

MINUTES OF THE OLEY TOWNSHIP BOARD OF SUPERVISORS
MEETING HELD AUGUST 11, 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. Solicitors Kenneth Picardi and Richard Almquist; 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 July 14, 2025 minutes, a motion was made by Lisa Schaeffer and seconded by Edwin Pollock to approve the minutes of the July 14, 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 July 2025 was read indicating 230 calls for the month. Chief Ray Serafin indicated that he will be retiring in February 2026 and introduced Justin Johnson who has just been promoted to Deputy Chief and will be taking over for him when he retires.

The road department report for the month of July 2025 was read. The Temporary Access Easement for the property located at 130 Main Street has been executed by Thomas L. & Corinne T. Shewell and the repair of the sink hole has been scheduled for August 13, 2025, a video will be taken prior to any construction activity being performed, they will explore the sink hole. The Yoder Road bridge fascia beams have a hole, box beams will be placed inside existing beams which can be performed by our road crew, the cost would be approximately \$15,000 plus the cost of the new guiderail on the structure, a GP-11 permit would be required from DEP. A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to authorize LTL Consultants to obtain all necessary permits for the Yoder Road bridge project and purchase the beams and hardware at an approximate cost of \$15,000. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried. The Oley Township Volunteer Park sign will need to be repaired or replaced, it was suggested to check with the local Boy Scout Troops if anyone is looking to do an Eagle Scout Project. Duane Howard and Shirley Moyer accepted a plaque and certificate of recognition on July 28, 2025 from Berks County Conservation District for the Low Volume Road Project of the Year for the Mill Road/Reider Road Project.

The Fire Chief's report for the month of July 2025 was read indicating a total of 66 calls.

The Ambulance Chief's report for the month of July 2025 was read indicating a total of 106 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 citation was issued on June

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30, 2025. Notice of violation issued to Anne K. Gehret for property located at 615 Main Street for weeds and grass and weed removal, a second notice of violation was sent August 5, 2025. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to file a citation on Anne K. Gehret for weeds and grass removal. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried. The Dawn Bortz property located at 16 St. Paulia Lane is in violation of converting single-family dwelling to a two-unit without permits. Notice of violation issued to Oley PA, LLC for property located at 307 Main Street for weeds and grass and weed removal. The Robert & Melissa McIlwain property located at 2624 West Philadelphia Avenue is in violation of use of recreational vehicle as a dwelling unit. The property located at 10 Hoch Road is in violation of vegetation height on property which causes an obstruction for vehicular traffic at Route 73. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to file a citation for the property located at 10 Hoch Road for weeds and grass removal. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried. The Larry Sands property located at 3031 Friedensburg Road is in violation of discharging partially treated sewage onto the ground.

Zoning Hearing Board decision received for Pine Brook Farms, LLC for property located at 12 Gotwals Lane that they granted a variance from Sections 27-402.B(1) and 27-2007.B of the Zoning Ordinance to operate a small business service and craft industry at the property provided that the construction and use of the garage and its use thereof are and remain consistent with the testimony and evidence offered during the hearing and in compliance with all applicable laws, ordinance and regulations not modified by this grant of zoning relief, and the Applicant applied for a stormwater permit, submits an as-built plan of the stormwater facilities, pays of all required permit fees and escrows and upon completing the project closes out the NPDES permit.

Received letter dated August 7, 2025 from Oley Township Planning Commission recommending that the Board of Supervisors of Oley Township waive Sections 22-404.3.D (bearing and distances) and 22-902.I(1) (monuments) of the Subdivision and Land Development Ordinance and approve the Kornfeind Realty Company Land Development Sketch Plan of Record, plan number KOR-OLY-01, dated July 21, 2025, subject to establishing a replenishable Construction Inspection Escrow in amount of \$5,000 for project to cover cost of engineering inspections during construction and provide a Planning Module Exemption approval from PADEP. This plan was reviewed and discussed. A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to waive Sections 22-404.3.D and 22-902.I(1) of the Subdivision and Land Development Ordinance for Kornfeind Realty Company Land Development Sketch Plan of Record, plan number KOR-OLY-01, dated August 11, 2025. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried. Atty. Picardi said he will draft the Construction Inspection Escrow for this land development. A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to adopt Resolution #665-25 to approve the Kornfeind Realty Company Land Development Sketch Plan of Record, plan number KOR-OLY-01, dated August 11, 2025, subject to review and approval of revised plan by the Township Engineer and establishing a replenishable Construction Inspection Escrow in the amount of \$5,000 for the project to cover the cost of engineering inspections during construction. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

