

**CUMRU TOWNSHIP BOARD OF COMMISSIONERS  
REGULAR MEETING                      AUGUST 20, 2024**

**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 done at the discretion of the Commissioners.

Call to Order and Pledge to the Flag.

**AMBULANCE SERVICE**

A.) Monthly Report – July 2024

**APPROVE MINUTES**

July 16, 2024 – Regular Meeting  
July 30, 2024 – 5<sup>th</sup> Tuesday Meeting

**TREASURER**

A.) Monthly Report – July 2024

B.) Sewer Billing – 5,026 bills sent for 2Q2024

C.) Refuse/SMP Late Fee – refunds and letters mailed

**TAX COLLECTOR**

A.) July 2024 Report

1) Year 2024 Real Estate

Balance collectable beginning of month - \$267,295.83

Cash collected - \$14,145.89

Balance collectable end of month – \$253,149.94

- 2) Year 2023 Interim Real Estate
  - Balance collectable beginning of month – \$3,103.02 (billed 1/1/24, 4/1/24 & 6/1/24)
  - Cash collected – \$1,153.99
  - Balance collectable end of month -\$1,949.03
- 3) Year 2024 Per Capita
  - Balance – \$54,525.00 (7/1)
  - Cash collected - \$17,225.00
  - Balance collectable end of month – \$36,935.00

## **DEPARTMENTS**

### Police Department

A.) Monthly Report – July 2024

B.) October Event – in place of National Night Out canceled due to weather

### Fire Department

A.) Monthly Report – July 2024

B.) Fire Station Construction – consider pay applications totaling \$348,557.52

- 1) Pay application #2 for Balton Construction, Inc. (building and site work) in the amount of \$264,857.52
- 2) Pay application #1 for HB Frazer Co. (electrical) in the amount of \$83,700.00

C.) Hiring – update

D.) Fire Escrow for 717 Philadelphia Ave. – authorize release

- 1) Structure has been demolished.

### Administration

A.) Codes Department – July 2024

- Building Permits Issued – 16
- Use Permits Issued – 3
- Zoning Permits Issued – 13
- Notices of Violations – 14
- Citations issued – 0
- Violations complied – 10
- Phone calls from contractors, realtors & public approximately – 212
- Properties placarded – 1 (512 Mifflin Blvd. - hoarding condition)
- Permit Inspections Done – 51
- Inspections with the Fire Department – 3
- Training Seminars attended – 0

B.) Planning

**2024- 05 PENSKE CUSTOMER EXPERIENCE CENTER (HQ DAVIS BUILDING)  
EXPIRATION DATE – 11/03/2024**

(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

- 1) Final Plan from Integrated Consulting, dated 7/22/24
- 2) Waiver request letter, dated 7/22/24
- 3) GVC Review letter, dated 7/31/24
- 4) Memo from PC to BOC re: recommend waiver request, dated 8/08/24

**PROPOSED ACTION:**

**APPROVE THE SALDO WAIVERS FOR THE PENSKE CUSTOMER EXPERIENCE CENTER PLAN AS STATED IN THE REVIEW LETTER FROM GVC, DATED 7/31/24, AND THE WAIVER REQUEST LETTER FROM INTEGRATED CONSULTING, DATED 7/22/24 AS FOLLOWS:**

- a. Relief from Section 403(A), not to submit a separate Preliminary plan**
- b. Relief from Section 405(A), not to perform an Environmental Impact Assessment;**
- c. Relief from Section 406(A), not to perform a Community Facilities Impact Assessment;**
- d. Relief from Section 408(A), not to perform a Utility Impact Assessment;**

C.) 2024 Minimum Municipal Obligation for Non-Uniformed Pension – consider revised resolution

- 1) Memorandum from Manager re: actuary recommendation, dated 8/16/2024

D.) Repository Sale for 5 Russell Dr. – consider authorizing consent to accept

- 1) Notice of Repository Sale from Berks County Tax Claim Bureau for parcel 39438512853553T13

Public Works

A.) Sanitary Sewer Replacement Projects 2024

- 1) Flying Hills Drive – consider application for payment no. 2 (final)
- 2) Cedar Top Road – in progress

B.) Montrose Blvd. Storm Sewer – consider application for payment no. 2

C.) Wyomissing Creek Streambank Stabilization – consider authorizing bid advertisement

- 1) work must be done between October 1 and February 15
- 2) advertisement of bids
- 3) estimate of \$385,720

Engineer

A.) Hunters Rd. phase 1 – consider application for payment no. 2

- 1) Letter from Great Valley Consultants re: recommendation to pay \$196,137.98 to Barwis Construction, dated 8/15/2024

Solicitor

A.) Zoning Ordinance Text Amendment – discussion and consideration of separate Public Hearings

- 1) previously authorized amendments: wind turbines regulations, retreat centers definition and permitted locations, MUGC district uses
- 2) fire access lane width under discussion (24 to 26 feet)
- 3) Planning Commission recommended additional consideration of “agritainment” language
- 4) Planning Commission recommended additional consideration of AirBNB regulations

**PAYMENTS OF BILLS**

7/19/24	8/09/24
7/26/24	8/16/24
8/02/24	8/20/24 – refuse/SMP late fee refunds

**COMMISSIONERS**

A.) Cumru Twp. Real Estate Development Overview Presentation – Commissioner Batdorf

B.) Executive Session

- 1) 678 Church Rd. – potential easement acquisition
- 2) Potential land sale – consider authorizing appraisal
- 3) collective bargaining issue
- 4) personnel issue

**PUBLIC**

**REMINDERS**

A.) Zoning Hearing Board 09/24/2024 at 6:00 p.m.

*August hearings canceled due to lack of a quorum. Please call or check website for confirmation of date of September hearings.*

Application No. 820 – OHB Properties, LLC; seeking variance for light industrial use in Local Commercial zoning district

Application No. 821 – seeking dimensional relief for garage at 4 Forest Rd.

Application No. 822 – seeking dimensional relief for reconstruction of 717 Philadelphia Ave.

Application No. 823 – seeking general agricultural use (2 sheep) in Medium Density zoning district at 500 N. Church St.

B.) Board of Commissioners meetings for September and October 2024

- 09/17/2024 at 7:00 p.m. – Regular Meeting
- 10/15/2024 at 7:00 p.m. – Regular Meeting
- 10/17/2024 at 6:00 p.m. – Budget Meeting
- 10/24/2024 at 6:00 p.m. – Budget Meeting
- 10/29/2024 at 7:00 p.m. – 5<sup>th</sup> Tuesday Meeting

C.) Planning Commission 9/09/2024 at 6:00 p.m.

*Changed to 2<sup>nd</sup> Monday due to Labor Day Holiday*

**ADJOURNMENT**