

MINUTES OF THE OLEY TOWNSHIP BOARD OF SUPERVISORS  
MEETING HELD FEBRUARY 13, 2023

The regular meeting was called to order at 7:00 p.m. in the Oley Township Municipal Building by Jeffrey Spatz with Supervisors Mark Hoch and Edwin Pollock in attendance. Solicitor Kenneth Picardi was also in attendance. The Pledge of Allegiance to the American Flag was observed.

The meeting agenda was posted in the meeting room and the township website prior to the start of the meeting. The following public comment was heard:

1. Benjamin Raker – Speeding on Main Street is getting worse and he rarely sees the police in this area.

There being no changes to the January 9, 2023 minutes, a motion was made by Mark Hoch and seconded by Edwin Pollock to approve the minutes of the January 9, 2023 meeting as presented. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock - yes. All in favor....motion carried.

The police department report for the month of January 2023 was read indicating 256 calls for the month. Chief Ray Serafin said there were 2,366 calls for the year of 2022 and there were 48 arrests, 322 traffic citations, 239 traffic warnings, and a total of 561 traffic stops. The three targeted traffic enforcement areas are as follows: Covered Bridge Road – 220 traffic stops, 137 citations issued; Main Street – 73 traffic stops, 37 citations issued; Water Street – 41 traffic stops, 16 citations issued. Mr. Spatz said he would be in favor of looking into temporary speed bumps where they could legally be setup. Mr. Hoch said before we can do anything we would need to adopt a policy and resolution on traffic calming devices. Mr. Spatz said he is not in favor of installing islands. Duane Howard said the speed tables/humps do work at certain locations where there is no curbing or any area where they can go around them, chockers or yellow delineators in the center of the roadway may work. Atty. Picardi asked who should draft this policy, sample policies will be researched from other municipalities. Mr. Howard recommended to form a committee to work on this policy. Mr. Spatz said we will form a citizens committee to review and comment on our draft traffic calming policy prior to adoption.

The road department report for the month of January 2023 was read.

The Fire Chief's report for the month of January 2023 was reading indicating a total of thirty-four calls for the month, the additional turn-out gear has been ordered that was discussed at budget meeting.

There was no Ambulance Chief's report for the month of January 2023.

The Tyler Spier property located at 353 Water Street is in violation of rubbish, sanitation, accumulation of rubbish or garbage and disposal of rubbish, the owner contacted the Zoning Officer to work on compliance and clarification about items on the property. A notice of violation was issued for the John Reich property located at 434 Main Street for sanitation, accumulation of rubbish or garbage, and disposal of rubbish, this property has been cleaned up.

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Received letter dated February 3, 2023 from HARB recommending that the Board of Supervisors of Oley Township issue a Certificate of Appropriateness to Joshua Lewis (Berks County Nonprofit Development Corporation, owner) for property located at 590 Oley Road to reface exterior of existing building with articulated synthetic stucco, anodized metal windows, install new asphalt architectural shingles, solar sun screens installed over windows on east, south, and west facing exposures, canopies over doors, cupolas, and all details, materials, and specifications as per submission. This application was reviewed and discussed. A motion was made by Jeffrey Spatz and seconded by Mark Hoch to issue a Certificate of Appropriateness to Joshua Lewis (Berks County Nonprofit Development Corporation, owner) for property located at 590 Oley Road to reface exterior of existing building with articulated synthetic stucco, anodized metal windows, install new asphalt architectural shingles, solar sun screens installed over windows on east, south, and west facing exposures, canopies over doors, cupolas, and all details, materials, and specifications as per submission. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor...motion carried.

Received letter dated February 3, 2023 from HARB recommending that the Board of Supervisors of Oley Township deny the issuance of a Certificate of Appropriateness to Scott Doughman (Eric Guelaf, owner) for property located at 208 Spangsville Road to replace windows as submitted, but would allow windows 1, 2, and 3 on the rear exposure to be changed to vinyl windows and would consider approval for windows 4 to 8 if replaced with an appropriate aluminum clad window simulated divided light or true divided light in same dimensions as original windows including top and bottom rails, stiles, and muntins or retain the existing windows in the house and install either aluminum exterior or interior storm windows. This application was reviewed and discussed. James Bayout was in attendance regarding this application, he said this structure was built in 2002 and the windows cannot be seen from the roadway, only one directly faces the roadway, the grids would be between the glass. Mr. Spatz said the existing wood windows do not appear to be rotted and either the exterior or interior storm windows would make most sense for this project to make the windows more energy efficient. A motion was made by Jeffrey Spatz and seconded by Mark Hoch to issue a Certificate of Appropriateness to Scott Doughman (Eric Guelaf, owner) for property located at 208 Spangsville Road to replace all windows on the guest house with aluminum clad simulated divided light or true divided light or install either aluminum exterior or interior storm windows over existing windows. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – abstained. Two in favor, one abstained...motion carried.

