CUMRU TOWNSHIP BOARD OF COMMISSIONERS
REGULAR MEETING MARCH 17, 2026

The Regular Meeting of the Cumru Township Board of Commissioners was called to order at 7:04 p.m. by President Andy Donnell. Other Commissioners in attendance were Vice-President Tonya L. Campbell, Mark Ferrero, Greg Miller, and Lisha L. Rowe . Also attending were Solicitor Kelsey Frankowski, Chief of Police Madison Winchester, Fire Chief James Beane, Superintendent of Public Works Michael Yost, Jr., Asst. Supervisor of Public Works Ben McGuire, Business/Personnel Administrator Kristin Yoder, Interim Manager/Secretary Peter S. Marshall, Special Projects/Asst. Secretary Patricia A. Wylezik-Pfeiffer and Joseph P. Rogosky of Great Valley Consultants.

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.

SPECIAL EXECUTIVE SESSION

A.) Personnel issue – Police Department

Special Executive Session began at 6:30 p.m. to discuss a personnel issue in the Police Department.

Special Executive session ended at 7:00 p.m. after discussing a personnel issue in the Police Department. No motion was made.

AMBULANCE SERVICE

A.) Monthly Report – February 2026

Matthew Wagner, Deputy Chief for TowerDIRECT, presented statistics to the Board. There were 167 calls in February in Cumru. Average chute time was 1 minute 12 seconds.

APPROVE MINUTES

ON MOTION OF MS. ROWE, SECOND OF MS. CAMPBELL, A UNANIMOUS VOTE APPROVING THE MINUTES OF 2/17/26 – REGULAR MEETING AS PRESENTED.

PUBLIC

Attendance: Ronald Schmehl, Donna Schmehl, Bruce Badgley, Carl Weidman, Brian Focht of C2C, Gregg Bogia of Bogia Engineering, Atty. Mark Koch, Brad Hartline, Stephanie Hartline, Glenn Emery, Matthew Huck, Kathy Roland, Joe Roland, Christine Worley, Keith Worley, and Patrick Cope.

A.) Gregg Bogia and Atty. Mark Koch represented JAJD Properties LTD – ZHB App #840 for 4119 New Holland Rd. They presented 2 drawings to the Board. One showed the initial location proposed for the outdoor storage of construction equipment on the property. The second revised drawing showed the location farther back from the road depicted by a red box. The owner plans to submit the revised drawing at the ZHB on 3/24/26.

Atty. Frankowski explained that they are following the procedure set by the Board to be apprised of the upcoming ZHB applications. This application was presented to the Planning Commission, and the Planning Commission took no position. Atty. Frankowski reminded the Commissioners that they can support the application, oppose the application, or take no position and let the ZHB do its job. The Board decided to let the ZHB do its job.

B.) Patrick Cope, a resident of Brooke Blvd., voiced his concern about the safety issues at the Sencit intersection. He stated that it is difficult to see approaching cars. He understands that we can't stop everyone, but we could slow them down.

Joe Rogosky reported that this area was the subject of a recent traffic study. He recommended establishing an all-way stop intersection. He also recommended using high visibility paint for hatched crosswalks and installing additional signage for stop signs ahead.

Mr. Rogosky explained that the intersection met the warrants to establish all-way stop signs. The intersection must meet the warrants so that the Police can enforce the ordinance. He thanked the Police for providing the data used for the traffic study. He also recommended leaving the parking restrictions in place along Summit Ave.

Mr. Miller asked about allowing parking on 1 side of Summit Ave. Mr. Rogosky did not recommend it because the road is too narrow.

ON MOTION OF MS. ROWE, SECOND OF MS. CAMPBELL, A UNANIMOUS VOTE TO FOLLOW MR. ROGOSKY'S RECOMMENDATIONS FOR THIS INTERSECTION.

Atty. Frankowski will keep track of the motions in order to update the traffic ordinance.

