

MINUTES OF THE OLEY TOWNSHIP BOARD OF SUPERVISORS
MEETING HELD NOVEMBER 10, 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 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 October 13, 2025 minutes, a motion was made by Lisa Schaeffer and seconded by Jeffrey Spatz to approve the minutes of the October 13, 2025 meeting as presented. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – abstained. Two in favor, one abstained....motion carried.

The police department report for the month of October 2025 was read indicating 176 calls for the month. Deputy Chief Justin Johnson said there is a check washing ring going around on the east coast, he said to be careful when dropping mail in outside mailboxes. He also said they wrapped up the investigation on the fatal crash on Manatawny Road and determined there was no criminal wrongdoing.

The road department report for the month of October 2025 was read. A motion was made by Lisa Schaeffer and seconded by Edwin Pollock to authorize advertising an amendment to the Master Traffic Ordinance to remove Spook Lane and Oley Furnace Road in the east direction of travel as a stop intersection and designate the intersection of Spook Lane and Oley Furnace Road as being a three-way stop intersection. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried. Trey Miller reviewed some of the speed sign data information with us.

The Fire Chief's report for the month of October 2025 was read indicating a total of 37 calls. The Greenfields Fire Company has closed and they donated the Fire Police traffic trailer to the Oley Fire Company Relief Association. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to adopt Resolution #668-25 to request a Statewide Local Share Assessment grant of \$165,000 from the Commonwealth Financing Authority to be used for purchase of fire utility truck and designating Jeffrey A. Spatz and Lisa D. Schaeffer as officials to execute all documents. Jeffrey Spatz – yes; Lisa Schaeffer – Edwin Pollock – yes. All in favor....motion carried. Michael Kline asked if the township could send a letter of support for this grant. A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to send a letter of support along with the Statewide Local Share Assessment grant application. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

The Ambulance Chief's report for the month of October 2025 was read indicating a total of 92 calls. Todd Kegerise said the emergency medical services is in a state of emergency throughout the entire country, there are not enough qualified employees to staff units and the insurance payments are not enough to keep squads adequately funded.

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A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to recess the meeting at 7:38 p.m. in order to conduct a public hearing on a proposed Zoning Ordinance amendment providing for certain additions, deletions, and amendments to the definitions and providing for certain additions, deletions, and revisions to the regulations for Part 13 (HB – Highway Business District); Part 14 (LIB – Light Industrial Business District); Part 15 (I – Industrial District); and Part 16 (General Regulations) including Section 27-1608 (compliance with other chapters), Section 27-1618 (fences), and Section 27-1629 (lighting) and a proposed Subdivision and Land Development Ordinance amendment providing for certain additions, deletions, and amendments to the regulations for Part 3 (general submission requirements) and Part 8 (design standards). 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 7:50 p.m. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor...motion carried.

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, warrants have been issued against the owner, Atty. Picardi will check with Judge Chieffo's office as to the status of these warrants. The Oley PA, LLC property located at 307 Main Street is in violation of weeds and grass and weed removal, weeds in back yard have been removed. The Kyle J. Rhoads property located at 14 Carriage Circle is in violation of inoperable vehicles, rubbish which includes stacks of tires, branches, household items and children's toys scattered about the yard, and vegetation, citations issued. The David Kucier and Cindy Delong property located at 194 Water Street is in violation of allegedly dumping sewage in storm drain and in rear woods, owner indicated it was not sewage but mopping water and nothing has been dumped in woods. Atty. Picardi said he had asked Main Street Revitalization Group which is a private group and would partner with the township to address abandoned or nuisance properties and resolve outstanding municipal claims and liens to attend this meeting to make a presentation but they decided not to attend, he is not sure this is the best fit for our situations since we do not have municipal claims and liens on properties.

Incoming communications:

1. Letter dated October 30, 2025 from Marie Bertolette Carota informing us of the Jean Bertolet 300th Anniversary tour of some of the historical sites pertaining to the Bertolet Family on August 8, 2026.
2. Letter dated November 3, 2025 from Kristen Gumeniski expressing her opposition to the proposed AutoZone development at the intersection of PA-73 and Friedensburg Road. Mr. Spatz said if they can meet all our zoning requirements and all other requirements we would be compelled to approve the development plan.

