



# TOWNSHIP OF CUMRU

BERKS COUNTY, PENNSYLVANIA  
1775 WELSH ROAD  
MOHNTON, PA. 19540

WWW.CUMRUTOWNSHIP.ORG

## REGULAR MEETING AUGUST 18, 2026

### CALL TO ORDER AND ATTENDANCE

The Regular Meeting of the Cumru Township Board of Commissioners was called to order at 7:01 p.m. by President Andy Donnell.

#### Commissioners in Attendance.

- President, Andy Donnell,
- Vice-President, Tonya L. Campbell,
- Mark Ferrero
- Greg Miller
- Lisha L. Rowe

#### Also in Attendance:

- 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
- Interim Manager/Secretary, Peter S. Marshall
- Business/Personnel Administrator, Kristin Yoder
- Joseph P. Rogosky, Great Valley Consultants

#### Available Electronically:

- Special Projects/Asst. Secretary, Patricia A. Wylezik-Pfeiffer

### NOTICE:

Public comment will be accepted in person. All individuals wishing to provide public comment are asked to state their **first name, last name, and address**. Comments submitted without a name or address will not be considered.

To accommodate as many speakers as possible, each person's comments are limited to **three (3) minutes**, in accordance with **Resolution No. 301**. The total public comment period is limited to **sixty (60) minutes** and may be extended at the discretion of the Board of Commissioners.

Public comments will be given due consideration; however, immediate responses will be provided at the discretion of the Board of Commissioners.

### AMBULANCE SERVICE

#### A.) Monthly Report – July 2026

Matt Wagner gave the monthly report for TowerDirect. Mr. Donnell asked about any trends. Mr. Wagner said that 6 measles cases were reported from Lancaster County.

## MINUTES

**ON MOTION OF MR. FERRERO, SECOND OF MS. CAMPBELL, A UNANIMOUS VOTE TO APPROVE THE MINUTES FROM JUNE 15, 2026 – REGULAR MEETING AND JUNE 22, 2026 – SPECIAL MEETING AS SUBMITTED.**

## PUBLIC COMMENTS

**Attendance:** Gerald Potochnik, Margaret Gombeda, Craig Schaffer, Nada Liepins, Ron Schmehl, Donna Schmehl, Donna M. Smith, Bev Leonti, Andrew Casey, Lindsey & Matt Hahn, Glenn Emery, Steve Symanski, Marlene Brady, Destiny Myers, Jeff Myers, Tim Brady, Lisa Quinby, Beth McGeehan, Sue Haas, Roberta Kennedy, Barbara Nagle, and Joe Roland.

A.) Margaret Gambina, a resident of Hampshire Road: Inquired about the Township's cooperation with ICE. The Board discussed that such cooperation is not mandated and would be voluntary.

B.) Ron Schmidt, a resident of Freemansville Road: Referenced SMP letters and expressed concerns regarding contaminants and potential impacts on residents resulting from unmonitored septic systems. Mrs. Wylezik-Pfeiffer explained the non-compliance letters and the Township's SMP program.

C.) Destiny Myers, a resident of Wilma Ave.: declined to speak at this time.

D.) Craig Schaeffer, a resident of Rim View: Inquired about police activity during traffic stops and the distinction between local law-enforcement responsibilities and immigration matters. The Board discussed public safety and appropriate law-enforcement procedures.

## ECONOMIC DEVELOPMENT

The Board discussed a grant application submission for the Poplar Neck Bridge with the amount referenced as approximately \$3 million.

## POLICE DEPARTMENT

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

The Board reviewed the July Police Department KPI report and discussed the use of performance measures for higher-level oversight. Discussion included self-directed activity outside of 911 calls, mandatory training, public education, complaints and citations, theft trends, and repeat calls that may identify locations or issues requiring additional attention. The Board also discussed tracking training and public education efforts as measurable activities and suggested displaying KPI graphs in a larger format for easier review. The discussion emphasized maintaining useful data while retaining the ability to extract information as needed.

B.) National Night Out – August 4, 2026 @ Shillington Park from 6 – 8 p.m.

Chief Winchester discussed National Night Out and the success of the community event. Discussion included continuing the event at this location and building on the event in future years. Trick-or-Treat activities for October were also discussed, including possible use of the Township campus or a park.

