RUS/WYOMISSING UCC MINOR SUBDIVISION

EXPIRATION DATE – 5/05/25

(Final Minor Plan) Owners: Dumitru A. Rus and Wyomissing UCC; Agent: John Hoffert
Surveying; Location: 2 Vermont Rd.; Plan No. D-24-98; Parcel ID #39438410371482;
Proposal Summary: Subdivide the property into 2 lots utilizing on-lot water and public
sewer facilities. Proposed Lot 1 use – construct a single-family detached dwelling.
Existing and Proposed Residue use – Place of Worship. Zoning relief granted 1/07/25.
Plan waivers granted on 2/18/25.

1. Revised Final Minor Subdivision Plan from John Hoffert, dated 2/07/25
2. GVC 2nd review letter, dated 2/27/25
3. Memo from PC to BOC, dated 3/06/25

PROPOSED ACTION:

**GRANT FINAL APPROVAL TO THE 2025-01 RUS/WYOMISSING UCC MINOR
SUBDIVISION PLAN DATED 2/07/25, CONDITIONED ON COMPLIANCE WITH ALL
ISSUES AS STATED IN THE GVC 2ND REVIEW LETTER DATED 2/27/25,
OBTAINING DEP PLANNING MODULE APPROVAL, OBTAINING ALL
SIGNATURES AND PAYMENTS OF ALL FEES.**

Public Works

- A.) 10-ton Dump Truck Ordered 2022 – update

Engineer

- A.) BARTA Bus Stop Relocation – proposed

Solicitor

PAYMENTS OF BILLS

2/21/25	3/07/25
2/26/25	3/14/25
2/28/25	

CORRESPONDENCE

- A.) Permit Reissuance for Beagle Club Ash Disposal Site, dated 2/18/25

COMMISSIONERS

- A.) Vacancy for Planning Commission – Nominations and Appointment
 - 1) 1 regular member position available
 - 2) 1 alternate member position available
- B.) May Board of Commissioners Meeting – consider rescheduling
 - 1) primary election voting being held in the meeting room on 3rd Tuesday
- C.) Executive Session
 - 1) Litigation – Zoning Appeal – 2018 Zoning Map Amendment

- 2) Litigation – Zoning Appeal – OHB Properties
- 3) Litigation – 212 Pershing Blvd.
- 4) Personnel issue – Police Department
- 5) Personnel issue – Public Works
- 6) Personnel issue – Public Works

REMINDERS

- A.) Zoning Hearing Board 3/25/2025 at 6:00 p.m.
Application No. 827 – Continuance - Seeking special exception to add modular home on the property known as 812 Cameron St.
- B.) Steering Committee Open House 4/09/25 at Governor Mifflin Intermediate School 6-8p.m.
- C.) Board of Commissioners meetings for April 2025
 - 1) 4/15/2025 at 7:00 p.m. – Regular Meeting
 - 2) 4/29/2025 at 7:00 p.m. – 5th Tuesday Meeting
- D.) Planning Commission 4/07/2025 at 6:00 p.m. (potential cancelation due to lack of business)

ADJOURNMENT