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Received letter dated August 7, 2025 from Oley Township Planning Commission recommending that the Board of Supervisors of Oley Township consider amendments to the following Zoning and/or Subdivision and Land Development Ordinances: Article 8 Design Standards, Sections 22-812 through 22-819; Part 16 General Regulations – Exterior Lighting, Section 27-1629; Part 2 – Definitions, Section 27-202; Part 13 – Highway Business District, Sections 27-1301 through 27-1304; Part 14 – Light Industrial and Business District, Sections 27-1401 through 27-1404; Part 16 General Regulations – Fences, Section 27-1618; and Part 3 General Submission Requirements – Impact Statements, Sections 22-301 and 22-1002 as prepared by Seidel Planning and Design. Mr. Spatz noted one change in the Impact Statements in Section 22-302.6.E., after “Board” add “and Oley Township Planning Commission”. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to authorize the Solicitor to advertise proposed amendments to the Zoning Ordinance and Subdivision and Land Development Ordinance as prepared by Seidel Planning and Design. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

Received email dated August 7, 2025 from Kim Seidel of Oley Township Municipal Authority for the Oley Township Board of Supervisors to consider the payment of approximately \$24,700 for the Oley Township Act 537 Official Sewage Plan update which is being completed by Entech Engineering, this develops plans for areas in the township that potentially require sewer collection and should not be passed along to the existing sewer customers on the system. A motion was made by Lisa Schaeffer and seconded by Edwin Pollock to reimburse Oley Township Municipal Authority approximately \$24,700 for updating the Oley Township Act 537 Official Sewage Plan. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried. Mr. Seidel said the contractor will be pouring the base of the new water storage tank on August 20, 2025.

Incoming communications:

1. Letter dated July 22, 2025 from Berks County Agricultural Land Preservation Board notifying us they will be recommending that the State Agricultural Land Preservation Board approve the easement sale for the Daniel H. & Barbara H. Laudenslayer farm located on Kulp Road consisting of 48.3 acres.

2. Letter dated July 28, 2025 from Breakthrough Bike Challenge requesting permission to hold a fundraising bike ride on September 14, 2025 from 7:30 a.m. to 2:00 p.m. beginning and ending at Daniel Boone Homestead. It was indicated that we have not received a certificate of insurance naming Oley Township as an additional insured on the insurance policy. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to allow the Breakthrough Challenge to hold the Breakthrough Challenge Bike Ride on September 14, 2025 as per the designated route in our township subject to receiving a certificate of insurance naming Oley Township as an additional insured on the insurance policy and accompanied by an appropriate endorsement by no later than September 5, 2025. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

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3. Email dated August 4, 2025 from Dean Smith requesting a “Stop Except Right Turn” sign at the intersection of Oley Furnace Road and Spook Lane. Duane Howard said in order to erect a sign a traffic study would need to be performed to determine if it warrants such a sign, he could contact LTAP to perform this study at no cost to the township. A motion was made by Lisa Schaeffer and seconded by Edwin Pollock to perform a traffic study at the intersection of Oley Furnace Road and Spook Lane to determine if it warrants installing a “Stop Except Right Turn” sign. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

4. Letter dated August 7, 2025 from Teri Hoffman of 195 Mud Run Road requesting that the township dig down in front of her home and place a pipe with a grate over top and the farmer across the street doing some remediation on his land to change the direction of water flow. Mr. Spatz said the farmer, Vernon Burkholder, needs to address the sediment coming out of his fields. Duane Howard said he could dig out the swale somewhat. Mr. Spatz directed Mr. Howard to look at Ms. Hoffman’s property to see if there is anything the township could do to prevent water from running through her property. Mr. Spatz said the Berks County Conservation District was contacted and will be working with Mr. Burkholder on his farming practices to avoid the soil runoff in the future.