C.) General Police Information Report

The Board discussed public education regarding scams and fraud, including warnings that residents should not be directed to pay fines through Bitcoin or similar methods.

The Board also discussed license-plate and vehicle-recognition camera technology. The Township does not currently have a flock camera system or an agreement to use one. A separate intersection camera system that captures vehicle and license-plate information with a time stamp was discussed as a potential investigative resource. The discussion noted that certain State Police information must be requested and justified and is not automatically provided. The Board also discussed access controls and proprietary software limitations. The Viper System can not be converted to the Flock System.

**FIRE DEPARTMENT**

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

The Board reviewed the Fire Department's July 2026 Monthly Key Performance Indicator (KPI) Report.

B.) Fire Station Construction –

1) Consider pay applications totaling \$ 10,000.00

| CONTRACTOR  | APPLICATION  | AMOUNT              |
|-------------|--------------|---------------------|
| H.B. Frazer | PAY APP 21   | \$ 10,000.00        |
|             | <b>TOTAL</b> | <b>\$ 10,000.00</b> |

**ON MOTION OF MS. ROWE, SECOND OF MS. CAMPBELL, A UNANIMOUS VOTE TO APPROVE THE PAY APPLICATION FOR THE FIRE STATION AS STATED IN THE CHART ABOVE.**

**ADMINISTRATION**

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

The Board reviewed the Administration Department's July 2026 Monthly Key Performance Indicator (KPI) Report.

B.) Refuse/Recycle Contract – Discussion and Consider Options for Approval

1.) Bids were opened July 28, 2026, at 10:00 a.m.

2.) Staff Recommendations **in bold**

| CONTRACTOR       | BID #1               | BID #2              |
|------------------|----------------------|---------------------|
| Mountz Disposal  | -                    | <b>\$ 56,000.00</b> |
| Jax Disposal     | -                    | \$ 92,445.48        |
| JP Mascaro       | \$ 1,390,992.00      | \$ 211,584.00       |
| AJ Blosenski     | <b>\$ 908,922.00</b> | \$ 162,030.00       |
| Waste Management | \$ 912,861.60        | -                   |

**Bid #1** = Refuse – mechanical collection for Township

**Bid #2** = Refuse – manual collection for Flying Hills, contractor containers

**BID #3 - Recycling**

| CONTRACTOR       | Option a      | Option b      | Option c      | Option d      |
|------------------|---------------|---------------|---------------|---------------|
| Mountz Disposal  | -             | -             | -             | \$ 69,000.00  |
| Jax Disposal     | -             | \$ 474,440.40 | \$ 61,453.56  | \$ 56,953.56  |
| JP Mascaro       | \$ 650,016.00 | \$ 567,516.00 | \$ 121,752.00 | \$ 121,752.00 |
| AJ Blosenski     | \$ 391,146.00 | \$ 379,890.00 | \$ 58,920.00  | \$ 58,920.00  |
| Waste Management | \$ 611,200.80 | -             | -             | -             |

**Option A:** Recycling – mechanical collection for the Township using contractor-provided containers.

**Option B:** Recycling – manual collection for the Township using Township-provided containers.

**Option C:** Recycling – manual collection for Flying Hills using contractor-provided containers.

**Option D:** Recycling – manual collection for Flying Hills using Township-provided containers.

Mr. Miller disclosed that he has been directed by his employer to abstain from voting.

Discussion focused on mechanical versus manual collection, contractor-provided versus Township-provided containers, costs, safety, staffing, service efficiency, and the continuing industry trend toward automated collection. Mr. Marshall stated that the containers for mechanical collection are a 1 time cost which means that mechanical collection costs should be less for the next contract because the residents already would have the containers.

The Board discussed whether to reject the refuse bids and rebid the work with revised specifications, including a manual collection option for the whole Township. The possibility of accepting the recycling bids separately from the refuse portion was also discussed. Contractors bid the whole package, so bids could change if recycling is divided out. Staff was asked to further evaluate container costs and other components of the bids before proceeding.

The Board also discussed the timing of a potential rebid in relation to the current contract, which expires at the end of the year. The possibility of seeking County assistance for grant funding for recycling containers was discussed.

