

MINUTES OF THE OLEY TOWNSHIP BOARD OF SUPERVISORS
MEETING HELD JUNE 9, 2025

The regular meeting was called to order at 7:06 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 Jessica Adams 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.

Mr. Spatz announced that an executive session was held this evening at 6:30 p.m. for a personnel matter.

There being no changes to the May 12, 2025 minutes, a motion was made by Lisa Schaeffer and seconded by Edwin Pollock to approve the minutes of the May 12, 2025 meeting as presented. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock - yes. All in favor....motion carried.

The police department report for the month of May 2025 was read indicating 207 calls for the month. Sergeant Joseph Yourkavitch said they continue with traffic enforcement throughout the township.

The road department report for the month of May 2025 was read. Scheduled line painting with A1 Traffic Control Products under the Berks County Cooperative Purchasing Contract, approximate cost is \$13,500, the south side of the township will be done this year. The road work project in Charmingdale was completed May 30, 2025. Received resignation of Assistant Road Superintendent Trey Miller effective June 6, 2025. A letter of thanks was directed to be sent to Mr. Miller for his years of service to the township. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to hire Christopher S. Miller as Assistant Road Superintendent effective June 10, 2025 at a rate of \$29.06 per hour with a \$1.00 per hour increase after a six month probationary period satisfactory evaluation. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

The Fire Chief's report for the month of May 2025 was read indicating a total of 31 calls. James Farrar graduated from the fire academy.

The Ambulance Chief's report for the month of May 2025 was read indicating a total of 93 calls.

The Stuart Synder property located at 118 Mill Road is in violation of sanitation, accumulation of rubbish or garbage, and disposal of rubbish, recent visit revealed a lot of junk and debris on property and several inoperable RV's and vehicles. A motion was made by Lisa Schaeffer and seconded by Jeffrey Spatz to file a citation on Stuart Snyder for all the property maintenance issues. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

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Received letter dated June 2, 2025 from HARB recommending that the Board of Supervisors of Oley Township issue a Certificate of Appropriateness to Lee C. Olsen (Berks County Non-Profit Development Corporation, owner) for property located at 574 Oley Road that on both existing and new construction exterior walls will be articulated synthetic stucco, metal framed vision glass, mansard roofs with asphalt shingles, fabric canopies protecting windows, fabric awnings over doors and rooftop cupola's, both existing and new construction will be blended to present a continuous monolithic aesthetic as one building has little character and the design intent is to upgrade it visually with a new exterior skin and providing new dormers over the doors for accent as well as cupolas, subject to making the recommended changes to the plan and providing the corrected rendering of the plan for the township meeting. This application was reviewed and discussed and the corrected rendering was reviewed and was satisfactory. Ms. Adams said the plan was revised slightly and she reviewed and is satisfied with the plan. A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to issue a Certificate of Appropriateness to Lee C. Olsen (Berks County Non-Profit Development Corporation, owner) for property located at 574 Oley Road that on both existing and new construction exterior walls will be articulated synthetic stucco, metal framed vision glass, mansard roofs with asphalt shingles, fabric canopies protecting windows, fabric awnings over doors and rooftop cupola's, both existing and new construction will be blended to present a continuous monolithic aesthetic as one building has little character and the design intent is to upgrade it visually with a new exterior skin and providing new dormers over the doors for accent as well as cupolas. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

