

TOWNSHIP OF CUMRU PLANNING COMMISSION
REGULAR MEETING September 8, 2025

The regular meeting of the Cumru Township Planning Commission was called to order at 6:01 p.m. by Chairman Allen Gibson. Other members in attendance were Vice-Chairman Terry Hand, , Bev Leonti, Gerald Potochnik, and Richard Keffer. Others in attendance were Solicitor Kelsey Frankowski, Manager Jeanne E. Johnston, and Secretary Patricia A. Wylezik-Pfeiffer. Steve Hoffman of Great Valley Consultants was available electronically. Member Barb Dietrich and alternate Keith Zielaskowski were excused with prior notification. Member Jesse Morey, and alternates Clancy Herr and Thomas Wolesslagle were 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: Jamie Keith of Boyer Engineering Assoc., Sue McCoy, Dave McCoy, Greg Leonti, and Stanley Kemp representing ACWA.

APPROVE MINUTES

ON MOTION OF MR. KEFFER, SECOND OF MRS. LEONTI, A UNANIMOUS VOTE TO APPROVE THE PLANNING COMMISSION MINUTES FROM AUGUST 4, 2025, AS SUBMITTED.

PLANS

2022- 06 MORGANTOWN COMMERCE PARK (NORTHPOINT)

EXPIRATION DATE – BY STIPULATION

(Preliminary/Final Plan) Owners: Route 10 Realty, LLC/NorthPoint Development, LLC;
Agent: Schlouch, Inc., Michael Hartman; Location: Morgantown Road and Freemansville Road; plan no. 21403110; Proposal summary: Construction of a large warehouse.

This plan is listed for tracking purposes and will not be discussed at this meeting.

2025-06 SHILLINGTON SELF STORAGE (BUDGET STORAGE EXPANSION)

EXPIRATION DATE 9/24/25

(Preliminary/Final) Owner: Budgshill Real Estate Holdings, LLC; Agent: Wayne Ingram of French & Parrello Associates; Location: 2251 Lancaster Pike; Parcel ID#

39439506385746; Project no. 22333.002; Proposal Summary: Construction of additional self-storage buildings

- a) Preliminary/Final plans submitted by French & Parrello, dated 6/12/25
- b) BCPC application, dated 7/29/25
- c) GVC review letter, dated 8/4/25
- d) **Extension of time to 12/31/25, dated 9/05/25**

Mrs. Wylezik-Pfeiffer explained that Isaac Rothermel, representing Budget Storage- Phase 2, sent an extension of time to 12/31/25 due to ongoing discussion with DEP about whether an NPDES permit is needed for the proposed expansion.

ON MOTION OF MR. HAND, SECOND OF MR. KEFFER, A UNANIMOUS VOTE TO RECOMMEND THAT THE BOARD OF COMMISSIONERS ACCEPT THE EXTENSION OF TIME TO 12/31/25, DATED 9/05/25, FOR 2025-06 BUDGET STORAGE – PHASE 2.

REQUEST FOR WAIVER OF LAND DEVELOPMENT

A.) Wingate Terrace Subdivision

Owner: Lis Construction Inc; Agent: Boyer Engineering Associates; Location: High Blvd. Parcel ID #54530506486928; Plan No. 6195; Proposal Summary: Create 32 residential lots in Kenhorst Borough and 1 lot in Cumru Township from the original 13.61 acre parcel.

- a) Preliminary Plan submitted by Boyer Engineering Associates, revised 5/05/25
- b) Request for waiver of land development, dated 8/11/25
- c) McCarthy Engineering Associates, Inc. review letter, dated 2/24/25
- d) Wetlands Determination by Tarson LLC, dated 8/31/23
- e) Stormwater Management Report by Boyer Engineering Associates, revised 7/24/25
- f) GVC review letter, dated 9/05/25

Jamie Keith of Boyer Engineering Associates presented the plan which is mostly located in Kenhorst Borough. He gave a brief history of the 25 years of trying to get this plan approved.

This latest plan proposes 32 residential lots in Kenhorst Borough and 1 lot in Cumru Township. The overall tract would be subdivided into the Kenhorst properties and 1 lot in Cumru Township.

Mr. Keith stated that the owner had wanted to give the Cumru lot to Berks Nature but Berks Nature refused the offer. Most of the Cumru lot is in the flood plain/wetlands area. Mr. Keith stated that this non-building lot might be conveyed to the neighboring property owned by the Ortiz family.

Ms. Johnston stated that conveyance to the Ortiz property would be an annexation plan. If the Cumru lot is not annexed, there is concern that a future buyer would want to build on the property. Mr. Keith noted that the frontage is in the floodway, so it can't be built on. Ms. Johnston said that, if the parcel is not annexed, it will likely be abandoned. She explained that when abandoned small bits of property are sold later it can lead to codes enforcement problems.

Atty. Frankowski suggested that restrictions could be added to the plan or notes could be added about requiring the lot to be annexed to a neighboring property.

Ms. Johnston reported that a previous plan had been given a waiver of land development but Cumru Township had reserved the right to review the sewer and stormwater plans. The sewer is currently owned by Cumru Township. This area is a well-known area for flooding.

Mrs. Leonti asked why Berks Nature did not want the property. Mr. Keith did not know.

Mr. Hand stated that Berks Nature would ordinarily have had an interest in protecting the area and not allowing development.

