

MINUTES OF THE OLEY TOWNSHIP BOARD OF SUPERVISORS
MEETING HELD SEPTEMBER 8, 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 Richard Almquist; 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.

There being no changes to the August 11, 2025 minutes, a motion was made by Lisa Schaeffer and seconded by Edwin Pollock to approve the minutes of the August 11, 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 August 2025 was read indicating 165 calls for the month. Letter dated September 3, 2025 from Borough of Mount Penn informing us they are applying for funding through the Local Share Account Category 4 Facilities Program on behalf of Central Berks Regional Police Department to support facility renovations and request that Oley Township submit a support letter to be included in the application packet. A motion was made by Lisa Schaeffer and seconded by Edwin Pollock to authorize sending a letter of support to the Borough of Mount Penn in support of the Local Share Account Category 4 Facilities Program funding on behalf of Central Berks Regional Police Department for facility renovations. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock - yes. All in favor....motion carried.

The road department report for the month of August 2025 was read. A motion was made by Lisa Schaeffer and seconded by Edwin Pollock to authorize the Chairman and Secretary to execute the Permanent Easement Agreement with Thomas L. & Corinne T. Shewell for the property located at 130 Main Street for the underground pipe on their property. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock - yes. All in favor....motion carried. Atty. Almquist indicated that LTL Consultants is preparing an exhibit which will be attached to the Shewell agreement. Duane Howard reported that a swale was completed in front of the garage for Teri Hoffman of 195 Mud Run Road to alleviate stormwater from entering her garage. Mr. Howard indicated that LTAP will perform a traffic study at the intersection of Oley Furnace Road and Spook Lane to determine if it would warrant installing a “Stop Except Right Turn” sign at this intersection. Received letter dated July 31, 2025 from PennDOT providing us with the Winter Municipal Agreement for the next five winter seasons, this would be for portions of Hoch Road, Bertolet Mill Road, Covered Bridge Road, and Oley Turnpike Road and the total for the five year period would be \$56,430.57. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to adopt Resolution #666-25 to authorize the Chairman to execute the Winter Municipal Agreement for the winter seasons of 2025-2026 through 2029-2030 with PennDOT. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock - yes. All in favor....motion carried.

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The Fire Chief's report for the month of August 2025 was read indicating a total of 40 calls.

The Ambulance Chief's report for the month of August 2025 was read indicating a total of 90 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 30, 2025, Atty. Almquist suggested to reach out to Robin Royer as to when a hearing is scheduled on this citation. The Anne K. Gehret property located at 615 Main Street is in violation of weeds and grass and weed removal, there is considerable amount of vegetation remaining that needs to be removed. The Dawn Bortz property located at 16 St. Paulia Lane is in violation of converting single-family dwelling to a two-unit without permits, the owner said the conversion was done with permits years ago, no tenant is dwelling there currently and she does not plan to advertise the second unit anymore. The Oley PA, LLC property located at 307 Main Street is in violation of weeds and grass and weed removal, no response to violation letter, Mr. Spatz will provide owner information to our code officer. The Robert & Melissa McIlwain property located at 2624 West Philadelphia Avenue is in violation of use of recreational vehicle as a dwelling unit, no status report provided. 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, the owner hired a landscaping contractor to trim shrubs and remove weeds. The Larry Sands property located at 3031 Friedensburg Road is in violation of discharging partially treated sewage onto the ground, no report provided. Notice of violation issued to Kyle J. Rhoads for property located at 14 Carriage Circle to remove inoperable vehicles, clean up all the rubbish which includes stacks of tires, branches, household items and children's toys scattered about the yard, and cut the vegetation to less than ten inches, Ms. Adams said there is compressed gas underneath the weeds and they will contact DEP to investigate this, Mr. Spatz said the zoning officer should keep our Solicitor informed about this property. A motion was made by Lisa Schaeffer and seconded by Edwin Pollock to authorize our Solicitor to contact the zoning officer and DEP regarding the Kyle Rhoads violation at 14 Carriage Circle. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock - yes. All in favor....motion carried.