**ON MOTION OF MR. MILLER, SECOND OF MS. ROWE, A UNANIMOUS VOTE TO REJECT THE CURRENT BIDS AND REBID TO INCLUDE A MANUAL OPTION FOR THE ENTIRE TOWNSHIP.**

C.) Financing for Solar Projects – Consider Authorizing a Proposal for Tax-Exempt Financing

1.) Manager Recommendation Regarding Solar Financing

Mr. Miller stated that he abstained and left the room.

The Board discussed financing for the Township's solar projects and the preparation of documents necessary to pursue tax-exempt financing. Increasing payments versus flat rate payments were debated.

**ON MOTION OF MR. DONNELL, SECOND OF MS. CAMPBELL, A MAJORITY VOTE TO AUTHORIZE ADMINISTRATION TO PREPARE LOAN DOCUMENTS. MR. MILLER ABSTAINED FROM VOTING.**

D.) Ordinance Codification – Update

Mrs. Wylezik-Pfeiffer reported that the past ordinances were provided by August 10, 2026, and discussed the next step of the codification process, which is expected to continue through approximately the end of October. Any new ordinances will be provided to General Code as they are enacted.

E.) Payments of Bills

The Board considered authorization for payment of bills dated July 24, 2026, July 31, 2026, August 7, 2026, and August 14, 2026.

**ON MOTION OF MR. FERRERO, SECOND OF MS. CAMPBELL, A UNANIMOUS VOTE TO AUTHORIZE THE PAYMENT OF BILLS FOR 7/24/26, 7/31/26, 8/07/26, AND 8/14/26.**

**PLANNING**

**A.) Plans:**

**Hawthorne Land Development Plan – reaffirm plan approval**

*(Note: Settlement plan approved by Township 11/29/23. Settlement approved by Court 9/30/2024.)*

Conditional final plan approval was reaffirmed on 4/29/25, 8/19/25, 11/18/25, 2/17/26, and 5/28/26.

**PROPOSED ACTION:**

**REAFFIRM FINAL PLAN APPROVAL FOR THE HAWTHORNE LAND DEVELOPMENT PLAN AND AUTHORIZING SIGNING THE PLANS CONDITIONED ON SOLICITOR REVIEW OF ALL AGREEMENTS, DEP APPROVAL OF THE PLANNING MODULES, RECEIPT OF IMPROVEMENTS ESCROW, AND PAYMENT OF ALL FEES.**

**ON MOTION OF MR. FERRERO, SECOND OF MR. DONNELL, A UNANIMOUS VOTE TO REAFFIRM APPROVAL FOR THE HAWTHORNE LAND DEVELOPMENT PLAN WITH THE CONDITIONS AS STATED ABOVE.**

**Gouglersville Fire Company No. 1 – consider request for waiver of land development**

(Stormwater plan) Owner: Gouglersville Fire Company No. 1; Agent: C2C Design Group, Larry Grybosky, P.E.; Location: 475 Mohns Hill Rd., at the Intersection of SR222 and Gouglersville Rd; Parcel ID# 39438409274357; Project # GFC-CMU-01; Proposal Summary: Construction of a new 7,5000 sq. ft. pavilion and parking lot expansion with associated lot improvements.

- 1) Stormwater plans, dated 5/07/26
- 2) GVC stormwater review, dated 7/27/26
- 3) PCSM & E&S Narrative, dated 7/13/26
- 4) Pre-Construction Drainage Area plan, 5/07/26
- 5) Request for Waiver of land development, dated 8/03/26 (revised)
- 6) Memo from PC to BOC recommending granting the waiver, dated

Elliot Leomporra of C2C Design Group presented the Gouglersville Fire Company plan.

Mr. Rogosky stated that GVC and the planning Commission supported the waivers.