C.) Bruce Badgley, a resident of Elkins Ave., had previously voiced concern about traffic and parking along Elkins Ave.

Mr. Rogosky said that a traffic study indicated that parking could be restricted. He cautioned the Board that limiting parking can create problems with the residents and he recommended public outreach before making a decision.

Mr. Badgley reported that he had talked to 20 of the 22 households. The results were split right down the middle with 10 in favor and 10 opposed to restricting parking. The residents also expressed concern with speed and Community Days issues.

Mr. Miller asked about restricting parking on what would be the left-hand side if you were standing at the school looking toward Lancaster Ave. He stated that he and Mr. Ferrero had witnessed the problem firsthand.

Mr. Rogosky said this could be looked into for a temporary solution. He reported that a small section is already restricted on one side close to Harding Ave.

There was discussion about time restrictions for parking. This is not a viable solution at this time and would be difficult to enforce.

Mr. Rogosky reminded the Board that the Traffic Ordinance could always be amended at a later date if needed.

ON MOTION OF MR. MILLER, SECOND OF MR. FERRERO, A UNANIMOUS VOTE TO AMEND THE TRAFFIC ORDINANCE TO INCLUDED NO PARKING ON THE LEFT-HAND SIDE (WEST) OF ELKINS AVENUE AS VIEWED FROM THE SCHOOL LOOKING TOWARD LANCASTER AVENUE.

D.) Ron Schmehl – Blighted property at 1021 Freemansville Rd. – discussion

Ron Schmehl, a resident of Freemansville Rd., stated that he has lived in Cumru Township for 40 years. He voiced safety concerns about the blighted property at 1021 Freemansville Rd. He explained that the abandoned property is overgrown, has open windows and doors, and that the well cover has fallen into the 70 ft. pit. Mr. Schmehl is very concerned about the roof collapsing and the close proximity of the energized electric service overhead that could cause a fire. He said that this blighted property affects the resale value of the other properties.

Codes Officer William Frymoyer had gone to the property and taken pictures.

Mr. Miller stated that he had driven by the property over the weekend.

Mr. Schmehl recommended holding the property owner accountable and that building should be restored or torn down. He suggested sending notices of violations.

Mr. Frymoyer explained that he can only send notices to the mailing address of record. He is working with the Blighted Property Committee but the process takes time. Mr. Frymoyer had contacted Met-Ed but he can't get the electric turned off because he is not the property owner.

Atty. Frankowski recommended placarding the property and securing the well.

The Board agreed with nodding heads to have Atty. Frankowski reach out to the property owner.

ECONOMIC DEVELOPMENT

A.) Zoning Proposals

1) Data Centers – consider approval to advertise Public Hearing for Data Center Overlay District Zoning Ordinance and Zoning Map amendments

a) Final Draft on the website

Mr. Miller explained that this is to amend the Zoning Ordinance to include requirements for Data Centers. It provides protections and rules to follow. It is not a plan for a Data Center. The best area would be by the old Titus Station.

Mr. Ferrero asked about recommendations from BCPC. Atty. Frankowski reported that all suggested revisions were incorporated into the last version. Since there were substantive changes, the revised version was sent back to the BCPC and the Cumru PC for final review.

Mr. Miller thanked David Robinson for all his help.

Atty. Frankowski said that Cumru PC Chairperson Barb Dietrich recommended increasing the escrow amount and she agreed with this suggestion. Mr. Miller asked about the correct amount. Atty. Frankowski said that she would defer to the engineer about fees.

ON MOTION OF MR. MILLER, SECOND OF MR. DONNELL, A MAJORITY VOTE TO APPROVE THE ADVERTISEMENT OF THE PUBLIC HEARING FOR THE DATA CENTER OVERLAY DISTRICT ZONING ORDINANCE AND ZONING MAP AMENDMENTS. MR. MILLER, MR. FERRERO. MS. CAMPBELL AND MR. DONNELL VOTED YES. MS. ROWE VOTED NO.

