CUMRU TOWNSHIP BOARD OF COMMISSIONERS
5th TUESDAY MEETING MARCH 31, 2026

The Regular Meeting of the Cumru Township Board of Commissioners was called to order at 7:00 p.m. by President Andy Donnell. Other Commissioners in attendance were Vice-President Tonya L. Campbell, Mark Ferrero, and Greg Miller. Also attending were Solicitor Kelsey Frankowski, Chief of Police Madison Winchester, Fire Chief James Beane, Superintendent of Public Works Michael Yost, Jr., Asst. Superintendent 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. Commissioner Lisha L. Rowe was absent.

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.

PRESENTATION

A.) Michael Fix – 40+ years of service on the Civil Service Commission

Chief Winchester presented Michael Fix with a token of appreciation for all his years of service. He praised Mr. Fix for providing knowledge for himself and the members of the Police Department. As President of the Civil Service Commission, he handled business behind the scenes.

Michael Fix gave a little speech and expressed gratitude for the kind words. He talked about his family history and how he values all the relationships that he built over the years. Serving on the Civil Service Commission gave him an opportunity to give back to the community.

SWEARING IN

A.) Newly Promoted Sergeants – Nathan Bentz and Rohan Gupta

Police Department Systems Analyst, Krista Kring, swore in Nathan Bentz and Rohan Gupta as Sergeants.

Nathan Bentz, hired in 2019, is in charge of the Traffic Unit and is a certified Motor Carrier Inspector.

Rohan Gupta, hired in 2020, is an excellent Field Training Officer (FTO).

PUBLIC

Attendance: Bev Leonti, Greg Leonti, Rich Keffer, Laura Stockhausen, Glenn Emery, Sue Haas, Perry Haas, Joe Roland, Kathy Roland, Shanica Young, Kathy , M. McGeehid, and Lisa Quinby.

A.) Bev Leonti, a resident of Crestview Ave. and Vice-Chairperson of the Planning Commission (PC) , addressed the Board concerning the TND Overlay District. She stated that it would be premature for the TND to be pushed through without following proper procedure. The Planning Commission only received the latest version last Friday and the next meeting isn't scheduled until 4/07/26. The members have not had time to properly review and make comments. She questioned whether or not the Planning Commission members would be allowed to do their jobs and follow the process. She questioned Mr. Donnell's statement that bureaucracy will not stop the Board of Commissioners' authority to act.

Mrs. Leonti challenged Mr. Miller's statement that there were no comments made during the previous 2 PC meetings. In January, it was stated that this was a very preliminary version and in February, it was noted that it was very difficult to read. 2 different versions were presented just last week alone as well as a new map.

Mrs. Leonti stated that she has a page of comments that she will be sharing with the other members at the upcoming Planning Commission meeting. She does not wish to be bullied into discussing her thoughts at this meeting. She was concerned with violating the Sunshine Law.

Mr. Donnell responded that nothing has been approved. The request was to discuss it tonight. He stated that the Commissioners are elected to serve the people and the Board will decide in its authority.

B.) Richard Keffer, a resident of Mt. Penn Rd., talked about potential challenges associated with following building codes with the TND being a mixed use development. He voiced concerns about fire protection systems.

When Mr. Keffer referenced being handicapped along Lancaster Pike with the lack of water, Mr. Miller reminded him that Lancaster Pike is not part of this overlay district.

C.) Shanica Young, a resident of Welsh Rd., addressed the Board about the poultry barn being built at 2939 Welsh Rd. She stated that residents have attempted to obtain clear information through public records and Right-To-Know requests however there are still significant unanswered questions.

She asked about the classification of the operation, animal unit calculations, permits, manure management, earth disturbance and impact to water sources. She requested that her questions be answered and on the record.

Mr. Marshall asked for a copy of the questions.

Mr. Donnell stated that the staff is taking this seriously.

Atty. Frankowski said that we can look at the records but we might not have the answers that you are looking for. Some of the information that you are requesting is not required to obtain permits.

PLANNING

A.) Planning Fees – consider authorizing a resolution to update current fee schedule

Atty. Frankowski explained the resolution is an amendment to the current fee schedule.

ON MOTION OF MR. FERRERO, SECOND OF MS. CAMPBELL, A UNANIMOUS VOTE TO AUTHORIZE THE RESOLUTION FOR THE PLANNING FEES.