**ON MOTION OF MS. ROWE, SECOND OF MS. CAMPBELL, A UNANIMOUS VOTE TO GRANT WAIVER OF LAND DEVELOPMENT CONDITIONED ON RESOLVING ANY ISSUES STATED IN THE GVC STORMWATER REVIEW LETTER DATED 7/27/26, REVIEW BY THE FIRE CHIEF, CONFIRMATION OF A RECORDED DEED OF**

**CONSOLIDATION FOR THE 2 PARCELS INTO A SINGLE DEED, AND PAYMENT OF ALL FEES.**

**ON MOTION OF MR. FERRERO, SECOND OF MS. CAMPBELL, A UNANIMOUS VOTE TO GRANT A STORMWATER WAIVER TO ALLOW THE REQUIRED 8FT. BERM TO BE REDUCED TO A 5FT. BERM.**

### **PUBLIC WORKS**

#### **A.) Monthly Key Performance Indicator (KPI) Report – July 2026**

The Board reviewed the Public Works Department's July 2026 Monthly Key Performance Indicator (KPI) Report.

#### **B.) Road Presentation**

Mr. McGuire gave a presentation regarding the 2027 road program and the use of available Liquid Fuels funding. Discussion included prioritizing a more limited number of roads for the 2027 program and considering in-house work or outside contracting based on available funding.

The possibility of submitting a road project for a Transportation Alternatives Set-Aside (TASA) grant was discussed, including the anticipated application deadline in September.

### **ENGINEER**

Mr. Rogosky had nothing further to report. He recommended that the Township tries to get in early for the friction course bid for next year.

### **SOLICITOR**

#### **A.) Sencit Apartments - update**

Atty. Frankowski provided an update concerning Sencit Apartments. There is a property manager matter on-site 24/7. A citation was issued related to prior elevator issues. Sencit has agreed to pay the \$1,000 fine.

#### **B.) Rental Ordinance – consider advertising for Request for Proposals (RFP) for Rental Property program development**

##### **1) Proposed RFP form**

The Board discussed the proposed RFP for rental property program development and authorized advertisement by the motion recorded below.

**ON MOTION OF MR. MILLER, SECOND OF MR. DONNELL, A UNANIMOUS VOTE TO AUTHORIZE THE ADVERTISEMENT FOR REQUEST FOR PROPOSALS (RFP) FOR RENTAL PROPERTY PROGRAM DEVELOPMENT.**

### **ZONING**

#### **A.) Zoning Hearing Board – Discussion of Current Applications for ZHB on 8/25/26**

**App #838** – continuance from February 2026 – ProBerco – 602 Harding Ave. – Seeking a variance from Section 406 regarding use. Seeking a Special Exception under Section 405.C.1 to

allow a group home on the property. The parcel is located in the HR – High Density Residential Zoning District.

### **COMMISSIONERS**

A.) Action Item Tracker Update

- 1.) Open Hearth – Trash Collection – Ongoing
- 2.) Website – Update
- 3.) Billing Software – Update

The Board reviewed the Action Item Tracker, including the ongoing trash-collection matter, website updates, and billing software.

B.) Cumru Township Code of Conduct – Consider Adopting Resolution

The Code of Conduct was not discussed.

C.) Cumru Township Special Events Ordinance – Discussion and Consider for Advertising

Atty. Frankowski discussed revisions to the Special Events Ordinance, including simplifying the ordinance and reviewing specific provisions before advertising.

When Mr. Miller asked about specifics, Atty. Frankowski said that parts already covered by laws could be removed to pare down the document.

Destiny Myers, a resident of Wilma Ave., wanted to verify that the Special Events Ordinance would be available to the public and requested that the Commissioners consider how this ordinance would impact the small businesses in the community. Atty. Frankowski stated that it would be up to the Commissioners if they wanted to release a draft version. Once it is advertised, that version would be available to the public.

There was discussion about the current website being difficult to follow and that notification sign-up will be a feature of the new website.

Ms. Dietrich, a resident of Hilgert Ave., stated that there was a recent case in Bethel where draft ordinances were available through the Right-To-Know process.

D.) Ken-Grill Pool – Consider Contract for 2027

- 1.) Proposed Price Spreadsheet

The Ken-Grill Pool contract for 2027 was discussed, including pricing and related information.