2.) Traditional Neighborhood Development (TND)

Mr. Miller stated that there was lots of work going on.

It was suggested that this text and map amendment for the Zoning Ordinance could be ready for advertisement for a Public Hearing in April.

Mrs. Wylezik-Pfeiffer reported that the BCPC had not seen this at all and the Cumru PC has not seen a final version so the timelines might need to be later.

There was discussion about possible timelines. Possible advertising in April and holding the Public Hearing in May.

B.) Recreation Grant application – update - getting estimates for Montrose Manor Playground replacement equipment in order to submit an application

There are 2 possible grant opportunities available. The Township is working on getting visions for the future planning of the playground areas.

Mr. Marshall reported that the Township has reached out to several entities for comprehensive recreation planning and is waiting for feedback and quotes.

C.) Community Funding Grant – update - submitting the Kenhorst Interceptor Project

Mr. Miller reported that the grant application was submitted to U.S. Rep. Houlahan's office on 3/9/26 with a decision expected in April. Grant applications will be submitted to Sen. Fetterman and Sen. McCormick by 3/20/26 with a decision expected in April/May.

The House and the Senate get to pick projects. If they both support a project, it has a better chance of receiving funds and possibly being fully funded.

POLICE DEPARTMENT

A.) Monthly Key Performance Indicator (KPI)) Report – February 2026

Chief Winchester explained that the Police KPI values have been adjusted slightly for the warnings and limits. Fraud has been trending upward.

Chief Winchester gave a public service announcement to state that no federal entity will ever call you and demand payment of any kind, especially not Bitcoin! Please call the Police Department if you have any questions.

There was an incident on SR724 near Valley Stream Rd that involved a trash truck and a pickup truck that resulted in a fatality. There was dashcam video that showed the accident where the west bound pickup truck crossed over and struck the east bound trash truck head on.

FIRE DEPARTMENT

A.) Monthly Report – February 2026

There were no questions.

Chief Beane reported that the Fire Department will be working on KPIs.

B.) Fire Station Construction –

1) consider pay applications totaling $ 286,536.62

CONTRACTOR	APPLICATION	AMOUNT
BALTON, INC.	PAY APP 21	$ 63,058.64
BALTON, INC.	PAY APP 22	$ 223,477.98
	TOTAL	**$ 286,536.62**

ON MOTION OF MS. ROWE, SECOND OF MR. DONNELL, A UNANIMOUS VOTE TO APPROVE THE PAY APPLICATIONS TOTALING $286,536.62 FOR THE FIRE STATION CONSTRUCTION.

ADMINISTRATION

A.) Monthly Key Performance Indicator (KPI)) Report – update

Administration is working on KPIs.

B.) Ordinance Codification – consider quote approval

It was recommended that the Board approve the quote for codification for approximately $30,000. There will be some annual costs. The ordinances would be available online.

Mr. Miller explained that this will make finding the ordinances much easier. This refresh of the ordinances is a little costly because it hasn't been done since 2000. It will take about 18 months to complete.

Mr. Ferrero asked if other entities were explored. Mr. Marshall replied that General Codes has a good track record and a lot of experience. He had checked with other municipalities also.

Atty. Frankowski stated that the manager of Muhlenberg Township recommended and that she personally highly recommended General Codes.

Mr. Ferrero asked about the annual cost. Atty. Frankowski said that it would be approximately $1300 to clean up and cross reference all new ordinances.

ON MOTION OF MS. ROWE, SECOND OF MR. DONNELL, A UNANIMOUS VOTE TO APPROVE THE QUOTE FROM GENERAL CODES FOR ORDINANCE CODIFICATION.

C.) Revised Manager Ordinance – consider approval

1) Advertised in the Reading Eagle on 3/09/26

Mr. Marshall explained updating the Manager Ordinance from 1963 to modernize it.