B.) Planning Commission – consider appointing Laura Stockhausen as an Alternate member
1) Resume and letter of intent received 3/30/26

Laura Stockhausen stated that she is looking to be more involved and give back to the community. She was encouraged by many people to become more involved.

Mr. Miller stated that he was one of the people wearing her down. She is very knowledgeable and works for Metropolitan. She understands that if something like Hawthorne comes up, she will abstain.

ON MOTION OF MR. MILLER, SECOND OF MR. DONNELL, A UNANIMOUS VOTE TO APPOINT LAURA STOCKHAUSEN AS AN ALTERNATE MEMBER OF THE CUMRU TOWNSHIP PLANNING COMMISSION.

ECONOMIC DEVELOPMENT

A.) Zoning Proposals

1) Data Centers – Public Hearing for Data Center Overlay District Zoning Ordinance and Zoning Map amendments 4/21/26 at 7:00 p.m.

a) Final Draft on the website

Atty. Frankowski stated that the Public Hearing was advertised for 7:00 p.m. before the regular meeting. There will be a stenographer and it will be on record. Exhibits will be presented.

Mr. Donnell reminded everyone that the final draft is on the Township website if anyone is interested.

2.) Traditional Neighborhood Development (TND)

a) Updated Draft sent to BCPC on 3/27/26 – they have at least 30 days to review

b) Updated Draft sent to Cumru PC on 3/27/26 for review at 4/07/26 meeting

c) Updated Draft sent to Fire Department on 3/30/26 – need time to review

Mr. Donnell reported that the updated draft was sent to the entities listed above for review and comments.

Mr. Miller began by explaining that the goal was to create a mixed-use development in the Township at an area that would emphasize both housing and commercial development with an emphasize on the housing for this perspective.

Part of the Economic Study that was done by Delta Development found that we have aging housing stock and a lack of housing stock. People like living here but there is not much turn over which leads to aging of both the population and the housing stock. We need to refresh the housing stock.

Delta Development starting working on an ordinance. The first draft was shown to the Board and the PC in January. Mr. Miller stated that in his opinion, "it needs work" is criticism and not feedback. Through working with the solicitor and the engineer, substantial improvements were made which led to a revised draft in late February. The PC saw this version in March. It was sent to Berks County Planning Commission (BCPC). The process is working slowly.

People are watching the YouTube videos including developers and landowners. This is generating interest. Some feedback that has been provided is that ease of doing business is very important to them and they want to see things progress quickly. Things dragging along does not create a good impression.

This is a brand new ordinance and there is a lot of behind the scenes work. Many versions have been produced over the last few months. After a certain time, it reaches the point of diminishing returns and the process needs to move forward.

The Traditional Neighborhood Development (TND) Overlay is a modern mixed-use development. The mixed-use center is surrounded by townhouses surrounded by single-family houses. The goal of the integrated, compact use is to create cost-effective housing stock mixed with commercial. The upkeep and infrastructure would be reduced for the Township.

Mr. Donnell provided some history. The Township contracted Delta Development to conduct extensive research. A Steering Committee was selected with diverse representation in order to provide various views. This was a data driven process that requires action. There was hard discussion in November regarding the budget.

Mrs. Wylezik-Pfeiffer offered some insight as the Planning Commission Secretary in order to clarify the position of the Planning Commission (PC). When the original drafts were presented, the members were told that the Data Center was the priority so everyone worked on finalizing that. They were told that the TND was secondary and that there was time to discuss. They thought that they could discuss the final version at the April 7th meeting and that the Board would be discussing advertisement at its April 21st meeting. The PC did not have a concise final draft to review until recently. 2 versions have been provided since the March meeting.

There was more discussion. Mr. Miller favored setting a moratorium for comments for a final draft to be considered in May. Mr. Donnell stated that nothing would preclude anyone from providing feedback and he recommended taking action based on data.

There was discussion about the possible timeline. Atty. Frankowski explained that there are requirements for advertising, posting, and mailing notices. We have to allow for at least 30 days before the Public Hearing. She recommended waiting until the BCPC review is received in case there are comments that could result in another draft version. If a version is advertised and then another version comes along, the revised version will have to be advertised and the cycle starts over.