**ON MOTION OF MR. MILLER, SECOND OF MR. DONNELL, A MAJORITY VOTE TO APPROVE THE CONTRACT WITH KEN-GRILL POOL FOR 2027. MS. ROWE VOTED NO. MR. MILLER, MR. DONNELL, MR. FERRERO AND MS. CAMPBELL VOTED YES.**

E.) Introduction of New Township Manager – PowerPoint Presentation

A PowerPoint presentation introduced the new Township Manager. The Board recognized Peter S. Marshall for his work during the transition.

F.) Manager Position – Consider Approval of Township Manager Agreement

The Board discussed the Township Manager position and related agreement.

**ON MOTION OF MR. MILLER, SECOND OF MR. FERRERO, A MAJORITY VOTE TO APPROVE THE TOWNSHIP MANAGER AGREEMENT. MS. ROWE ABSTAINED.**

### **G.) Consent Agenda – Consider Changing Agenda Format**

The Board discussed returning to a Consent Agenda format for routine matters to improve meeting efficiency while allowing individual items to be removed from the Consent Agenda when additional discussion is needed.

The Board also discussed scheduling budget meetings on the first three Thursdays in November at 6:00 p.m.

### **H.) Executive Session**

#### **1.) Matters of Potential Litigation**

#### **2.) Personnel Issues**

Executive Session began at 9:18 p.m. to discuss 1 matter of potential litigation and 2 personnel issues. Executive Session ended at 10:24 p.m. 1 matter of potential litigation and 2 personnel issues were discussed.

**ON MOTION OF MR. DONNELL, SECOND OF MS. CAMPBELL, A UNANIMOUS VOTE TO HIRE A FINANCE ADMINISTRATOR.**

**ON MOTION OF MR. DONNELL, SECOND OF MS. CAMPBELL, A UNANIMOUS VOTE TO REORGANIZE CERTAIN ADMINISTRATIVE POSITIONS.**

**ON MOTION OF MR. DONNELL, SECOND OF MS. CAMPBELL, A MAJORITY VOTE TO PROVIDE SALARY ADJUSTMENTS TO THE ADMINISTRATIVE POSITIONS THAT ARE GETTING REORGANIZED. MS. ROWE VOTED NO. MR. MILLER, MR. DONNELL, MR. FERRERO AND MS. CAMPBELL VOTED YES.**

**ON MOTION OF MR. DONNELL, SECOND OF MS. CAMPBELL, A UNANIMOUS VOTE TO NOT OFFER PERMANENT APPOINTMENT TO A PROBATIONARY EMPLOYEE OF THE POLICE DEPARTMENT AND TERMINATE THE EMPLOYMENT UPON THE END OF PROBATIONARY PERIOD.**

### **CORRESPONDENCE**

- A.) Berks County Blighted Property Review Committee – Letter to owner of 822 Church Rd., dated July 21, 2026.
- B.) Berks County Blighted Property Review Committee – Letter to owner of 748 Tamarack Trail, dated July 21, 2026.
- C.) Berks County Blighted Property Review Committee – Letter to owner of 1021 Freemansville Rd., dated July 21, 2026. Determination Hearing scheduled for September 15, 2026.
- D.) PML and PSATC Municipal Leadership Summit – October 7–10, 2026, in Hershey.
- E.) PSATS Lehigh Valley Regional Forum – Notification for September 15, 2026, received July 31, 2026.

**PUBLIC REMINDERS**

A.) Zoning Hearing Board Meeting – August 25, 2026, at 6:00 p.m.

B.) Board of Commissioners Meetings for September 2026

Regular Meeting – September 15, 2026, at 7:00 p.m.

5th Tuesday Meeting – September 29, 2026, at 7:00 p.m.

C.) Planning Commission Meeting – September 14, 2026, at 6:00 p.m. – **Note date change due to Labor Day.**

D.) Tax Collector – Monthly Report – Tax Collector page on the Cumru Township website.

E.) Codes Department – Monthly Report – Codes page on the Cumru Township website.

**F.) The Offices are closed Monday, September 7, 2026, for Labor Day.**

**ADJOURNMENT**

**ON MOTION OF MR. DONNELL, SECOND OF MS. CAMPBELL, A UNANIMOUS VOTE TO ADJOURN THE MEETING AT 10:28 P.M.**

Respectfully submitted,



Patricia A. Wylezik-Pfeiffer  
Assistant Secretary