

MINUTES OF THE OLEY TOWNSHIP BOARD OF SUPERVISORS
MEETING HELD MAY 11, 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 was 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 April 13, 2026 minutes, a motion was made by Zachary Wagner and seconded by Lisa Schaeffer to approve the minutes of the April 13, 2026 meeting as presented. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

The police department report for the month of April 2026 was read indicating 188 calls for the month. Chief Justin Johnson said they did a pop-up speed enforcement detail on April 28, 2026 in the 3000 block of Friedensburg Road.

The road department report for the month of April 2026 was read. The Main Street Overlay Project estimated construction cost as provided by LTL Consultants is \$475,000, this includes speed tables. Duane Howard feels the estimate will be \$350,000 without the speed tables, he also feels that contractors may not bid on the project due to the speed tables. Mr. Spatz feels the speed tables should be optional in the bid package. A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to authorize advertising for bids to be opened July 13, 2026 for the Main Street Overlay Project with speed tables optional in the bid package. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried. The material for the repairs to the Yoder Road bridge will be received in five weeks. There is a resident on Covered Bridge Road that is requesting information from the speed sign that is posted on this roadway. It was agreed that the Supervisors should be provided this information prior to providing to the public and the resident would need to submit a right-to-know request for these records.

The Fire Chief's report for the month of April 2026 was read indicating a total of 32 calls.

The Ambulance Chief's report for the month of April 2026 was read indicating a total of 97 calls.

The Liquid Motion property located at 80 Mine Lane is in violation of motor vehicles, citation filed for all non-agricultural inoperable/unlicensed motor vehicles, no court date set yet, Solicitor filed a right-to-know request with DEP for operations and reporting records and he is awaiting the records, Mr. Wagner said DEP had notified the owner to stop spreading the food waste, Mr. Spatz said the trucks are damaging Mine Lane and there are other violations on this

MINUTES OF THE MAY 11, 2026 MEETING CONTINUED

property. The David Kucier & Cindy L. Delong-Kucier property located at 194 Water Street is in violation of chickens causing nuisance to neighboring properties, sanitation, rubbish and garbage, the fowl has been removed but rubbish remains, obtained dumpster and cleanup in progress. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to issue a notice of violation for the David Kucier & Cindy L. Delong-Kucier property located at 194 Water Street for any visible violations. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried. Stuart Snyder of 118 Mill Road has been notified to remove two dumpsters since the disposal business is not permitted. A motion was made by Lisa Schaeffer and seconded by Zachary Wagner to issue a notice of violation for the Stuart Snyder property located at 118 Mill Road for the removal of the two dumpsters. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried. Final notice of violation issued to 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, owner indicated he is in progress of bringing structure up to code and no tenant is currently in the structure. Complaint received for excavating and grading beyond business hours and under lights and excessive off-road vehicle noise on a test track at the Zachary Weidner property located at 11 Streamside Lane, the investigation concluded that the noise and glare were due to construction activity on property for stormwater management facility construction and this complaint has been resolved but gathering information/evidence regarding any business operation. Jeffrey Dierolf was in attendance and indicated this site work was going on for ten months and the noise and glare issues are not resolved. Eric Oteri said diesel trucks are using a one-eighth mile test track late at night and then burning out onto Route 73. Chief Johnson said when this occurs they should contact the police. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to direct our code enforcement to check this property again for violations and have our Solicitor assist on this matter. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried. Complaint received for inoperable vehicles, rubbish, vegetation, and sanitation on the Oswald property located at 3032 Friedensburg Road, Mr. Wagner spoke to the owners son and they are waiting to obtain a dumpster to begin cleaning up the property. The Joby & Jennifer Williamson property located at Cricket Slope Drive is in violation of weeds.

The deadline extension has expired on the HARB application for AutoZone Development, Inc. for property located at 3351 Friedensburg Road to demolish residential dwelling, garage, and shed and construction of new 6,000 square foot brick building with architectural shingles. A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to deny the issuance of a Certificate of Appropriateness to AutoZone Development, Inc. for property located at 3351 Friedensburg Road to demolish residential dwelling, garage, and shed and construction of new 6,000 square foot brick building with architectural shingles since no action has occurred on this application since October 2025. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

MINUTES OF THE MAY 11, 2026 MEETING CONTINUED

Received notice of intent that Oley Township Municipal Authority will file a NPDES renewal application with DEP for permit to discharge sewage effluent and the township is invited to comment and identify land-use concerns.

Received letter dated May 8, 2026 from Oley Township Municipal Authority recommending that the sanitary sewer lateral installation on the customer's property shall follow the current International Residential Code and International Building Code and that the sewer lateral shall include a trap and cleanout. This will provide a better and less risky install as the transition couplings from plastic to cast iron are a point of risk and contractors often struggle to install them. A motion was made by Jeffrey Spatz and seconded by Zachary Wagner that the sanitary sewer lateral installation on the customer's property shall follow the current International Residential Code and International Building Code and that the sewer lateral shall include a trap and cleanout. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

Incoming communications:

1. Letter dated April 30, 2026 from John W. Eppehimer of 27 Clay Slate Road requesting an exception to expand his present blacktop driveway from its present sixteen foot wide by fifty-six foot long to twenty-two foot wide by fifty-six foot long since the ordinance requires that a driveway be no wider than twenty feet. This was reviewed and noted that it would only be two feet wider than allowed. A motion was made by Zachary Wagner and seconded by Lisa Schaeffer to grant an exception to the Driveway Ordinance requirements to expand the present blacktop driveway from its present sixteen feet wide to twenty-two feet wide as shown on submitted photographs for the property located at 27 Clay Slate Road. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