Received letter dated June 5, 2025 from Oley Township Planning Commission recommending that the Board of Supervisors of Oley Township waive the preliminary and final plan review process of the land development requirements for Kornfeind Realty Company for property located at 1 Scholl Drive and in lieu of this requiring a Sketch Plan of Record for a proposed development of a thirty-two foot by sixteen foot addition to an existing carwash to provide automated wash services, also waiving land development agreement for construction escrow, and the issuance of an occupancy permit would be contingent upon the completion of all improvements as shown on the approved Sketch Plan of Record. Frank Kornfeind was in attendance regarding this waiver request. Mr. Spatz said it was discussed to place signage at the driveway to only allow a right turn onto Route 73 but the driveway is a shared driveway with the apartments and another business, also discussed repaving of the parking lot, planting of trees at the back corner, lighting overtop of the pay station, fencing at the rear. Mrs. Schaeffer asked what the hours of operation will be. Mr. Kornfeind said it would be open from daylight until 10:00 p.m. Ms. Adams said the Sketch Plan of Record will still go through the normal review process and be a recorded plan after approval. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to waive the preliminary and final plan review process of the land development requirements for Kornfeind Realty Company for property located at 1 Scholl Drive and in lieu of this requiring a Sketch Plan of Record for a proposed development of a thirty-two foot by sixteen foot addition to an existing carwash to provide automated wash services, also waiving land development agreement for construction escrow, and the issuance of an occupancy

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permit would be contingent upon the completion of all improvements as shown on the approved Sketch Plan of Record. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

The tax collector submitted individuals to be exonerated for the 2014, 2015, 2016, 2017, 2018, 2019, 2021, 2022, 2023, and 2024 per capita taxes. It was noted that Michael Hildebrand and Amanda L. Jolley that are listed on the 2024 list do reside in the township as they have children that attend the school district. A motion was made by Lisa Schaeffer and seconded by Jeffrey Spatz to exonerate the tax collector from collecting the 2014, 2015, 2016, 2017, 2018, 2019, 2021, 2022, 2023, and 2024 per capita taxes for the individuals as listed except for Michael Hildebrand and Amanda L. Jolley since it was reported that they do reside in the township. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

Incoming communications:

1. Letter dated June 1, 2025 from James R. Smith requesting a waiver of stormwater management requirements for 316 Bertolet Mill Road. James & Nancy Smith were in attendance regarding this request. Mr. Smith provided us with photographs and drawings of his property and the proposed addition of a paved driveway. Mr. Smith said he applied for a driveway permit for the section in front of the new garage which is currently stone, the stormwater section was not checked on the original permit, the lot is one hundred foot wide and three hundred feet deep, four trees on the property soak up most of the water, with recent heavy rains there was no runoff. Ms. Adams said the additional driveway put it over the threshold that would then require stormwater review, discussed with applicant to install underground seepage bed at edge of the proposed driveway addition, the stormwater should have been looked at for the 1,301 square foot building permit but it was missed. Mr. Smith said the existing paved section is going to be removed and the driveway contractor will slope the driveway toward the trees. Ms. Adams suggested not to repave the existing driveway if there is currently no issue with the driveway. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to waive the stormwater management requirements for a proposed addition of eight hundred twenty-two square feet of driveway for James R. Smith for property located at 316 Bertolet Mill Road. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

Mrs. Schaeffer said the draft personnel policy amendment updates is pending.

The discussion on the request to abandon a “paper road” that is located next to the Enyer Llovera property at 20 Mast Road was tabled from last month. Atty. Picardi spoke to Mr. Llovera and suggested that he obtain a lawyer to begin proceedings to acquire the twenty-five foot section by doing a title search but they would need confirmation from Berks Career and Technology Center that they have no interest in this section. Ms. Adams said she believes there

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is a sewer easement that runs through this section so this could prohibit them from placing any type of structure there. Duane Howard said the township owns the curb radius. Mrs. Schaeffer said there is no need for a curb at this location.

The Sacred Oak Tree public viewing which was to be held Saturday, June 7, 2025 from 9:00 a.m. to 2:00 p.m. was postponed due to inclement weather. Mr. Spatz is working with the owners of the property to schedule another viewing time later this year.

Mr. Spatz said Will Gotwals would like to meet with the Supervisors and LTL Consultants relative to concerns with stormwater. Atty. Picardi said the Supervisors cannot meet outside of a public meeting on this. Mr. Spatz will inform Mr. Gotwals to send the township an email as to his concerns with stormwater.

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.

No public comment was heard.

The next regular meeting will be held Monday, July 14, 2025 at 7:00 P.M.

A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to adjourn the meeting at 8:15 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