

**TOWNSHIP OF CUMRU PLANNING COMMISSION
REGULAR MEETING MARCH 2, 2026**

The regular meeting of the Cumru Township Planning Commission was called to order at 6:00 p.m. by Vice-chairperson Bev Leonti. Other members in attendance were Richard Keffer, Keith Zielaskowski, Bruce Badgley, Deborah Geiger, and Alternate member Eric Ermold. Others in attendance were Solicitor Kelsey Frankowski, Steve Hoffman of Great Valley Consultants, and Secretary Patricia A. Wylezik-Pfeiffer. Chairperson Barb Dietrich attended via telephone. Member Joe Roland was absent.

Pledge to the Flag.

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 Planning Commission. While public comments will be given due consideration, immediate responses will be done at the discretion of the Planning Commission.

PUBLIC

Attendance: Gregg Bogia, Jim Radwanski, Greg Leonti, Brian Focht, Mark Koch, Dan Marshall, and Austin Hoffert of Hoffert Surveying.

A.) Gregg Bogia, Mark Koch, and Jim Radwanski presented information about ZHB App #840 that is scheduled to be heard on March 24, 2026.

They presented 2 versions of the drawing to show the proposed parking area for the construction equipment at 4119 New Holland Rd. There was agreement that the second version showing the parking area further back on the property was better.

A brief history was given for the property stating that it has been used for farming and a horse farm. They contend that the proposed use would be de minimis in nature.

There was discussion about using the property for a combination of farming and equipment storage. No impervious pavement or stormwater is proposed. There is a well on the property but no plan for an on-lot system for collection. The owner stated that no equipment repair or washing of equipment would take place on the property.

APPROVE MINUTES

**ON MOTION OF MR. KEFFER, SECOND OF MS. DIETRICH, A UNANIMOUS VOTE
TO APPROVE THE FEBRUARY 2, 2026, MINUTES AS PRESENTED.**

PLANS

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) Preliminary/Final plan drawings from C2C, dated 2/09/26
- b) Cumru Application, dated 2/09/26
- c) Post-Construction Stormwater Management Plan, dated 2/09/26
- d) C2C response letter to GVC sketch review letter from 11/25/25, dated 2/09/26
- e) Waiver Request letter from C2C, dated 2/09/26
- f) GVC Preliminary/Final Review letter, dated 2/23/26

Brian Focht of C2C Design Group and Dan Marshall of New Castle Lawn & Landscape presented the plan. New Castle Lawn & Landscape is outgrowing their existing facilities. This is a phased plan. The completed Phase 1 created an efficient loop for traffic to access the properties. Phase 2 will include a large stone laydown area flex space, and access drives. The additional stormwater management will require an NPDES permit. Phase 3 will be future development.

Mr. Hoffman went over the GVC review letter. He agreed with the proposed waivers.

It was recommended that the plan should show the detail for the 2nd access drive.

ON MOTION OF MR. KEFFER, SECOND OF MS. DIETRICH, A UNANIMOUS VOTE TO RECOMMEND THAT THE BOARD OF COMMISSIONERS 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 MR. KEFFER, SECOND OF MR. ZIELASKOWSKI, A UNANIMOUS VOTE TO RECOMMEND THAT THE BOARD OF COMMISSIONERS 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.

Sketch Plan- DS PROPERTY VENTURES LLC LAND DEVELOPMENT

EXPIRATION DATE 5/30/26

Owner: Dave Paul/DS Property Ventures LLC; Agent: John W. Hoffert P.L.S. of John Hoffert Surveying; Location: 970 Morgantown Rd.; Parcel ID#39530502896582/3953502897746; Plan No. D-26-07; Proposal Summary: Residential 4 multi-family buildings consisting of 28 apartments, townhouses and/or condominiums utilizing public water and public sewer in the GI-General Industrial Zoning District.

- a) Sketch plan drawings, dated 2/02/26
- b) Cumru Application, dated 2/06/26 (rec. 2/12/26)
- c) GVC Sketch Plan Review Letter, dated 2/25/26

Austin Hoffert presented the conceptual sketch plan for residential development to the Planning Commission for feedback. The existing house would be razed. This use is not permitted in the GI zone so the plan would need to go to the ZHB if the developer wishes to continue.

Ms. Leonti asked about the number of bedrooms. Mr. Hoffert answered that it has not been determined yet and this was only a general layout.

Mr. Hoffman went over the GVC review letter. He also stated that this plan would need to go before the ZHB for a use variance. The land features can be addressed. While a hardship might be difficult to prove to the ZHB, apartments might be preferred development for tax purposes.