Mr. Ferrero recommended flexibility for the Board in order to follow the process and be compliant when moving forward. Ms. Campbell agreed that the Board should be compliant and flexible.

Mr. Emery, a resident of Fairway Rd., said that he was distressed about the bullying comments. He commended the current Board. He stated that we can't delay because the train is leaving the station and the Township needs to take action.

Mrs. Wylezik-Pfeiffer offered a suggestion that advertising the TND ordinance could be on the agenda for the April 21st meeting with the intention of enacting at the May meeting.

After some discussion, it was decided that the Board of Commissioners meeting would be rescheduled from May 19th as advertised to May 28th.

Laura Stockhausen, newly appointed alternate member of the PC, addressed the Board to request that clarification be made to specify the need to use toters in Section F referencing trash collection. She also said that a number needs to be added in Section C which references lanes.

Mrs. Wylezik-Pfeiffer offered to send the final maps and text comments to Ms. Stockhausen before the PC meeting.

B.) Capital Budget Itemization Requests for RACP – a request was sent to Rep. Guzman's office for consideration for a $20,000,000 line item for community and economic development projects.

Mrs. Wylezik-Pfeiffer stated that she worked with Delta Development to send a request for consideration to Rep. Guzman's office in order to be considered for placement on the list of potential projects. This is the first step in the process. The second step is to get on the docket to be considered for project funding.

POLICE DEPARTMENT

There were no reports or comments for the Police Department.

FIRE DEPARTMENT

There were no reports or comments for the Fire Department.

ADMINISTRATION

A.) 5-year Capital Improvement Program (CIP) – presentation and discussion

Mr. Marshall presented a 5-year Capital Improvements Program which is a planning document for expenses such as roads, vehicles, etc. over $10,000. This is a living document with detailed summary sheets for each department and recreation. It shows the need/request and the proposed funding. The last 2 pages show the previous balances for the separate funds. This document gives the opportunity to evaluate if the "asking" is affordable and helps judge if it can be done.

This document usually comes before the Board a few months before budget time for evaluation. The goal is for the first year to become the next year's budget as the years are cycled.

The Board was appreciative to receive this document as a map to move forward. This gives vision to the long-term bigger picture.

Mr. Marshall reminded that the document will change over time as priorities change. He also stated that the Township has lots of aging infrastructure that must be considered.

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

Mr. Marshall reported that he has specifications that could be used for a draft. He has received the roads for Flying Hills. Chase Whitman is getting 3 bids for the townhouses and the condos. The target is June at the earliest but this can be moved as needed.

C.) Sewer Billing – update

Mrs. Yoder reported that 1400 letters were sent. April 17, 2026, is the deadline to pay without a penalty. After that date, a penalty will be added. Accounts that are unpaid after 2 quarters are sent to collections. Previously paid late fees will show as a credit to the account.

Mr. Marshall said that administration is actively looking at a new process for billing.

Mr. Donnell thanks staff for working through the burdens and taking action.

D.) 2026-2027 Insurances- consider authorization for Administration to bind coverage

The insurance coverages will come up for renewal before the next meeting.

ON MOTION OF MR. FERRERO, SECOND OF MS. CAMPBELL, A UNANIMOUS VOTE TO AUTHORIZE ADMINISTRATION TO BIND COVERAGES FOR THE 2026-2027 INSURANCES.

PUBLIC WORKS

A.) Poplar Neck Bridge – update

Mr. Yost reported that the request for a spot on list for funding was submitted to the PA. House Transportation Committee last week. The cost analysis to rehabilitate the bridge from STV based on the inspection report was $2,440,000. Thus, the request for funding.

SOLICITOR

A.) Ocean State Job Lots (OSJL) – consider signing MOU for sewer lining and amendment to ROW agreement

Atty. Frankowski explained that this is an old item from approximately October 2025. The new tenant wants to place a loading dock in the current ROW per the sewer agreement. OSJL had approached the Township about amending the sewer ROW agreement.

In exchange for amending the agreement, OSJL agreed to pay for lining the sewer pipe including paying for all the engineering and legal fees.

Atty. Frankowski reviewed all the documents and found the changes acceptable.

Mr. Marshall cautioned to make sure that provisions for repairs are included. Atty. Frankowski stated that provisions were included.