5. Letter dated August 7, 2025 from Lorraine & Frank Eichhorn requesting a waiver from the stormwater management plan requirements for the installation of a SWM BMP#2 infiltration bed for their property located at 103 Misty Lane to construct a twenty foot by twenty-eight foot detached garage at end of the driveway. Mr. Eichhorn showed photographs of their property and the location of the proposed garage. This was reviewed and discussed. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to waive the stormwater management requirements for Lorraine & Frank Eichhorn for a proposed addition of a twenty foot by twenty-eight foot detached garage at the end of the driveway on property located at 103 Misty Lane based on the topography and the area. 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, it was decided to remove this from the agenda until the draft is complete.

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.

The Oley Valley Country Classic ten mile and five kilometer foot race on November 2, 2025 beginning and ending at the Oley Valley High School had been approved at the March 10, 2025 meeting but action was tabled until this meeting for the “No Parking” restrictions. A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to authorize “No Parking” signs to be posted for the Oley Valley Country Classic ten mile and five kilometer foot race on November 2, 2025 on Main Street from Water Street to Jefferson Street from 8:00 a.m. to 12:00 p.m. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

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Enyer Llovera of 20 Mast Road was in attendance to revisit the request to abandon a “paper road” that is located next to his house. Mr. Llovera had checked with a lawyer as to how to acquire this “paper road” to add to his property and his neighbors property but was told he needed to come back to the township, he would like to build a shed on this parcel. Mr. Spatz is reluctant to spend tax dollars on this matter since it is not a township issue. Mr. Llovera said they have a construction business and want to build this fifteen foot by twenty foot shed to store their tools in, it will not have electric or water. Atty. Picardi suggested that the township could issue the permit and place restrictions on the permit such as staying a certain distance from any underground utility services. Michele Beekman said her parents own the other property that is effected by this “paper road” and they had paved over this section many years ago. Atty. Picardi said the developer never dedicated this section to the township so the property is not ours to give to them since we do not own it, he explained to the two parties how they could acquire the property through a quit claim deed. Atty. Picardi would like see a drawing of the property to review. This matter will be tabled until next month.

Atty. Picardi said the Cable Franchise Agreement between Oley Township and Comcast of New Mexico/Pennsylvania, LLC has been completed by the Cohen Law Group and is ready for adoption by ordinance. A motion was made by Lisa Schaeffer and seconded by Edwin Pollock to authorize our Solicitor to advertise an ordinance for adoption next month authorizing the execution of a cable franchise agreement between Oley Township and Comcast of New Mexico/Pennsylvania, LLC. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

Received estimate of \$9,928 from Essig Plumbing & Heating to replace the entire air conditioning portion of the HVAC system with a ten year warranty. Duane Howard said there are portions of the system that no longer work, there has been a lot of humidity buildup in the building. A motion was made by Lisa Schaeffer and seconded by Edwin Pollock to authorize Essig Plumbing & Heating to replace the entire air conditioning portion of the HVAC system in the township building at a cost of \$9,928. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

The parking restrictions and traffic patterns during the Oley Fair were discussed. A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to authorize no parking on either side of Main Street between Friedensburg Road and Lynx Drive from 8:00 a.m. Thursday, September 18, 2025 to 11:00 p.m. Saturday, September 20, 2025, no left turn from the Oley Fire Company as needed, Main Street and Jefferson Street up to the fairgrounds entrance to be made one way when necessary, and all traffic to exit north on Jefferson Street as necessary. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

Received request from Scattered Acres, Inc. to demolish bank barn and certain agricultural outbuildings on their property located at 6550 Boyertown Pike and replace with a modern structure to store hay, straw, farm equipment, and house cattle. A motion was made by

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Jeffrey Spatz and seconded by Lisa Schaeffer to authorize our Solicitor to investigate and respond to Scattered Acres, Inc. and table any action on the request to demolish the bank barn and certain agricultural outbuildings on the property located at 6550 Boyertown Pike until our next meeting. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

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. Kim Seidel – There are several areas along Main Street that weeds are overgrown on the sidewalk which makes it difficult to walk.

The next regular meeting will be held Monday, September 8, 2025 at 7:00 P.M.

A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to adjourn the meeting at 8:49 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