Mr. Miller said that it clearly defines the manager role.

Atty. Frankowski stated that it was a good ordinance and she recommended enacting it.

ON MOTION OF MR. FERRERO, SECOND OF MS. ROWE, A UNANIMOUS VOTE TO APPROVE THE REVISED MANAGER ORDINANCE.

D.) 5-year Capital Improvement Program (CIP) - discussion

Mr. Marshall explained the need for a 5 year Capital Improvement Plan (CIP). He has been working on this with Public Works and hopes to be able to present it at the next meeting. Available funding will dictate the priorities. The first year of the plan becomes the capital budget for the next year.

Mr. Miller asked about grading the roads to determine which projects should be done when.

Mr. Marshall explained that there are over 70 miles of roads and not a lot of money to spend. He gave an example of the Welsh Rd. project which has a contracted cost of $1.4 million.

Mr. Rogosky said that they had looked at multi-modal grants but unfortunately these are geared toward pedestrian sidewalk and bicycle lanes. He is still looking at other funding sources.

Mr. Ferrero said that you either spend money now for preventative measures or pay more later.

E.) Refuse Contract – discuss contract bidding and options for Flying Hills

Mr. Marshall explained that most haulers want to use containers. The new contract will have to address this. Flying Hills is one section of the Township that will not work for containers. Some accommodation will have to be made. They could be responsible for their own collection or there could be a special price for collection in this area. The contract ends this year.

Mr. Miller stated that the single-family homes and cottages could use containers. The other areas probably could not. There had been talk about establishing a second refuse district for areas that could not use containers.

Atty. Frankowski asked what Flying Hills preferred. She suggested talking to them.

Mr. Miller reported that he had talked to Mr. Whitman and he wanted to know pricing for the second district.

Mrs. Wylezik-Pfeiffer stated that she had asked the A.J. Blosenski representative for pricing for other areas where certain areas like HOAs received separate collection services.

Mr. Miller had worked on creating a map for Flying Hills based on collection.

There was discussion about setting up a district with a possible June deadline. It was suggested that this be added to the action item list and updates could be provided at the meetings.

F.) Sewer Billing – discussion

Mr. Marshall explained that we had met with Edmonds Gov. Tech and hoped to talk with another provider for comparison. We are looking forward to modernizing the system.

Mr. Ferrero reported that there will be a 3 hour demonstration and quote provided afterward.

Mr. Marshall stated that we would like to get a demonstration from our current provider too.

Mr. Miller stated that we are presently dealing with another problem. There is a problem with the postcards being delivered late, in pieces, or not at all. What does the Board want to do with this?

Mr. Marshall does not think it is fair to charge a late fee for those that did not receive a bill.

There was discussion about waiving late fees and refunding late fees already paid like we had done with the refuse bills in 2024. This is a little different since this is a quarterly bill not a yearly bill.

Mrs. Wylezik-Pfeiffer explained that since this is a quarterly bill, the accounts are not sent to collections right away. There is a minimal late charge added to the account. Giving extra time could run into the next bill. She also explained the logistical nightmare for the staff with the refuse bills of 2024 including extra mailings of letters. Venders had to be created for each refund check that was sent and some checks were not cashed.

Mr. Donnell recognized the burden on the small number of staff. The challenge is to know who did or did not get bills.

Ms. Campbell suggested that the Board hope that people are honest. She suggested that a letter be sent and no late fees be charged for 30 days.

There was concern about the ongoing problem with the post office moving forward.

Mrs. Yoder explained the current system for billing and processing late fees.
It was suggested that the information be put on the website.

ON MOTION OF MS. CAMPBELL, SECOND OF MR. DONNELL, A UNANIMOUS VOTE TO SEND A LETTER, WAIVE LATE FEES UNTIL APRIL 17TH AND TRY TO CREDIT ACCOUNTS THAT ALREADY PAID THE LATE FEES OR FIND A SOLUTION BY NEXT MEETING.