Mr. Donnell asked if the MOU for sewer lining was for area behind the one tenant or behind the whole building. Mr. Yost answered that he thought it was for the entire expanse behind the building.

Atty. Frankowski explained that the new sewer ROW agreement allows for the loading dock to be placed in the sewer ROW.

ON MOTION OF MR. MILLER, SECOND OF MS. CAMPBELL, A UNANIMOUS VOTE TO SIGN THE MOU FOR THE SEWER LINING AND THE AMENDMENT TO THE SEWER ROW AGREEMENT.

CORRESPONDENCE

A.) RATS Long Range Transportation Plan flyer for Public Meetings, received 3/23/26

COMMISSIONERS

A.) Board of Commissioners Meeting on May 19, 2026 – consider rescheduling and readvertising due to conflict with Primary Election Day use of the meeting room

The May meeting was rescheduled to Thursday, May 28, 2026, earlier in this meeting.

B.) Vote to rescind motion from last meeting to appoint Glenn Emery as an Alternate member of the Civil Service Commission due to being on the Vacancy Board.

Atty. Frankowski explained that Civil Service Commission rules do not allow a person to hold another position in the Township.

ON MOTION OF MR. FERRERO, SECOND OF MS. CAMPBELL, A UNANIMOUS VOTE TO RESCIND THE MOTION FROM LAST MEETING TO APPOINT GLENN EMERY AS AN ALTERNATE MEMBER TO THE CIVIL SERVICE COMMISSION.

C.) Website upgrade – presentation by Commissioner Ferrero and consider a proposal

Mr. Ferrero explained that he has been working with Township administration on modernizing the Township website. The website is more than just a website; it is our digital front door. First impressions matter. Our current website is outdated, text heavy and not mobile friendly. Approximately 50-60% of people will be using mobile devices to access the website. The new website should be more visual with graphics. Usability is important.

The evaluation process involved vendor demos, reference interviews with other municipalities currently using the vendors, reviewing online payment platforms and evaluating Open-source.

The online payment process will not be tied to the website design. It will be an independent third-party contracted by the Township. There will be a secure payment portal link on the website.

Comparisons were made between Revize and CivicPlus. Revize is a smaller company which seems to be a more cost conscious fit. Open Source is a much more expensive option. Some additional enhancements to improve functionality were discussed.

ADA accessibility requirements were discussed which will become mandatory by 2027.

A phased approach was recommended. Phase 1 would be the website. Phase 2 would be the online payment. Phase 3 would be any future expansion.

Mr. Miller said that the outreach option would be worth it.

Everyone agreed that the new website will be a benefit to administration and the residents. The Board agreed that the options listed and discussed should be included in the contract.

ON MOTION OF MS. CAMPBELL, SECOND OF MR. MILLER, A UNANIMOUS VOTE TO PROCEED WITH THE CONTRACT WITH REVIZE AS WRITTEN CONDITIONED ON REVIEW BY ATTY. FRANKOWSKI.

D.) Executive session

1) Matters of Potential Litigation
2) Personnel issues

Executive session began at 9:45 p.m. – To discuss personnel issues and matters of potential litigation.

Executive session ended at 10:32 p.m. – Personnel issues and matters of potential litigation were discussed. No motions were made.

PUBLIC REMINDERS

A.) Zoning Hearing Board Meeting – 4/28/2026 at 7:30 p.m. (***Tentative-could be changed***)

B.) Board of Commissioner Meetings for April 2026

1) Public Hearing for Data Center Overlay District Zoning Ordinance and Zoning Map amendments 4/21/26 at 7:00 p.m.

2) Regular Meeting – 4/21/26 to be held after Public Hearing

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

D.) Municipal Authority Meeting – 4/09/26 at 8:30 a.m.

E.) Vacancies:

1) Civil Service Commission – 1 Alternate member – meet as needed

2) Planning Commission – 2 Alternate members – usually meet 1st Monday of the month

F.) The Administrative office will be closed on Friday 4/03/26 for the holiday.

ADJOURNMENT

ON MOTION OF MS.CAMPBELL, SECOND OF MR. FERRERO, A UNANIMOUS VOTE TO ADJOURN THE MEETING AT 10:32 P.M.

Respectfully submitted,

Pa Wylezik-Pfeiffer

Patricia A. Wylezik-Pfeiffer
Assistant Secretary