

MINUTES OF THE OLEY TOWNSHIP BOARD OF SUPERVISORS
MEETING HELD APRIL 13, 2026

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 Zachary Wagner 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.

A change was indicated to the March 9, 2026 minutes on page two, paragraph one, line two...delete "removing hay from barn to store tenant's belongings inside structure". A motion was made by Zachary Wagner and seconded by Jeffrey Spatz to approve the minutes of the March 9, 2026 meeting as corrected. Jeffrey Spatz – yes; Lisa Schaeffer – abstained; Zachary Wagner – yes. Two in favor, one abstained....motion carried.

The police department report for the month of March 2026 was read indicating 229 calls for the month. Chief Justin Johnson said there are individuals burglarizing unlocked vehicles. Lisa Sutter asked if the citations match the amount of money collected on the reports. Chief Johnson said the monthly reports received from the District Justice list all the citations that are paid, if the charges are dismissed there would be no listing on these reports.

The road department report for the month of March 2026 was read. A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to authorize Asphalt Maintenance Solutions, LLC to crack seal roads at cost of \$9,600. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried. A motion was made by Lisa Schaeffer and seconded by Zachary Wagner to approve the purchase of blades, hardware and shackles for mowing supplies for mowers from Montage Enterprises in amount of \$888.25. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried. Received quotes from Lee Tree Care in amount of \$4,350 and Merkel's Tree Service in amount of \$4,500 to remove six maple trees at the 2 Water Street property. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to authorize Lee Tree Care to remove six maple trees along the roadway at the 2 Water Street property at a cost of \$4,350. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried

The Fire Chief's report for the month of March 2026 was read indicating a total of 45 calls.

The Ambulance Chief's report for the month of March 2026 was read indicating a total of 106 calls.

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Todd Kegerise said it was 2014 when the portable radios were updated for the fire, ambulance, and emergency management and Motorola stopped supporting these radios. Berks County has negotiated with Motorola on pricing. The following are the anticipated costs: Emergency Management/Fire Marshall - \$17,629.96; Emergency Medical Services - \$48,467.80; Fire Services - \$152,778.32 (this is only an estimate since the Fire Chief has not yet responded). The total anticipated cost would be \$218,876.08 for Oley Township and this is just the cost of the radios, no installation or additional costs are included. Berks County is willing to finance the cost for seven years at an interest rate of 4.6%. Michael Kline said he will not be getting mobiles for any of the officers. Mr. Spatz said we need to look how much the fire tax brings in annually, we also have unappropriated fund equity. Mrs. Schaeffer asked if the Relief Association or General Fund of the fire company could pay any of these costs or if there are any grant opportunities for this purchase. Mr. Kegerise said currently there are no grant programs for radio purchases. A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to commit to purchasing radios to replace the current radios for emergency management/fire marshall, emergency medical services, and fire services with specific funding details to be determined at a later date based on the report that was presented. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried

The Timothy R. & Sarah A. Kershner property located at 301 Main Street is in violation of not obtaining HARB approval for an accessory shed structure. Ms. Adams said this is not considered a pergola structure but rather a wood structure to store wood. A motion was made by Lisa Schaeffer and seconded by Zachary Wagner to notify HARB that no Certificate of Appropriateness would be required for the accessory shed structure for the Timothy & Sarah Kershner property at 301 Main Street. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried. 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, since this property was sold at Sheriff's Sale the charges have been dropped since the new owner is cleaning up the property. The Liquid Motion property located at 80 Mine Lane is in violation of motor vehicles, citation issued for fire truck parked on lot. Mr. Wagner spoke with Tom Sweeney of DEP and said it has been five years since any complaint was received on the 80 Mine Lane property, no permits are required to apply food waste as long as the operator is following a set of best management practices as outlined in the food processing residuals manual. Duane Howard said two trucks are going to Fleetwood to pick up food waste, not sure where the other truck is going to. Mr. Spatz said the trucks are hard on our local road of Mine Lane. Mrs. Schaeffer said we should obtain a copy of the violation from DEP that Atty. Almquist had referenced. Ms. Adams said she will request records from DEP on this property and Mr. Wagner will also contact DEP again. An enforcement notice was issued to David Kucier & Cindy L. Delong-Kucier for property located at 194 Water Street for chickens causing nuisance to neighboring properties, sanitation, rubbish and garbage, Mr. Spatz suggested to look at issues on the front of the property. Stuart Snyder of 118 Mill Road has been notified to remove two dumpsters since the disposal business is not permitted. Notice of violation issued to

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Douglass R. Wegman for property located at 662A Old State Road for exterior property, interior structure, water system, heating facilities, mechanical equipment, clearances, electrical facilities, electrical equipment, means of egress, fire protection systems. Mr. Spatz said the tenant, Melissa Newkirk, has moved out but the violations still exist. Atty. Picardi said we can obtain permission to enter the property from either the current tenant or property owner or could obtain an administrative warrant from the District Justice to gain access. Mr. Spatz said Ms. Newkirk had stated that other tenants in the complex also had concerns. Mr. Wagner suggested that these concerned tenants should file a complaint which could then be investigated. Atty. Picardi said in the case of the Melissa Newkirk complaint it does not matter that the tenant has moved out, the violations still exist and we should go to the next step in the enforcement process. Mr. Spatz said on the Anne Gehret property located at 615 Main Street there are several large Norway spruce trees and in a recent storm one fell on a property line and the tree was seen to have insect damage to the interior of the tree, there is a concern of neighbors with the remaining trees falling and causing significant property damage to homes and properties, one of the neighboring property owners did seek legal counsel on this matter and the lawyer indicated that it is a township zoning issue since it is a nuisance. Atty. Picardi said this is private property and they would need to seek legal counsel as this is not considered a nuisance. Mr. Spatz asked if the branches extend onto a neighboring property can they be cut. Atty. Picardi said the neighbor could cut down anything extending onto their property.