G.) PAYMENTS OF BILLS – authorize payment of bills for 2/20/26, 2/27/26, 3/06/26, and 3/13/26.

ON MOTION OF MR. FERRERO, SECOND OF MR. DONNELL, A UNANMIOUS VOTE FOR PAYMENTS OF BILLS FOR 2/20/26, 2/27/26, 3/06/26, and 3/13/26.

PLANNING

A.) Planning Commission –
1) Consider voting to remove 2 inactive Alternate members
   a) 15 days' notice of intent to remove was sent to inactive members - 2/20/26
   b) 2 vacancies for Alternate members

Mrs. Wylezik-Pfeiffer stated that notices of intent to remove were sent to both alternate members and no replies were received. She requested that the Board vote to remove them to allow for others to fill the positions.

ON MOTION OF MS. CAMPBELL, SECOND OF MR. DONNELL, A UNANIMOUS VOTE TO REMOVE THE 2 INACTIVE ALTERNATE MEMBERS TO THE CUMRU TOWNSHIP PLANNING COMMISSION.

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, 9/16/25, and 12/16/25.

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.

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 ft^2 +/- 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, and 12/16/25.

PROPOSED ACTION:

REAFFIRM 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 MS. ROWE, SECOND OF MS. CAMPBELL, A UNANIMOUS VOTE TO REAFFIRM APPROVAL FOR 2024-05 PENSKE CUSTOMER EXPERIENCE CENTER AND 2025-02 719 OLD LANCASTER PIKE (LIGHTPATH) AS STATED ABOVE.

2026-01 NEW CASTLE LAWN & LANDSCAPE- PHASE 2

EXPIRATION DATE: 5/30/26

(Preliminary/Final)) Owner: Navy Yard Enterprises, LLC; Agent: : C2C Design Group, Larry Grybosky, P.E.; Location: 1 East Pointe Dr.; Parcel ID# 39531502768404; Project # NCL-CMU-01; Proposal Summary: Phased development. Phase 2 will include a large stone laydown area/yard area, access drives, and expansion of the existing stormwater basin. Future Phase 3 is proposed to include a two-story office building, a one-story shop, associated parking, and utility improvements. Water and sewer will be provided by connection to existing public facilities.

a) PC memo to BOC- recommendation of waiver requests, dated 3/09/26
b) PC memo to BOC- recommendation of preliminary/final approval, dated 3/09/26
c) BCPC review letter, dated 3/09/26

Mr. Focht attended for C2C Design Group. Mrs. Wylezik-Pfeiffer explained the plan.

ON MOTION OF MR. FERRERO, SECOND OF MR. DONNELL, A UNANIMOUS VOTE TO APPROVE THE SALDO WAIVERS FOR THE 2026-01 NEW CASTLE LAWN & LANDSCAPE -PHASE 2 AS STATED IN THE REVIEW LETTER FROM GVC, DATED 2/23/26, AND THE WAIVER REQUEST LETTER FROM C2C DESIGN GROUP, DATED 2/09/26 AS FOLLOWS:

a. Relief from Sections 304 & 305, to submit as a combined preliminary/final 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 407(A), not to perform a Traffic Impact Assessment;
e. Relief from Section 408(A), not to perform a Utility Impact Assessment;
f. Relief from Section 507(B), not to require sidewalks along East Pointe Drive.

ON MOTION OF MS. ROWE, SECOND OF MS. CAMPBELL, A UNANIMOUS VOTE TO GRANT PRELIMINARY/FINAL PLAN APPROVAL FOR THE 2026-01 NEW CASTLE LAWN & LANDSCAPE – PHASE 2 PLAN DATED 2/09/26 CONDITIONED ON RESOLVING ANY ISSUES AS STATED IN THE GVC REVIEW LETTER DATED

2/23/26, SHOWING THE 2ND ACCESS DRIVE CURB CUT ON THE FINAL DRAWINGS, OBTAINING NPDES PERMIT APPROVAL, OBTAINING ALL SIGNATURES, AND PAYMENT OF ALL FEES.

