

**CUMRU TOWNSHIP BOARD OF COMMISSIONERS
REGULAR MEETING APRIL 21, 2026**

The Regular Meeting of the Cumru Township Board of Commissioners was called to order at 7:10 p.m. by Vice-President Tonya L. Campbell. Other Commissioners in attendance were 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. President Andy Donnell was excused with prior notification.

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.

AMBULANCE SERVICE

A.) Monthly Report – March 2026

Matthew Wagner, Deputy Chief for TowerDIRECT, presented statistics to the Board. There were 209 calls in March in Cumru. Average chute time was 1 minute 14 seconds. Average response time was 8 minutes and 11 seconds. There were no questions.

APPROVE MINUTES

Minutes will be tabled and presented for approval at the next meeting.

PUBLIC

Attendance: Ronald Schmehl, Donna Schmehl, Bruce Badgley, Barb Dietrich, Todd Dietrich, Nada Liepins, Rosie Blair, Bev Leonti, Greg Leonti, Glenn Emery, Shanica Young, Barbara Nagle, Kathy Roland, Joe Roland, Perry Haas, Sue Haas, and Mike Eshbach .

A.) Ron Schmehl, resident of Freemansville Rd., to discuss blighted property on Freemansville Rd. This item would be discussed later.

B.) Shanica Young, a resident of Welsh Rd., asked about when the ZHB would be rescheduled for the application concerning the kennel near hew property. The answer was that this application was continued based on getting a recommended survey of the property. It has not been rescheduled at this time.

Ms. Young also asked about the status of the poultry barn construction at 2939 Welsh Rd. She has a current Right-To-Know request in to the Township that will be answered by end of business tomorrow. The Codes Department and the Zoning Officer are aware of the construction and have done inspections as required.

CIVIL SERVICE COMMISSION

A.) Vacancy for Alternate Member – consider appointing Bob Matt to fill vacancy

1) Background information provided

Mr. Miller explained that Bob Matt has volunteered to be an alternate member to the Civil Service Commission to fill a vacancy.

ON MOTION OF MR. MILLER, SECOND OF MR. FERRERO, A UNANIMOUS VOTE TO APPOINT BOB MATT TO THE CIVIL SERVICE COMMISSION AS AN ALTERNATE MEMBER.

ECONOMIC DEVELOPMENT

A.) Zoning Proposals

1.) Traditional Neighborhood Development (TND) Overlay – consider advertising the Zoning Ordinance amendment and map change in order to hold a Public Hearing on 5/28/26

a) Revised draft, dated 4/17/26 – sent to BCPC and Cumru PC on 4/20/26

Mr. Miller reported that a final draft has been submitted to both the Berks County planning Commission and the Cumru Township Planning Commission.

He explained the concept of having a central area with commercial and apartments surrounded by townhouses surrounded by single-family homes. The areas selected for the TND Overlay are along SR10, north and south of Flying Hills.

ON MOTION OF MR. MILLER, SECOND OF MR. FERRERO, A MAJORITY VOTE TO AUTHORIZE ADVERTISEMENT OF THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) OVERLAY DISTRICT ZONING ORDINANCE TEXT AMENDMENT AND MAP CHANGE FOR A PUBLIC HEARING ON 5/28/26 AT 7:00 P.M. MR. MILLER, MR. FERRERO, AND MS. CAMPBELL VOTED YES. MS. ROWE VOTED NO.

B.) Recreation Grant application – consider a resolution to allow Delta Development to submit a C2P2 grant application for a recreation plan.

a) 3 proposals were received for consideration

Mr. Miller explained the process that you need a plan to apply for grants. This was a recommendation from Delta Development.

Mr. Marshall reported that there is a requirement to get 3 estimates from contractors. He sent the estimates to Delta Development. This is for a comprehensive plan to look at trails, parks, and new facilities.

ON MOTION OF MS. CAMPBELL, SECOND OF MR. MILLER A UNANIMOUS VOTE TO AUTHORIZE DELTA DEVELOPMENT TO SUBMIT A C2P2 GRANT APPLICATION FOR A COMPREHENSIVE RECREATION PLAN.