MINUTES OF THE NOVEMBER 10, 2025 MEETING CONTINUED

3. Letter received November 7, 2025 from Christmas in the Valley Committee requesting “No Parking” designation on Main Street between Water Street and Lynx Drive and the closing of Main Street from Water Street to Jefferson Street and Friedensburg Road from Legion Drive to Main Street on December 20, 2025 from 6:00 p.m. to 9:00 p.m. for the annual Christmas Caroling event. A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to grant permission to Christmas in the Valley to hold the annual Christmas caroling event on December 20, 2025 from 6:00 p.m. to 9:00 p.m., authorize posting of no parking signs on Main Street between Water Street and Lynx Drive, authorize closing of Main Street from Water Street to Jefferson Street and Friedensburg Road from Legion Drive to Main Street, and authorize the use of Fire Police for this event. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

Received letter dated November 3, 2025 from Berks County Planning Commission providing their comments on the proposed Zoning Ordinance amendment and these were reviewed this evening. Received letter dated November 5, 2025 from Berks County Planning Commission providing their comments on the proposed Subdivision and Land Development Ordinance amendment and these were reviewed this evening. Received letter dated November 6, 2025 from Oley Township Planning Commission recommending that the Supervisors adopt the proposed Zoning Ordinance amendment conditioned on three items. Received letter dated November 6, 2025 from Oley Township Planning Commission recommending that the Supervisors adopt the proposed Subdivision and Land Development Ordinance amendment as drafted. Atty. Picardi said these proposed amendments have been advertised for adoption this evening. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to adopt Ordinance #394 amending Chapter 27 (Zoning) of the Oley Township Code of Ordinances providing for certain additions, deletions, and amendments to the definitions and providing for certain additions, deletions, and revisions to the regulations for Part 13 (HB – Highway Business District); Part 14 (LIB – Light Industrial Business District); Part 15 (I – Industrial District); and Part 16 (General Regulations) including Section 27-1608 (compliance with other chapters), Section 27-1618 (fences), and Section 27-1629 (lighting). 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 Ordinance #395 amending Chapter 22 (Subdivision and Land Development) of the Oley Township Code of Ordinances providing for certain additions, deletions, and amendments to the regulations for Part 3 (general submission requirements) and Part 8 (design standards). Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

Ms. Adams said she issued a letter to Liquid Motion for their proposed installation of an additional Slurrystore storage tank on the property at 80 Mine Lane informing them a zoning permit is required for this accessory structure, a building permit may not be required but a land development plan may be required but will require additional information to be submitted to make this determination. Ms. Adams said the zoning officer could find no evidence of abandoned vehicles on the property. Mr. Spatz said if the property is approached off of the Route 662 side the abandoned vehicles can be seen.

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The spreading of municipal waste, sewage sludge, or residual waste on township-owned land was discussed. Atty. Picardi spoke with Thomas Sweeney of DEP and he provided test results, he also provided an inspection report from October 7, 2025 and he took some samples that day and are awaiting these results. Stephen Levan indicated that he also obtained samples and will have them independently tested for metals at a laboratory. Ms. Adams questioned how often is testing required and there should be a best management practice (BMP) with a site plan and is this being followed. Atty. Picardi said the township will look to modify the ground lease that is currently in place with Harold Hetrick.

A motion was made by Lisa Schaeffer and seconded by Edwin Pollock to authorize the Chairman and Secretary to execute the Installation, Operation and Maintenance Agreement for Sewage Disposal Holding Tank with Pinebrook Farms, LLC for property located at 12 Gotwals Lane. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

Zachary D. Wagner is the new Supervisor-Elect and would like permission to attend the PSATS Boot Camp for Township Officials and Staff at a cost of \$239. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to authorize the registration fee of \$239 for Zachary D. Wagner, Supervisor-Elect, to attend the PSATS Boot Camp. 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 Lisa Schaeffer 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, December 8, 2025 at 7:00 P.M.

A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to retire to executive session at 8:44 p.m. relative to personnel and real estate. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock - yes. All in favor....motion carried. A motion was made by Lisa Schaeffer and seconded by Edwin Pollock to reconvene the meeting at 10:04 p.m. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock - yes. All in favor....motion carried.

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A motion was made by Lisa Schaeffer and seconded by Edwin Pollock to adjourn the meeting at 10:05 p.m. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Edwin Pollock – yes. All in favor....motion carried.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Shirley M. Moyer", written over a horizontal line.

Shirley M. Moyer
Secretary/Treasurer

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