Atty. Frankowski said that it seemed to be a feasible plan. She recommended that all variances and requested relief be included in 1 application to the ZHB.

Mr. Hoffman recommended that the Fire Chief review the plan.

Ms. Leonti asked about the swale in the middle of the property. This would need to be addressed.

Mr. Keffer recommended talking to the Fire Department about water pressure for sprinklers.

Ms. Dietrich also agreed that the plan seemed reasonable but the hurdle could be the ZHB.

OTHER BUSINESS

A.) Discussion of importance and use of the Zoning Ordinance, Subdivision and Land Development Ordinance (SALDO) and Municipal Planning Code (MPC) in municipal planning.

Ms. Leonti recommended driving by the properties to understand the proposed plans.

Atty. Frankowski suggested that Google Earth was also a useful tool for looking at the properties.

Ms. Dietrich explained that the Planning Commission primarily deals with 2 types of plans which are sketch plans and preliminary/final plans.

It was recommended that the new members take the planning courses that are offered.

B.) Proposed Changes to the Cumru Township Zoning Ordinance and Zoning Map - discussion

1) Data Centers –

- a) Proposed Overlay District Boundary
- b) Data Center Final Draft -revised 2/07/26

- c) Data Center Ordinance Lower Saucon – for comparison
- d) Comments from Ms. Dietrich – 2/17/26

Mr. Keffer thought that the Lower Saucon version was good.

There was discussion about previous concerns and that the updated draft addressed the acreage and Fire Department review.

Atty. Frankowski stated that she would be happy to look at any comments and respond in the next week or two.

Ms. Leonti pointed out some typos and had some questions.

Atty. Frankowski and Ms. Dietrich recommended that this should be consistent with other ordinances. They agreed that there is value in waiting for the Berks County Planning Commission (BCPC) review. The BCPC review might provide valuable insight and other municipalities could be dealing with the same issues too.

Ms. Dietrich asked about the Board of Commissioners intent. Atty. Frankowski replied that they want to be prepared in case a Data Center plan is submitted.

Mr. Keffer stated that Data Centers are proposed in Bethlehem and Lower Saucon. He reported that building size could vary and that the facilities draw a large amount of power. He liked the idea of the overlay district, especially for the old Titus area. Mr. Keffer said that there are not many feasible areas in Cumru Township to place a Data Center.

Atty. Frankowski offered to look through the comments and implement them into the amendment as needed.

- 2) Traditional Neighborhood Development (TND) -
 - a) Revised TND Zoning, dated 2/27/26– with comments and responses
 - b) Zoning Packet for TND – mapping
 - c) TND comments from Twp. Engineer, dated 2/17/26

The Planning Commission only received this on Friday.

There was discussion about this amendment needing a lot of work. Mr. Hoffman asked if it had been sent to BCPC. The answer was that it wasn't ready yet.

Ms. Dietrich stated that she had a lot of questions about general infrastructure, terms and definitions.

Atty. Frankowski recommended submitting comments for review by the Board and Delta Development.

Mr. Keffer stated that he liked the mixed-use development. He voiced concern about water availability and water pressure for fire safety.

Ms. Leonti stated that the Planning Commission has more homework to do.

C.) Change the date of the April PC meeting to 4/07/26 – discussion

Ms. Leonti reported that the next Planning Commission meeting is scheduled for Easter Monday. She recommended that the meeting be moved to Tuesday, April 7, 2026.

The Planning Commission agreed. The new meeting date will be advertised.

CORRESPONDENCE

A.) BCPC letter certifying that the Neversink Mountain Preserve trail project proposed by Berks Nature is consistent with the Berks County Comprehensive Plan 2030 Update, dated 2/24/26

REMINDERS

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

App #837 – Continuance – PCS Mental Health, LLC. - 205 Church Rd. – 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. (possible addition of a variance from parking requirements)

App #840 – Continuance - 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.

B.) Board of Commissioners Meetings – 3/17/26 at 7:00 p.m. and 3/31/26 at 7:00 p.m.

C.) Planning Commission Meeting – 4/07/26 at 6:00 p.m. (discussion above)

ADJOURNMENT

ON MOTION OF MR. ZIELASKOWSKI, SECOND OF MR. KEFFER, A UNANIMOUS VOTE TO ADJOURN THE MEETING AT 7:08 P.M.

Respectfully submitted,



Patricia A. Wylezik-Pfeiffer
Secretary