POLICE DEPARTMENT

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

Chief Winchester explained that the Police Department has had several large events that were reported to the Board in real time.

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 24 hours/day if you believe that you are being scammed.

B.) Annual Fishing Rodeo for youth 12 and under – May 9, 2026, at Brady's Pond 9 a.m. to noon

Call the Admin. Office to register. Limited to the first 50 youth registered.

Chief Winchester reported that this event will be held rain or shine. Family members of the youth are invited also.

FIRE DEPARTMENT

A.) Monthly Report – March 2026

There were no questions.

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

B.) Burn Ban – effective 4/21/26 until further notice due to dry conditions.

Chief Beane stated that no open fires or open fire pits are allowed even if you have a current burn permit. The Fire Department is trying to get ahead of this. It only takes 1 spark!

The Burn Ban will be put on the website and people with burn permits will be notified.

ADMINISTRATION

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

Mr. Marshall handed out a proposed KPI draft. There was discussion. Mr. Marshall stated that we would have a better idea of the estimated warning and limit totals after 12 months of review.

Mr. Miller took this opportunity to explain the KPI system. The Board had requested that each department create KPIs as a way to give a quick look at how the department is doing.

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

Mr. Marshall reported that he is working on producing specs for bidding in the near future.

C.) PAYMENTS OF BILLS – authorize payment of bills for 3/20/26, 3/27/26, 4/02/26, 4/10/26, and 4/17/26.

ON MOTION OF MR. FERRERO, SECOND OF MR. MILLER, A UNANIMIOUS VOTE FOR PAYMENTS OF BILLS FOR 3/20/26, 3/27/26, 4/02/26, 4/10/26, and 4/17/26.

PLANNING

2025-04 DEERFIELD PHASE IV-2025 – reaffirm plan approval

(Final revision to the plan of record) Owner: William Whitman; Agent: John Hoffert, P.L.S. of John Hoffert Surveying; Location: Whitman's View Drive/Deerfield Drive, Shillington; Parcel ID# 39-5350507679683; Plan No. D-25-33-1; Proposed Summary Continue Deerfield Phase IV by constructing 7 townhomes and 14 "townhome/apartments" for a total of 21 dwelling units. Final revision to plan of record was granted conditional approval on 7/15/25. Reaffirmed on 10/21/25 and 1/20/26.

PROPOSED ACTION:

REAFFIRM APPROVAL FOR THE REVISION TO THE PLAN OF RECORD FOR 2025-04 DEERFIELD PHASE IV-2025 CONDITIONED ON RESOLVING ANY ISSUES AS STATED IN THE GVC REVIEW LETTER DATED 7/02/25, OBTAINING SIGNATURES, AND PAYMENT OF FEES.

2025-07 340 OLD LANCASTER PIKE – reaffirm approval

(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. Conditional preliminary/final approval was granted on 1/20/26.

PROPOSED ACTION:

REAFFIRM PRELIMINARY/FINAL APPROVAL FOR 2025-07 340 OLD LANCASTER PIKE CONDITIONED ON ADDING NO PARKING SIGNS TO THE REVISED PLAN, RESOLVING ANY ISSUES AS STATED IN THE GVC 3RD REVIEW LETTER DATED 1/14/26 AND THE ATLAS SEWER 2ND REVIEW LETTER DATED 1/15/26, OBTAINING SIGNATURES, AND PAYMENT OF FEES.

ON MOTION OF MR. MILLER, SECOND OF MS. CAMPBELL, A UNANIMOUS VOTE TO REAFFIRM APPROVAL FOR THE REVISION TO THE PLAN OF RECORD FOR 2025-04 DEERFIELD PHASE IV-2025 AND PRELIMINARY/FINAL APPROVAL FOR 2025-07 340 OLD LANCASTER PIKE WITH THE CONDITIONS AS STATED ABOVE.