PUBLIC WORKS

A.)Monthly Key Performance Indicator (KPI) report – update

Mr. Yost explained the first attempt at KPIs for Public Works. This is a little difficult because some of the items are seasonal or weather dependent.

Mr. Miller suggested moving the metrics to better show the warning levels.

Mr. Donnell wanted to reinforce the idea of tracking performance for each department and that the KPIs will appear differently for each department.

B.) Poplar Neck Bridge – consider Capital Budget Authorization request

Mr. Yost explained the requirements for submitting a Capital Budget Authorization request to Rep. Guzman. He reached out to the Township Bridge Engineer, STV, and received a quote. He requested that the Board approve the quote from STV to review the bridge inspection for the grant application. The inspection was already done. The quote is for review of the inspection and recommendations for the bridge repair.

There was discussion about the bridge and the deck replacement that was completed in 2018. The original structure was built in 1917.

ON MOTION OF MR. DONNELL, SECOND OF MR. MILLER, A UNANIMOUS VOTE TO APPROVE THE QUOTE FROM STV TO COMPLETE THE REVIEW FOR THE GRANT APPLICATION.

C.) 0-100 block of Beverly Ave. – emergency sinkhole repair

Mr. Yost reported on the emergency sinkhole repair that occurred last week in front of 9 Beverly Ave.

Mr. Donnell asked if this was in the same area as a previous sinkhole. Mr. Yost replied yes. That was a water main break and this one appears to be natural.

D.) Ardmore Ave. Sewer Replacement Project – update

1) Pre-Construction meeting- 3/11/26 at 10 a.m.

Mr. Yost reported that a pre-construction meeting was held last week. Work is expected to begin on April 16, 2026. They have 120 days for substantial completion and 150 days for total completion. The Board will start to see pay applications soon.

ENGINEER

A.) Traffic/Parking – updates

1) Parking on Summit Ave. – traffic study report dated 3/04/26
2) Elkins Ave. Traffic Issues - parking study report dated 3/04/26
3) Harding and Brooke Blvd. intersection – traffic study dated 3/04/26

These items were covered earlier in the meeting.

SOLICITOR

A.) Sencit Apartments - update

Atty. Frankowski had nothing new to report. She hasn't received any response from HUD. She hasn't heard any new complaints either.

There was discussion about more people complaining and how the volume might get more attention.

Chief Beane did remind everyone that work on the first elevator has begun. The contract has been signed for the custom work which will take time. He questioned if some of the problems aren't operator error caused by the residents blocking doors.

Atty. Frankowski reported that there were other issues in addition to the elevators, which is where HUD would be involved.

Chief Beane stated that the concrete and mortar construction makes this a solid building.

CORRESPONDENCE

A.) Green Hills Preserve on Gunhart Rd. – prescribed burn notice, dated 2/18/26

B.) Cherry Bekaert 2025 Audit Planning Letter, dated 3/02/26

C.) Berks County Redevelopment Authority- Program Year 2025- Annual Report rec. 3/02/26

ZONING

A.) Zoning Hearing Board - discussion of current applications

1) **App #837** – Continuance until 4/28/26 - 205 Church Rd. – PCS Mental Health, LLC seeking a modification of a 2020 written decision to permit 2 additional residents to reside at the group home permitted at the property located in the MR- Medium Density Residential District. Planning to amend application to address number of employees and required parking spaces.

2) **App #838** – Continuance for legal counsel - ProBerco (Prospectus Associates, Inc.) – 602 Harding Ave. – Seeking a Special Exception to operate a group home for 2 adults with developmental disabilities. The residential dwelling is located in the HR- High Density Residential District. The Zoning Officer had previously denied the zoning permit application.