Received August 15, 2025 the Sewage Facilities Planning Module Request For Planning Waiver and Non-Building Declaration for the Spieker-Hartman Subdivision which requires the township execution and submission to DEP. A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to authorize the Secretary to sign the Sewage Facilities Planning Module Request For Planning Waiver and Non-Building Declaration for the Spieker-Hartman Subdivision certifying that the municipal officials accept full responsibility now and in the future to identify any violation of the non-building lot criteria described and to submit to DEP a completed Sewage Facilities Planning Module for the entire subdivision should a violation occur. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock - yes. All in favor....motion

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carried. Received letter dated September 4, 2025 from Oley Township Planning Commission recommending that the Board of Supervisors of Oley Township waive Section 22-902.H(1) (monuments) (*partial waiver – requiring five concrete monuments as outlined by the Township Engineer and remaining monuments can be iron pins*) of the Subdivision and Land Development Ordinance and approve the Spieker-Hartman Subdivision Sketch Plan of Record, plan number 6450, dated August 14, 2025, subject to satisfying all the comments on the August 25, 2025 LTL Consultants, Ltd. letter; receipt of the review letter and authorizing the proposed subdivision from Berks County Agricultural Land Preservation Board; and provide metes and bounds descriptions for future ultimate right-of-way offer of dedication of Hunter Road as discussed by Township Engineer. This plan was reviewed and discussed and Samuel Reeser was in attendance and explained the plan. A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to partially waive Section 22-902.H.(1) of the Subdivision and Land Development Ordinance for Spieker-Hartman Subdivision Sketch Plan of Record, plan number 6450, dated August 14, 2025, but require five concrete monuments as outlined by the Township Engineer and remaining monuments can be iron pins. 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 adopt Resolution #667-25 to approve the Spieker-Hartman Subdivision Sketch Plan of Record, plan number 6450, dated August 14, 2025, subject to satisfying all the comments on the August 25, 2025 LTL Consultants, Ltd. letter; receipt of the review letter and authorizing the proposed subdivision from Berks County Agricultural Land Preservation Board; and provide metes and bounds descriptions for future ultimate right-of-way offer of dedication of Hunter Road as discussed by Township Engineer. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

Incoming communications:

1. Letter dated September 4, 2025 from Oley Fire Company requesting permission to hold the Halloween Parade on October 18, 2025 at 1:00 p.m., requesting that "No Parking" signs be posted along Main Street between Jefferson Street and Water Street from 11AM to 2PM, close the eastbound lane of Main Street from Friedensburg Road to Oley Furnace Road at 12PM making Main Street one-way west, and close the southbound lane of Water Street from Main Street to Lake Road at 12PM making Water Street one-way heading north. A motion was made by Lisa Schaeffer and seconded by Edwin Pollock to grant permission to Oley Fire Company to hold a Halloween Parade on October 18, 2025 at 1:00 p.m. as per their requested route and authorize "No Parking" signs to be posted along Main Street between Jefferson Street and Water Street from 11:00 a.m. to 2:00 p.m., close the eastbound lane of Main Street from Friedensburg Road to Oley Furnace Road at 12:00 p.m. making Main Street one-way heading west, and close the southbound lane of Water Street from Main Street to Lake Road at 12:00 p.m. making Water Street one-way heading north. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

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2. Letter dated August 26, 2025 from Jeff Miller of Liquid Motion informing us they intend to install an additional Slurrystore storage tank on their property at 80 Mine Lane, this storage tank is an accessory structure directly related to permitted agricultural activities and they believe that a building permit is not required, they request a written response no later than September 30, 2025 that provides specific zoning ordinance citations that support any requirement for a permit, in the absence of a response they will move forward with the installation of the additional storage tank. Mr. Spatz said there are vegetation and equipment storage concerns at this property, he has received several complaints and will refer to the zoning officer to investigate. Atty. Almquist suggested to check with Berks County Conservation District if they are complying with their permit and whether they performed any recent inspections, they would need to have a nutrient management plan in place. A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to authorize our Solicitor to check with DEP and Berks County Conservation District as to what permits are issued to Liquid Motion and any inspections and authorize our Engineer to check on any permits that would be required for this operation. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

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. It was agreed to postpone this public viewing until the first Saturday in June 2026.