PUBLIC WORKS

A.) Monthly Key Performance Indicator (KPI) report – March 2026

Mr. Yost reported that Public Works has met expectations. Some of the metrics are seasonal. Mr. Miller recommended modifying the metrics.

B.) Ardmore Ave. Sewer Replacement Project – consider approval for pay app #1 for MDX Site in the amount of \$21,600.00.

1) Pay App #1 letter from Atlas dated 4/13/26

ON MOTION OF MS. CAMPBELL, SECOND OF MR. FERRERO, A UNANIMOUS VOTE TO AUTHORIZE PAY APP #1 FOR MDX SITE IN THE AMOUNT OF \$21,600.00 FOR THE ARDMORE AVE. SEWER REPLACEMENT PROJECT.

C.) Discussion about Public Works roof replacement and solar panels – possible grants

There was discussion about replacing the roof of the Public Works building and installing solar panels. Mr. Miller talked about a cost neutral solution. He stated that there are grant opportunities that could cover 50% of the costs as well as additional solar credits. The current annual power cost for this building are approximately \$20,000.

Atty. Frankowski asked if bid specs and the formal bid process would be required. Mr. Yost stated that a member of CoStars could be used.

Mr. Miller reported that the solar credits expire in July 2026. This could amount to almost \$80,000. He explained that signing a contract and putting money down would be enough to safe harbor and lock in the contract.

Mr. Yost asked if the grants and credits allowed for placing the solar panels in the open field instead on the roof. This would provide ease of service and greater safety. Mr. Miller seemed to discourage field installation. Ms. Rowe voiced concern about chemicals leaking into the ground.

Atty. Frankowski asked about decommissioning costs. She also asked about removal and replacing the roof. She stated that since installers come and go, it could be impossible to hold them to a contract.

The Board agreed by nodding heads for Mr. Yost to research CoStars and develop bid specs.

Mr. Yost explained that the parking lot around the municipal building was going to be paved in 2 phases to allow for access during the paving project.

ENGINEER

Mr. Rogosky had nothing to specific to report.

SOLICITOR

A.) Data Center Overlay District Zoning Ordinance text amendment and map change – consider approval

The Public Hearing was held right before this meeting as advertised. The Board could decide to enact the Zoning Ordinance amendments as presented.

ON MOTION OF MR. MILLER, SECOND OF MR. FERRERO, A MAJORITY VOTE TO APPROVE THE DATA CENTER OVERLAY DISTRICT ZONING ORDINANCE TEXT AMENDMENT AND MAP CHANGE. MR. MILLER, MR. FERRERO AND MS. CAMPBELL VOTED YES. MS. ROWE VOTED NO.

B.) Traffic Ordinance amendments – consider approval

Atty. Frankowski reported that the traffic ordinance amendments were advertised on 4/12/26.

ON MOTION OF MS. CAMPBELL, SECOND OF MR. MILLER, A UNANIMOUS VOTE TO APPROVE THE TRAFFIC ORDINANCE AMENDMENTS.

C.) Sencit Apartments - update

Mr. Frymoyer reported that they are waiting on the elevators. Work is supposed to start on April 26, 2026. They will do 1 elevator and then the other.

D.) Quarterly update on the Ordinance Codification project.

Atty. Frankowski said that the Board had asked her to monitor and provide updates.

CORRESPONDENCE

A.) Complaint about 395 Blimline Rd. – received 4/10/2026

Mr. Frymoyer reported that this property is in Brecknock Township. The phone number provided was not accurate. Atty. Frankowski recommended forwarding the message to Brecknock Township.

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. Amend application to address number of employees and required parking spaces.

2) **App #841** – Kopecki – 717 Philadelphia Ave. - Seeking relief from Section 910(A)(3) to allow an 8ft. fence to remain in the front yard. The dwelling is accessed from the alley in the rear of the parcel. The property located in the Local Commercial (LC) District. The Zoning Permit was denied due to the fence being in the front yard as defined by the Zoning Ordinance.

3) **App #842** – Posch Development Group – 219 Pershing Blvd. – Seeking a Special Exception under Section 705(A) to allow multi-family apartments in the High Density Residential (HR) District. The 0.41-acre property contains a single-family dwelling and a detached garage.