3) **App #839** – Continuance to get a land survey - Brubaker -1622 Wyomissing Rd – Seeking variances from Sections 402.D, 832.1.B & C, and 1004.R. Seeking a Special Exception under Section 402.C.13 to allow a private dog kennel on the property. The parcel is split between Cumru Township (78%) and Brecknock Township (22%). It is taxed in Cumru Township. The owners have received approval from Brecknock Township. There are 2 parcels for a total of 11.07 acres located in the AG- Agricultural District.

4) **App #840** – Continuance until 3/24/26 - JAJD Properties LTD (Radwanski) – 4119 New Holland Rd. - Seeking variances from Sections 404.B and C to store construction equipment outside and use the existing structures for storage. The property located in the Low Density Residential (LR) District was previously a horse farm with an on-lot well, barn and various out buildings. The Zoning Officer sent a letter stating that the proposed use is not a Use by Right, by Special Exception or by Conditional Use in this zoning district.

Mrs. Wylezik-Pfeiffer explained all the continuances associated with the ZHB applications. Atty. Mark Koch is representing App # 838, 839, and 840. App #839 will be getting a survey as suggested by the Board. App #840 respected the Board's wish to be able to review before the ZHB and representation showed up tonight.

COMMISSIONERS

A.) Action Item tracker update

1) SR724 Crosswalks - crosswalk signs were placed, line painting is weather dependent

Crosswalk signs were placed in February. The line painting will be done when the air and surface temperatures are at least 50°F. Recommended for after school is out.

2) Hilgert Ave. water pressure – resolved

Shillington Water has made adjustments to the pump station. A new pump will be installed. Close out this item.

3) Action Item process – ongoing

Discussion about listing follow up/due dates for items to be placed on the agenda. Close out this item.

4) Public Interaction process – ongoing

Broad action item. Delivery times have been honed in. Digital transformation is a big item. Split this into smaller items. Many vehicles to be considered. Website/digital transformation is only 1 component.

5) Pine Hill Dr. no outlet sign – resolved

Close out this item.

B.) Executive session

1) Personnel issues – Public Works
2) Personnel issues - Administration
3) Matter of Potential Litigation

Executive session began at 9:45 p.m. – To discuss 2 personnel issues- Public Works and Administration, and 1 matter of potential litigation.

Executive session ended at 10:44 p.m. – 2 personnel issues- Public works and Administration, and 1 matter of potential litigation were discussed.

ON MOTION OF MS. ROWE, SECOND OF MS. CAMPBELL, A UNANIMOUS VOTE TO AUTHORIZE EXECUTION OF THE AGREEMENT WITH ADMINISTRATIVE PERSONNEL.

PUBLIC REMINDERS

A.) Zoning Hearing Board Meeting – 3/24/2026 at 6:00 p.m.

B.) Board of Commissioners Meetings for March and April 2026

5th Tuesday Meeting – March 31, 2026, at 7:00 p.m.

Regular Meeting – April 21, 2026, at 7:00 p.m.

C.) Planning Commission Meeting – Tuesday, 4/07/2026 at 6:00 p.m. – ***DATE CHANGE***

D.) Vacancies

Civil Service Commission – 1 Alternate position – meets as needed

ON MOTION OF MR. MILLER, SECOND OF MR. DONNELL, A UNANIMOUS VOTE TO APPOINT GLENN EMERY AS AN ALTERNATE MEMBER OF THE CIVIL SERVICE COMMISSION.

E.) Tax Collector - monthly report - Tax Collector page on the Cumru Township website.

F.) Codes Department – monthly report – Codes page on the Cumru Township website

ADJOURNMENT

ON MOTION OF MS.CAMPBELL, SECOND OF MR. DONNELL, A UNANIMOUS VOTE TO ADJOURN THE MEETING AT 10:46 P.M.

Respectfully submitted,

PA Wylezik-Pfeiffer

Patricia A. Wylezik-Pfeiffer
Assistant Secretary