

MINUTES OF THE OLEY TOWNSHIP BOARD OF SUPERVISORS
MEETING HELD MAY 12, 2025

The regular meeting was called to order at 7:00 p.m. in the Oley Township Municipal Building by Jeffrey Spatz with Supervisors Lisa Schaeffer and Edwin Pollock in attendance. Solicitor Kenneth Picardi and Engineer Norman Ulrich were 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 twenty-four hours prior to the start of the meeting. No public comment was heard on any of the listed agenda items.

There being no changes to the April 14, 2025 minutes, a motion was made by Lisa Schaeffer and seconded by Edwin Pollock to approve the minutes of the April 14, 2025 meeting as presented. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock - yes. All in favor...motion carried.

Mr. Spatz announced that an executive session was held this evening off-site at 5:45 p.m. for informational purposes, no deliberation or action was taken.

The police department report for the month of April 2025 was read indicating 198 calls for the month.

The road department report for the month of April 2025 was read. Did not yet receive the two other quotes for the Oley Furnace Road guiderail project. Notified by Berks County Conservation District that the Reider Road Culvert/Mill Road Bank Stabilization Project has been nominated for the Low Volume Road Project of the Year Award and will be presented on July 28, 2025, Duane Howard and Shirley Moyer will attend to accept this award.

The Fire Chief's report for the month of April 2025 was read indicating a total of 54 calls.

The Ambulance Chief's report for the month of April 2025 was read indicating a total of 92 calls.

The Stuart Synder property located at 118 Mill Road is in violation of sanitation, accumulation of rubbish or garbage, and disposal of rubbish, no status report provided.

Received letter dated April 30, 2025 from HARB recommending that the Board of Supervisors of Oley Township issue a Certificate of Appropriateness to Kelly Wells, Zachary Weidner, and Nathaniel Weidner for property located at 11 Streamside Lane to construct a forty foot by eighty foot pole building with wood framing, steel roof and siding, refer to submitted sketch for garage doors, windows, and man doors, also roof pitch to be 6/12 to blend into the historic surroundings. This application was reviewed and discussed. A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to issue a Certificate of Appropriateness to Kelly Wells, Zachary Weidner, and Nathaniel Weidner for property located at 11 Streamside Lane to

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construct a forty foot by eighty foot pole building with wood framing, steel roof and siding, refer to submitted sketch for garage doors, windows, and man doors, also roof pitch to be 6/12 to blend into the historic surroundings. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

Received letter dated April 30, 2025 from HARB recommending that the Board of Supervisors of Oley Township issue a Certificate of Appropriateness to Aaron & Katie Slemmer for property located at 222 Main Street to demolish an existing garage and construct new twenty-four foot by twenty-four foot garage with painted steel roofing and classic rib siding, garage door is existing and second garage door to match, refer to submitted sketch for details not viewable from any public right-of-way, roof pitch to be 6/12. This application was reviewed and discussed. A motion was made by Lisa Schaeffer and seconded by Edwin Pollock to issue a Certificate of Appropriateness to Aaron & Katie Slemmer for property located at 222 Main Street to demolish an existing garage and construct new twenty-four foot by twenty-four foot garage with painted steel roofing and classic rib siding, garage door is existing and second garage door to match, refer to submitted sketch for details not viewable from any public right-of-way, roof pitch to be 6/12. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

Received letter dated April 30, 2025 from HARB recommending that the Board of Supervisors of Oley Township issue a Certificate of Appropriateness to Thomas & Tara DuBois for property located at 53 Kulp Road to remove front porch wooden floor which is severely rotted and replace with concrete pad of same dimensions, all other porch details remain as existing. This application was reviewed and discussed. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to issue a Certificate of Appropriateness to Thomas & Tara DuBois for property located at 53 Kulp Road to remove front porch wooden floor which is severely rotted and replace with concrete pad of same dimensions, all other porch details remain as existing. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

Received letter dated April 30, 2025 from HARB recommending that the Board of Supervisors of Oley Township issue a Certificate of Appropriateness to Renewal By Andersen (Dennis & Joyce Davies, owners) for property located at 196 Main Street to replace two entry doors with single standard right inswing one-half light two panel fibrex doors, exterior frame and panel color white, with clear tempered high performance smartsun glass, one without grilles and one with grilles between glass in a three wide by three high pattern, and oil rubbed bronze hardware, the door opening is not being altered and no door trim will be changed, the rear door is not visible from the public roadway and the side door is barely visible from the public roadway and is considered a secondary exposure. This application was reviewed and discussed. A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to issue a Certificate of Appropriateness to Renewal By Andersen (Dennis & Joyce Davies, owners) for property located at 196 Main Street to replace two entry doors with single standard right inswing one-half light

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two panel fibrex doors, exterior frame and panel color white, with clear tempered high performance smartsun glass, one without grilles and one with grilles between glass in a three wide by three high pattern, and oil rubbed bronze hardware, the door opening is not being altered and no door trim will be changed, the rear door is not visible from the public roadway and the side door is barely visible from the public roadway and is considered a secondary exposure. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