Seeking variances for:

Section 406(C) to allow more than 1 principal use on the lot (the 2 uses would be single-family residential and multi-family residential apartments);

Section 705(B)(1) which requires a minimum of 5 contiguous acres for land development;

Section 705(B)(6) which requires a minimum of 60% of the gross area of the multi-family apartment unit development to be set aside as common open space;

Section 705(C) which requires the multi-family apartment development to be designed to comply with minimum and maximum dimensional requirements;

Section 705(C)(2) requiring building setbacks to be established 50 ft from the ROW line or 60 ft. from the curb line;

Section 705(C)(7) requiring all apartment units within the development to be located at least 60 ft. from the property line or property, which is not owned by the applicant in pre-development conditions;

Section 705(C)(9) which states that no more than 40% of the total area of the development shall be covered by impervious surfaces.

* The **Cumru Planning Commission** sent a memo to the Board recommending that the Board not support this application.

Ms. Dietrich, Chairperson of the Planning Commission, explained that the Planning Commission did not think that this was a reasonable use for the property. It would also add additional traffic to an already congested area.

The Board agreed that this was not a good fit. There was discussion about what the Board wanted to do to express its opinion. It was decided that Atty. Frankowski would draft a letter and Patricia Wylezik-Pfeiffer would testify.

ON MOTION OF MS. CAMPBELL, SECOND OF MR. MILLER, A UNANIMOUS VOTE TO AUTHORIZE PATRICIA WYLEZIK-PFEIFFER TO REPRESENT THE BOARD AT THE UPCOMING ZHB MEETING AND PRESENT A LETTER DRAFTED BY THE SOLICITOR STATING THAT THE BOARD IS NOT IN FAVOR OF GRANTING RELIEF FOR ZHB APPLICATION #842- POSCH DEVELOPMENT GROUP- 219 PERSHING BLVD.

4) App #843 – Pascal -2399 Lancaster Pike – Seeking a variance from Section 411(D) for minimum side yard setback to build a 30 x 60 ft building for sales, repairs and trailer storage. The property is located in the Highway Commercial (HC) District. The property received ZHB relief in 2022 for a 1-story building.

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) Blighted Property at 1021 Freemansville Rd. - update

Mr. Frymoyer reported that a Notice of Violation (NOV) was sent on 3/18/26. The well opening was covered. Citations were issued with 30 days to comply. The property was referred to the Berks County Blighted Property Committee but the process takes time.

Atty. Frankowski acknowledged that you can go to court but that costs the taxpayers money.

Mr. Schmehl asked if the Township works with the Blighted Property Committee. The answer was yes.

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.

B.) Executive session

- 1) Personnel issue – Administration finance position
- 2) Discussion of Codes Enforcement
- 3) Matter of Potential Litigation

Executive session began at 8:25 p.m. – To discuss 1 personnel issue - Administration, 1 matter of Codes Enforcement involving real estate and 1 matter of potential litigation involving real estate.

Executive session ended at 9:23 p.m. – 1 personnel issue - Administration, 1 matter of Codes Enforcement involving real estate and 1 matter of potential litigation involving real estate were discussed. No motions were made.

PUBLIC REMINDERS

A.) Zoning Hearing Board Meeting – 4/28/2026 at 6:00 p.m.

B.) Board of Commissioners Meeting for May 2026

Regular Meeting – May 28, 2026, at 7:00 p.m. – **NOTE DATE CHANGE**

C.) Planning Commission Meeting – 5/04/2026 at 6:00 p.m.

D.) Vacancies

Civil Service Commission – 1 Alternate position – meets as needed = FILLED

Planning Commission – 1 Alternate position – usually meets 1st Monday of the month

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 MR. FERRERO, SECOND OF MR. MILLER, A UNANIMOUS VOTE TO ADJOURN THE MEETING AT 9:26 P.M.

Respectfully submitted,



Patricia A. Wylezik-Pfeiffer
Assistant Secretary