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. Atty. Almquist did some research and found that Central Drive was created in 1958 and all the roads in the development became public roads with the exception of the stub of Central Drive, any proposed roads that were not made public would after twenty-one years revert back to the developer and if the developer is no longer in existence the adjoining property owners could then petition the county to appoint a board of view and if they find all requirements to be met for abandoning or vacating the roadway then the land would go from the center line to the adjoining property owners, but if a utility has been installed in the paper street it cannot be abandoned. The Berks Career and Technology Center was granted a twenty foot easement in July 2000 by the Mosser’s to install a public sewer line, this sewer line has been dedicated to Oley Township Municipal Authority and this easement prevents any type of structure to be constructed, therefore no building permit can be issued to construct a shed on this easement, the easement does allow for a macadam driveway.

A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to adopt Ordinance #2025-393 authorizing execution of a non-exclusive 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.

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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. Mr. Spatz will meet with Anne Hartman Spieker tomorrow to look at options for this property.

Atty. Almquist said the Zoning and Subdivision & Land Development Ordinance amendments will be ready for adoption at the November 2025 meeting.

A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to authorize the Chairman and Secretary to execute the Installation, Operation and Maintenance Agreement for Sewage Disposal Holding Tanks for the 2626 West Philadelphia Avenue, LLC property located at 2626 West Philadelphia Avenue. 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 authorize the Chief Administrative Officer to sign the Worksheet for the 2026 Minimum Municipal Obligation of the Oley Township Non-Uniformed Employees Pension Plan and the 2026 Minimum Municipal Obligation of the Oley Township Police Pension Plan. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

The renewal options for our employee healthcare program were reviewed and discussed. There is a 7.71% increase in premiums for our current plan. A motion was made by Lisa Schaeffer and seconded by Edwin Pollock to keep the employee healthcare program with Aetna AFA CPOSII 5000 100-50. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried. Action will be taken at our next regular meeting as to the amount of the deductible that employees would be responsible to pay.

A public meeting will be held by Rettew Engineering and PennDOT on September 23, 2025 from 6PM to 8PM at the Oley Valley Fair Centre relative to the proposed roundabout at Route 662 and Oley Turnpike Road.

A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to designate Friday, October 31, 2025 from 6PM to 8PM as Halloween Trick-or-Treat night and authorize closure of Main Street at Friedensburg Road and Jefferson Street from 6PM to 8:30 PM and have volunteer personnel man the positions as blockades at Main Street and Friedensburg Road, Main Street and Jefferson Street, and Friedensburg Road and Legion Drive for the purpose of public safety, and post no parking signs on Main Street between Friedensburg Road and Jefferson Street from 5PM to 9PM. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

Any budget items or contribution requests from organizations for 2026 will need to be submitted to the Secretary/Treasurer by October 1, 2025 in order to be considered.

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The financial report was called for and read. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer 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. John Leinbach – Expressed concern with a water issue at end of St. Paulia Lane. Mr. Spatz said there is a depression in the macadam and the swale where the water line was are contractor issues that have to be dealt with by the Municipal Authority. Kim Seidel said the Municipal Authority engineer contacted the contractor and they were going to install a silk sock.

2. Thomas Kopel – He is receiving water runoff from the Oley Valley High School parking lot which then runs onto Main Street and the storm sewer drainage box which fills up with gravel. Mr. Spatz said the stone and silt are effecting the township roadway. The Township Engineer was directed to contact the school district regarding this water runoff.

3. Stephen Levan – Mentioned that municipalities are responsible for maintaining all graveyards located in their township. Also noted that the Colonel Hunter monument was hit and needs to be straightened.

The next regular meeting will be held Monday, October 13, 2025 at 7:00 P.M.

A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to retire to executive session at 9:00 p.m. relative to personnel and potential litigation. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried. A motion was made by Lisa Schaeffer and seconded by Jeffrey Spatz to reconvene the meeting at 10:15 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 Edwin Pollock to adjourn the meeting at 10:16 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