2. Letter dated May 7, 2026 from James Sincavage & Elizabeth Snyder relative to traffic safety issues at the intersection of Hoch Road and Bertolet Mill Road. Mr. Sincavage said there have been several severe vehicle accidents at this intersection recently with one of them causing damage to his home, he showed us photographs of this damage. A motion was made by Lisa Schaeffer and seconded by Zachary Wagner to send a letter to PennDOT to investigate whether improvements could be made to the Bertolet Mill Road and Forgedale Road/Hoch Road intersection such as a four-way stop and/or a reduced speed limit and the Supervisors will contact Senator Judith Schwank and Representative David Maloney. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

Received the signed ground lease, certificate of insurance, and payment of \$420 from Michael Hetrick for the township owned land along Route 73. Mr. Spatz had a change to the ground lease under Section 7 Subsection 3, “used” should be changed to “using”. A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to authorize the Chairman and Secretary to execute the ground lease with Michael Hetrick for the township owned land along Route 73 subject to changing the word “used” to “using” under Section 7 Subsection 3. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

MINUTES OF THE MAY 11, 2026 MEETING CONTINUED

Atty. Picardi said he will reach out to Kinetic to determine if they only provide broadband and internet services which we cannot collect a franchise fee for this type of service or if they also provide cable services. If they only provide broadband and internet services we can negotiate a flat fee they would pay the township, Atty. Picardi said he may have this number by our next meeting.

Received quote from Hoch Construction, Inc. in amount of \$13,028.94 for the proposed office renovations as discussed. Duane Howard said rather than installing a new wall we could separate the two areas using portable office partition walls then we would not need to adjust the ceiling heat, air, and lighting. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to obtain more quotes on the office renovation project, look into the portable office partition walls, and break out the painting separately on the bids. 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 adopt Ordinance #397 amending Part 5 of Chapter 15, Motor Vehicles and Traffic, of the Oley Township Code of Ordinances, to increase the amount of the penalty for violations during a snow and ice emergency. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

Atty. Picardi provided us with a draft Sacred Oak Limited Public Access Agreement with Christopher Hartman & Elizabeth Magovern for our review. Mr. Spatz would like to strike the last sentence in Section 6, Subsection (b) since donations are given to the property owners for the wear and tear on their property, also suggested to remove the first Section 10 (repairs to property) and retain the second Section 10 (property damage). A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to authorize the Chairman and Secretary to execute the Sacred Oak Public Access Agreement with Christopher Hartman & Elizabeth Magovern subject to the property owners executing and providing the required insurance document. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

Received letter dated May 6, 2026 from Oley Township Planning Commission recommending to adopt the amendment to the Oley Township Zoning Ordinance providing for certain additions, deletions, and amendments to the definitions and providing for certain additions, deletions, and revisions to the regulation for Part 2 (definitions); Part 15 (I- Industrial District); and Part 16 (General Regulations) including Section 27-1634 (Data Centers). The public hearing for this Zoning Ordinance amendment has been scheduled for June 8, 2026 at 7:30 p.m.

Received an acknowledgement from Renate Withaut that she will reimburse Oley Township for all costs incurred for the Agricultural Security Area application for her property located at 105 Friedensburg Road in Exeter Township. This application will now be sent to Berks County Planning Commission, Oley Township Planning Commission, and the Oley Township Agricultural Security Area Advisory Council for their review and comment.

MINUTES OF THE MAY 11, 2026 MEETING CONTINUED

Melissa Brewer of the Oley Valley High School BASH Committee is requesting to close Main Street from Cricket Slope Drive to Water Street from 6:00 p.m. to 6:30 p.m. on May 28, 2026 to facilitate the line-up for the Senior Car Parade. Duane Howard suggested to close Main Street at Oley Furnace Road so the traffic can be directed onto Oley Furnace Road. A motion was made by Lisa Schaeffer and seconded by Zachary Wagner to authorize closing Main Street from Oley Furnace Road to Water Street on May 28, 2026 from 6:00 p.m. to 6:30 p.m. for the Oley Valley High School Senior Car Parade. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

Received Street Lighting Agreement from FirstEnergy for the streetlight conversion to LED. Mr. Spatz would like to know what the color temperature of the LED lights will be, he will reach out to FirstEnergy to request this information. A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to authorize the Chairman and Secretary to execute the Street Lighting Agreement with FirstEnergy for the streetlight conversion to LED subject to verification of the color temperature of the LED lights. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

There was discussion to put out a Request For Proposal for our engineering, zoning enforcement, and sewage enforcement services separately. Mr. Spatz suggested to add in the request to provide a sample of a monthly zoning report that would be made to the township. Mrs. Schaeffer feels we need to include in the request that they describe their policy and procedure when a complaint is received and also who the responsible party in the firm would be that would report to the township. Atty. Picardi will draft a Request For Proposal for each of these services separately.

The financial report was called for and read. A motion was made by Zachary Wagner and seconded by Lisa Schaeffer 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 – Thanked the Supervisors for the digital viewing of all the agenda items during the meeting.

The next regular meeting will be held Monday, June 8, 2026 at 7:00 P.M.

A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to retire to executive session at 8:49 p.m. relative to personnel. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried. A motion was made by Zachary Wagner and seconded by Lisa Schaeffer to reconvene the meeting at 9:22 p.m. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

MINUTES OF THE MAY 11, 2026 MEETING CONTINUED

A motion was made by Zachary Wagner and seconded by Lisa Schaeffer to adjourn the meeting at 9:23 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