Received letter dated February 8, 2023 from Oley Township Planning Commission recommending that the Board of Supervisors of Oley Township waive the land development requirements for Oley Fire Company for property located at 26 Jefferson Street to construct a stage and sound system booth that will have frontage of twenty feet and will be sixteen feet in depth to be constructed with a concrete floor base and pre-engineered truss system and building to be finished off with galvanized painted steel siding panels. The sketch of this project was reviewed and discussed. Kevin Bieber was in attendance regarding this waiver request and

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explained the location on the fairgrounds where this construction will occur. A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to waive the land development requirements for Oley Fire Company for property located at 26 Jefferson Street to construct a stage and sound system booth that will have frontage of twenty feet and will be sixteen feet in depth to be constructed with a concrete floor base and pre-engineered truss system and building to be finished off with galvanized painted steel siding panels. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried.

Received January 27, 2023 from Joshua & Andrea Boone an Escrow Agreement for the Boone – Lot Annexation 2 review fees being held in escrow. This plan was briefly reviewed and discussed. A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to authorize the Chairman and Secretary to execute the Boone – Lot Annexation 2 Escrow Agreement. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried.

The tax collector submitted individuals to be exonerated for the 2022 per capita taxes. A motion was made by Jeffrey Spatz and seconded by Mark Hoch to exonerate the tax collector from collecting the 2022 per capita taxes for the individuals as listed. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried.

Incoming communications:

1. Letter dated January 28, 2023 from Oley Valley Community Fair inviting the Supervisors to a Community Celebration on March 9, 2023 (inclement weather date March 16, 2023) at 6:30 p.m. at the Oley Fair Centre.

Atty. Picardi said he had prepared an amended declaration of driveway access and easement agreement for the Trails End Lane property to revise the access easement to that portion of the property which is not encumbered by the conservation easement. A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to authorize the Chairman and Secretary to execute the amended declaration of driveway access and easement agreement for the Trails End Lane property. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried. The Jeffrey & Kathy Updegrove request to amend the agreement to allow for the construction of a metal sided storage building will be tabled until next month. Mr. Spatz said the Supervisors will wait until the Updegrove's return from vacation to visit the site to view the location of the proposed storage building construction.

The salt shed construction project was discussed relative to the waiver of building permit fees since the township would ultimately receive these fees. A motion was made by Mark Hoch and seconded by Edwin Pollock to waive the payment of the building permit fees for the township salt shed construction project. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried.

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Atty. Picardi prepared the Operation and Maintenance Agreements for the Etheridge and Savory properties planning module submissions and has submitted them to All County & Associates and LTL Consultants for their review and execution.

Mr. Hoch spoke to Windstream Communications to arrange to have their lines moved off of the old utility poles so that these poles can be removed prior to our curb/sidewalk work along Main Street this Spring and he would like if our Solicitor could follow-up by sending a letter directing Windstream Communications to perform this work. A motion was made by Mark Hoch and seconded by Edwin Pollock to authorize the Solicitor to send a letter to Windstream Communications requesting that their lines be moved off of the old utility poles along Main Street by Spring of 2023 so that the old poles can be removed. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried.

Mr. Spatz feels we should obtain a quote for a risk and vulnerability study of our zoning ordinance, we may need to address noise coming from such things as warehouses and crypto mining. A motion was made by Jeffrey Spatz and seconded by Mark Hoch to authorize the Solicitor to perform a risk and vulnerability study and provide updated language to amend the Zoning Ordinance. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried.

Atty. Picardi suggested that we do a post-enactment advertising for the recently enacted Small Wireless Facilities Ordinance, he said the Municipalities Planning Code provides for this process to cover anything that may have been missed in the adoption process of an ordinance that could be challenged in the future, this post-enactment advertising provides for a thirty day period for someone to challenge anything that may have been missed. A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to authorize the post-enactment advertising of the Small Wireless Facilities Ordinance. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried.

The financial report was called for and read. A motion was made by Mark Hoch and seconded by Edwin Pollock to accept the financial report and pay all the bills and salaries. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock - yes. All in favor....motion carried.

Public comment:

1. Stephen Levan – He announced that a roundabout will be constructed at Route 662 and Oley Turnpike Road beginning in 2025 with a completion date of 2027.

2. Benjamin Raker – Believes the guest house on the John Leshner Mansion was constructed earlier than 2002 as reported earlier in the meeting.

The next regular meeting will be held Monday, March 13, 2023 at 7:00 P.M.

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A motion was made by Edwin Pollock and seconded by Mark Hoch to adjourn the meeting at 8:10 p.m. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried.

Respectfully submitted,

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Shirley M. Moyer  
Secretary/Treasurer

Cc: J. Spatz  
M. Hoch  
E. Pollock  
K. Picardi  
D. Allebach  
N. Ulrich