Received letter dated May 8, 2025 from Oley Township Planning Commission recommending that the Board of Supervisors of Oley Township not waive land development requirements for Kornfeind Realty Company for property located at 1 Scholl Drive for a proposed development of a thirty-two foot by sixteen foot addition to an existing carwash to provide automated wash services due to traffic flow concerns and the current use of this property needs to be brought up to our current ordinances. Brian Focht of C2C Design Group was in attendance regarding this waiver request. Mr. Spatz feels the township would have more enforcement power if a land development plan is filed. Atty. Picardi explained some of the Planning Commission concerns such as the current state of deterioration of the property. Mr. Spatz feels that a land development is necessary for this project. Mrs. Schaeffer would like to know if it will be a 24-7 operation and addressing the lighting and the driveway, she feels there are a lot of unanswered questions on this project. Atty. Picardi said we could comprise and have them return to the Planning Commission with another plan that would address the concerns raised at their last meeting. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to deny the waiver of the land development requirements for Kornfeind Realty Company for property located at 1 Scholl Drive for a proposed development of a thirty-two foot by sixteen foot addition to an existing carwash to provide automated wash services due to traffic flow concerns and the current use of this property needs to be brought up to our current ordinances and suggest they attend another Planning Commission meeting to address these concerns. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

Kevin Bieber of Oley Township Municipal Authority was in attendance and said that the water storage tank project is progressing and they have installed a temporary chain and signage across the driveway leading up to the tank site.

Received special exception application from Michael Craddock for property located at 1621 Limekiln Road owned by Gary Wegman from Section 27-402.B.(2)(a) for installation of 34 kw ground mounted solar system. Email received May 4, 2025 from Gary Wegman withdrawing the special exception application for solar installation at 1621 Limekiln Road.

Received special exception application from Will Gotwals for property located at 14 Gotwals Lane from Section 27-402.B.(1) and 27-2007.B to use the property as a small business service and craft industry. The zoning hearing has been scheduled for May 22, 2025 at 7:00 p.m. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to go on record as

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supporting and having no opposition to the Will Gotwals special exception application as presented subject to applying for a stormwater permit, submitting an as-built plan of the stormwater facilities, payment of all fees as required for permits and escrows, and upon completion of project close out the NPDES permit. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

Incoming communications:

1. Email received May 8, 2025 from Enyer Llovera of 20 Mast Road requesting to abandon a “paper road” that is located next to his house. Mr. Spatz asked who currently owns this strip of property. Mr. Llovera thought it was owned by Berks Career and Technology Center (BCTC) but a surveyor for BCTC said they do not own it and will not be utilizing this in their development . Atty. Picardi said if the strip is abandoned the property would typically go to each property on each side, if the strip is fifty feet each property owner would pick up twenty-five feet. Terry Lash said Central Drive is the same situation which runs from Mast Road past Annabeth Road. The Road Superintendent had indicated that Central Drive is on the township road system and is a public roadway which is maintained by the township as there are several driveways that exit onto this roadway. Mr. Ulrich said the deeds need to be researched if they are to the center of the road, also should have a letter from BCTC that they would not move forward with a roadway on this strip of land. Atty. Picardi said if there is a letter from BCTC that this letter be forwarded to LTL Consultants and also provide them with a copy of the subdivision plan of Sunny Side Gardens to review prior to our next meeting.

2. Letter dated April 18, 2025 from Skelly and Loy, Inc. informing us that FirstEnergy is applying for a General NPDES permit for stormwater discharges associated with construction activities associated with the replacement of existing 69kV line along the current FirstEnergy right-of-way at various locations within the township and requesting the township to complete the Municipal Notification of Planned Development for Chapter 102 Permits form. A motion was made by Lisa Schaeffer and seconded by Jeffrey Spatz to authorize the Secretary to complete the Municipal Notification of Planned Land Development for Chapter 102 Permits for FirstEnergy for replacement of existing 69kV line along the current FirstEnergy right-of-way. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

Mrs. Schaeffer said she is still working on the draft personnel policy amendment updates.

Cohen Law Group is working on our Comcast franchise renewal and as part of the process we will need to schedule a public hearing for comments from residents on any issues they may have with Comcast. A motion was made by Lisa Schaeffer and seconded by Jeffrey Spatz to schedule a public hearing on June 9, 2025 at 7:00 p.m. regarding Comcast Cable franchise renewal for Oley Township. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

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The Sacred Oak Tree public viewing will be held Saturday, June 7, 2025 from 9:00 a.m. to 2:00 p.m. (weather permitting).

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

Public comment:

1. Terry Lash – His neighbors have two dogs that occasionally get out and are on his property. Chief Ray Serafin said he should call the police when this occurs.

The next regular meeting will be held Monday, June 9, 2025 at 7:00 P.M.

A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to retire to executive session at 8:10 p.m. relative to potential litigation. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to reconvene the meeting at 8:40 p.m. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to adjourn the meeting at 8:42 p.m. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock - yes. All in favor....motion carried.

Respectfully submitted,

Shirley M. Moyer
Secretary/Treasurer

Cc: J. Spatz
L. Schaeffer
E. Pollock
K. Picardi
N. Ulrich