

CUMRU TOWNSHIP BOARD OF COMMISSIONERS
REGULAR MEETING September 15, 2026

ATTENDANCE

Board of Commissioners: Donnell _____ Campbell _____ Ferrero _____
 Miller _____ Rowe _____

Others: Solicitor _____ Police Chief _____ Fire Chief _____
 Supt. Public Works _____ Asst. Supt. Public Works _____ Engineer _____
 Bus/Personnel Administrator _____ Mgr/Sec _____ Asst Sec/Projects _____
 Bus/Finance Administrator _____ Interim Mgr/Sec _____

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. 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.

Call to Order and Pledge to the Flag.

AMBULANCE SERVICE

A.) Monthly Report – August 2026

APPROVE MINUTES

June 30, 2026 – 5th Tuesday Meeting

PUBLIC

A.) Cherry Bekaert – 2025 Audit Presentation

ECONOMIC DEVELOPMENT

A.) LSA grant for Paving Bare Ave. – consider authorizing resolution

B.) Multimodal grant for Traffic Signal Upgrades on SR222/724 – consider application

POLICE DEPARTMENT

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

B.) Township Towing/ Approved Garage – consider removal

FIRE DEPARTMENT

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

ADMINISTRATION

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

B.) Manager/ Secretary – consider appointing Terrence James

C.) Open Records Officer - consider appointing Patricia Wylezik-Pfeiffer and Kristin Yoder as back up

D.) Treasurer and Deputy Treasurer – consider appointing Kathleen George as Treasurer and Kristin Yoder as Deputy Treasurer.

E.) Refuse/Recycle Contract 2027-2030 – update

- 1) Advertised in the Reading Eagle on 9/10/26, 9/15/26
- 2) Pre-bid meeting 9/18/26 at 1:00 p.m.
- 3) Bid opening 9/25/26 at 10:30 a.m.

F.) Rental Property Program Development RFP – update

- 1) Advertised in the Reading Eagle on 9/10/26, 9/15/26
- 2) Proposal opening 9/25/26 at 1:30 p.m.

G.) New Look of Sewer Bills – beginning November 2026 – update

H.) PAYMENTS OF BILLS – authorize payment of bills for 8/21/26, 8/28/26, 9/04/26 and 9/11/26.

PLANNING

A.) PLANS

SKETCH PLAN – ROUTE 10 TND LAND DEVELOPMENT – Discussion

(Sketch plan) Owner: Route 10 Realty; Agent: Schlouch Inc., Michael Hartman, PE;
Location: tract of land between Morgantown Rd. (SR10) and Valley Stream Rd.; Parcel ID #39530504948160 and #39530520922142; Zoned: General Industrial (GI) and part of the Traditional Neighborhood Development (TND) Overlay District; Project Job No. 26403110; Proposal Summary: TND development with 537 mixed units (consisting of 256 apartments, 175 townhouses, and 106 single-family homes), commercial/retail space (9270 sq. ft.), and open space (30.30 acres).

- 1) Sketch plan – colored rendering
- 2) Sketch plans – dated 8/31/26
- 3) GVC sketch plan review letter, dated 9/11/26
- 4) FD comments – rec. 9/10/26

2024-01 OLD HICKORY BUILDINGS, LLC – reaffirm approval

(Revised Final Plan) Owner: OHB Properties LLC; Agent: Bogia Engineering Inc.; Location: Along Morgantown Rd. (SR10); Parcel ID# 39-531403140411; Project No. 2022-011; Proposed Summary: Construct 1 building served by public water and on-lot sewer. This parcel is located in Cumru Township and Robeson Township so it will need review and approval by both municipalities. Revised plan approved with conditions by BOC on 5/22/25 and reapproved on 8/19/25 and 12/16/25. Litigation resolved May 2026. Reapproved 6/16/26.

PROPOSED ACTION:

REAFFIRM APPROVAL OF THE REVISED FINAL PLAN DATED 4/24/25 FOR 2024-01 OLD HICKORY BUILDINGS, LLC CONDITIONED ON RESOLVING ALL ISSUES STATED IN THE GVC REVIEW LETTER DATED 5/02/25, COMPLETION OF AN IMPROVEMENTS AGREEMENT WITH CUMRU TOWNSHIP, OBTAINING SIGNATURES AND PAYMENT OF ALL FEES

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, 12/16/25, 3/17/26, and 6/16/26.

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 ft² +/- 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, 12/16/25, 3/17/26, and 6/16/26.

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.

2026-01 NEW CASTLE LAWN & LANDSCAPE- PHASE 2- reaffirm approval

(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. Plan received conditional approval 3/17/26 and reapproved 6/16/26.

PROPOSED ACTION:

REAFFIRM 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.

B.) Procedures for Various Types of Plan submissions – discussion

1) Email with suggestions from Chairperson Ms. Dietrich, dated 9/2/2026

C.) Data Center Review Protocol – discussion and consider advertising RFP

1) Proposed Data Center Review Protocol

2) Proposed Data Center Technical Review RFP

PUBLIC WORKS

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

B.) Ardmore Ave. Sewer Replacement Project – consider approval for pay app #5 for MDX Site in the amount of \$53,606.51.

1) Pay App #5 letter from Atlas dated 8/24/26

C.) Sewer Lining Project for OSJL – consider approval to pay invoice for Sewer Specialty Services Company, Inc. in the amount of \$20,160.00.

1) Atlas Letter for video review and payment release, dated 9/08/26

ENGINEER

SOLICITOR

A.) Cumru Township Special Events Ordinance – discussion and consider advertising final draft

ZONING

A.) Zoning Hearing Board - discussion of current applications for ZHB on 9/22/26

App #848 – Lutz and Seyler – 563 Wyomissing Rd. – Seeking a variance from Section 403(B), to permit construction of an in-law suite on the property. The parcel ID is

#39438408889794. The 0.53-acre property is located in the RC- Rural Conservation Zoning District.

CORRESPONDENCE

A.) Letter from PennDOT- stating full release of the LOC for the HOP for Route 10 realty LLC., dated 8/25/26

COMMISSIONERS

A.) Action Item tracker update

- 1) Open Hearth – trash collection – ongoing
- 2) Website – update
- 3) Billing Software - update

B.) Civil Service Commission – consider accepting the resignation of Andrew Yetter as an Alternate Member.

C.) Executive session

- 1) Matters of Potential Litigation
- 2) Personnel issues

PUBLIC REMINDERS

A.) Zoning Hearing Board Meeting – 9/22/2026 at 6:00 p.m.

B.) Board of Commissioners Meetings for September and October 2026

5th Tuesday meeting – 9/29/2026 at 7:00 p.m.

Regular Meeting – 10/20/2026 at 7:00 p.m.

C.) Planning Commission Meeting – 10/05/2026 at 6:00 p.m.

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

ADJOURNMENT