Received letter dated March 31, 2026 from HARB recommending that the Board of Supervisors of Oley Township issue a Certificate of Appropriateness to Kevin Hoover for property located at 21 Speltz Lane to add an addition off the back of the house with roof line tying into main house and still be subservient (lower) than the original main house roof, addition to be stucco, all windows to be one over one vinyl to match existing house windows, all roofing asphalt to match existing house, refer to alterations on submitted sketch, addition of continuation of the roof eave detail from original house to the rear of main house addition, vinyl sided section on submitted sketch will be removed but original small stone section of the house to remain intact. This application was reviewed and discussed. A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to issue a Certificate of Appropriateness to Kevin Hoover for property located at 21 Speltz Lane to add an addition off the back of the house with roof line tying into main house and still be subservient (lower) than the original main house roof, addition to be stucco, all windows to be one over one vinyl to match existing house windows, all roofing asphalt to match existing house, refer to alterations on submitted sketch, addition of continuation of the roof eave detail from original house to the rear of main house addition, vinyl sided section on submitted sketch will be removed but original small stone section of the house to remain intact. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

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Received letter dated April 8, 2026 from Oley Township Planning Commission recommending that the Board of Supervisors of Oley Township consider amendments to the Oley Township Zoning Ordinance in Part 2 – Definitions, Section 27-202; Part 15 – Industrial District, Section 27-1502.C; and Part 16 General Regulations – Data Centers, Section 27-1634. Atty. Picardi explained a curative amendment and that if we do not zone for a specific use that use could be put in any zoning district, this is the purpose of this amendment to limit the zoning districts that data centers could be developed. Donna Ott indicated that a data center near her home would be life-threatening to her since she has an EMR Syndrome disability. Mr. Spatz said if an application for a data center is submitted residents could testify as to any adverse effects it may have on them. A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to authorize the Solicitor to advertise proposed amendments to the Oley Township Zoning Ordinance as prepared by Seidel Planning and Design and submit to Berks County Planning Commission for their review. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

Incoming communications:

1. Email received April 6, 2026 from Oley Valley High School BASH Committee (Melissa Brewer) requesting to hold a Senior Car Parade on May 28, 2026 at 6:45 p.m. beginning at 210 Main Street and extending west onto Main Street and ending at 26 Jefferson Street on the Oley Fire Company fairgrounds and requesting the use of fire police for traffic control. A motion was made by Lisa Schaeffer and seconded by Zachary Wagner to hold an Oley Valley High School Senior Car Cruise on May 28, 2026 at 6:45 p.m. beginning at 210 Main Street and extending west onto Main Street and ending at 26 Jefferson Street on the Oley Fire Company fairgrounds and authorize the use of Fire Police for traffic control. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

2. Received March 30, 2026 from Renate Witthaut a proposal for the modification of the Agricultural Security Area to include her property located at 105 Old Friedensburg Road in Exeter Township. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to accept the proposal for the modification of the Agricultural Security Area to include the property of Renate Witthaut located at 105 Old Friedensburg Road in Exeter Township subject to the applicant agreeing to pay for any associated costs for this inclusion process. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

3. Letter dated April 8, 2026 from William & Madeline Schoener requesting a waiver of the Drainage Plan requirements for Lot 2 of the Toll Bell III Subdivision. A motion was made by Lisa Schaeffer and seconded by Jeffrey Spatz to grant a waiver of Section 22A-401 of the Stormwater Management Ordinance to William & Madeline Schoener for Lot 2 of the Toll Bell III Subdivision. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

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Received the following proposals to lease and farm 3.5 acres of township-owned land located along Route 73 for five years: Michael Hetrick - \$120 per acre/per year; Mark Alderfer - \$76 per acre/per year. A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to accept the proposal from Michael Hetrick to lease and farm 3.5 acres of township-owned land located along Route 73 for five years at \$120 per acre/per year subject to signing the ground lease. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

Atty. Picardi said he has been going back and forth with Kinetic on the draft cable franchise agreement, for this type of service we cannot charge a franchise fee.

Duane Howard had reached out to a contractor requesting an estimate on the proposed office renovation project, he has not yet received this quote.

Atty. Picardi has not yet advertised for adoption the amendment to the Master Traffic Ordinance to increase the penalty from \$15 to \$150 for violations during a snow and ice emergency, this will be advertised for adoption at our next meeting.

Mr. Spatz reviewed our insurance policy and the Sacred Oak Agreement with the Hartman's and feels we need to make some amendments to the Agreement. Atty. Picardi is working on these amendments and will provide a draft for our review within two weeks.

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

Public comment:

1. Kerwin Mast – There is a tree on Kauffman Road at the bridge with a memorial sign attached to it that is ready to fall. Duane Howard will check on this tree.

The next regular meeting will be held Monday, May 11, 2026 at 7:00 P.M.

A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to adjourn the meeting at 9:09 p.m. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

Respectfully submitted,

Shirley M. Moyer
Secretary/Treasurer

Cc: J. Spatz, L. Schaeffer, Z. Wagner, K. Picardi, J. Adams