Mr. Hoffman asked whether the annexation was still being proposed. He recommended placing a note on the plan stating that the Cumru lot is not a separate building lot or that it should be annexed in common deed.

Mr. Hoffman stated that he would be inclined to recommend a waiver of land development but the developer must adhere to all the issues as stated in the McCarthy Engineering Associates, Inc. stormwater review letter on behalf of Kenhorst Borough. Cumru Township should reserve the right to review the sewer.

Stanley Kemp, a Cumru resident and representative of Angelica Creek Watershed Association (ACWA), expressed concern about flooding and future building in the flood plain/wetlands. He stated that the mission of ACWA is to restore and maintain the integrity of the Angelica Creek. It is a natural reproducing trout stream and needs to be protected. ACWA has a strong interest in ensuring that the Cumru lot does not become a building lot and would like to see this restriction in writing.

Mr. Hoffman asked if the developer would consider deed restrictions for this parcel.

Atty. Frankowski agreed that if the developer would consider deed restrictions, it would solve a lot of problems. The restriction could be revisited if/when the parcel would be annexed.

Mr. Keffer asked about having the 100-year flood plain being shown on the plans.

Ms. Johnston summarized the discussion by stating that it sounded like the Planning Commission was leaning toward getting confirmation about annexing the parcel to the Ortiz property or including deed restrictions on the plan.

The Planning Commission decided to table this until there is a decision about annexation and Cumru receives a sewer review.

B.) 2399 Lancaster Pike

Owner: Giovanni Pascal; Agent: Brad Grauel, P.L.S.; Parcel ID #39439509073143;

Proposal Summary: Build a 30 ft. x 60 ft. accessory garage with public water and public. ZHB relief granted on 2/02/22 has expired.

a) Proposed plan drawing

b) Request for waiver of land development, dated 7/14/25

c) GVC review letter, dated 8/01/25

d) Letter to applicant re: ZHB decision, dated 9/03/25

Ms. Johnston went over the letter that was sent to the owner explaining the inconsistencies with the previous ZHB relief and the new proposed plan.

Atty. Frankowski asked if the owner had submitted a new ZHB application.

After some discussion, it was recommended that the request for land development should be held in abeyance until the ZHB makes a decision on the new application to avoid making the applicant pay the waiver fees a second time.

Atty. Frankowski drew up an extension of time to 12/31/25 document for Mr. Pascal to sign. The document was signed immediately.

Mrs. Leonti asked about the property appearing on the tax upset list in the paper. Mr. Pascal said that this was a mistake that has been corrected.

There was additional discussion about whether the new plan is for a 1-story or 2-story building. Atty. Frankowski stated that an exact plan must be submitted to the ZHB and then the Planning Commission in order for decisions to be made. Mr. Hoffman stated that the gross floor reference is

pretty broad. It was recommended that all the square footage involved should be added together to determine the exact gross floor area for the proposed plan.

Mrs. Leonti stressed that the debris on the property should be cleaned up. The owner stated he would do so. Atty. Frankowski said that the Codes Department could look into this if it remains a problem.

ON MOTION OF MR. HAND, SECOND OF MR. KEFFER, A MAJORITY VOTE TO ACCEPT THE EXTENSION OF TIME TO 12/31/25, DATED 9/08/25, FOR THE APPLICATION FOR A WAIVER OF LAND DEVELOPMENT FOR 2399 LANCASTER PIKE. MRS. LEONTI VOTED NO.

OTHER BUSINESS

A.) Economic Steering Committee Meeting – September 3, 2025

Ms. Johnston reported that there was a group breakout session during the last Economic Steering Committee meeting. Several people in attendance tonight had attended the meeting. She explained that maps would have been helpful for reference during the group sessions. There was a brief discussion about the topics of the group breakout sessions. A final plan presentation is expected from Delta Development in November 2025.

CORRESPONDENCE

A.) Aqua PA, Inc. Flying Hills PFAS project - Berks County Conservation District Technical Deficiency Letter, dated 8/29/25

Ms. Johnston explained that this is for a PFAS filtering project at the Green Hills Heritage. The “forever chemicals” in the water must be addressed.

B.) Letter from Dan Laudenslayer, PLS, re: Act 14 notice for culvert and driveway in/over a tributary of the Angelica Creek, dated 8/25/2025

Ms. Johnston explained that this notice is concerned with the disturbance in the Angelica Creek tributary in order to create an access drive for the old Safari Lounge located along Hickory Rd. that is supposed to become a wedding venue.

There was discussion about members missing future meetings. Mr. Gibson will be away for the October meeting and Ms. Dietrich will chair the meeting.

Mr. Hand announced that he will be moving out of the Cumru Township on October 1, 2025, so he will no longer be on the Planning Commission. Ms. Johnston reminded everyone that Mr. Hand had previously been the Township Civil Engineer for many years. He and his wife are also involved with Berks Nature.

Everyone thanked Terry Hand for all his years of service to the Township and wished him well in the next chapter of his life.

ADJOURNMENT

**ON MOTION OF MRS. LEONTI, SECOND OF MR. HAND, A UNANIMOUS VOTE TO
ADJOURN THE MEETING AT 7:15 P.M.**

Respectfully submitted,

A handwritten signature in cursive script, reading "Patricia A. Wylezik-Pfeiffer". The signature is written in black ink and is positioned above the printed name and title.

Patricia A. Wylezik-Pfeiffer
Secretary