

MINUTES OF THE OLEY TOWNSHIP BOARD OF SUPERVISORS
MEETING HELD JUNE 8, 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; Engineer Jessica Adams; and Code Enforcement Officer Stephen Wanner were also in attendance. The Pledge of Allegiance to the American Flag was observed. A moment of silence was observed on the passing of Officer Kristen Yeager who patrolled our township with Central Berks Regional Police Department and was tragically killed in a motor vehicle accident while responding on an emergency call.

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 May 11, 2026 minutes, a motion was made by Lisa Schaeffer and seconded by Zachary Wagner to approve the minutes of the May 11, 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 May 2026 was read indicating 208 calls for the month. Mr. Spatz said there have been individuals soliciting without a permit, if these individuals approach anyone they should be asked for their soliciting permit and if they cannot produce one issued by Oley Township they should be reported to the police.

The road department report for the month of May 2026 was read. A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to authorize closing Yoder Road from Oysterdale Road to Club Road for bridge repairs for approximately four weeks beginning either the second or third week in June. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried. Duane Howard said a verbal notice will also be provided to Earl Township prior to this roadway being closed. The speed reports for Covered Bridge Road and Main Street were reviewed from the period of May 11, 2026 to June 4, 2026, the highest speed on Main Street was 51 MPH and the highest speed on Covered Bridge Road was 70 MPH. Received letter dated May 13, 2026 from Alan Finch notifying us that he will retire as a full-time road employee effective June 13, 2026, but would like to remain available for part-time road work on an as-needed basis as a CDL employee. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to accept Alan Finch's retirement effective June 13, 2026 as a full-time road employee and send him a letter of thanks for his years of dedicated service to the road crew. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

The Fire Chief's report for the month of May 2026 was read indicating a total of 35 calls. A water rescue class was completed by the personnel.

The Ambulance Chief's report for the month of May 2026 was read indicating a total of 83 calls.

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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, Mr. Wagner sent Thomas Sweeney of DEP an email today about spreading violations, Mr. Spatz noted the wear and tear on the township road of Mine Lane from trucks bringing in the food processing residuals and we should request they enter from Oley Turnpike Road rather than Memorial Highway, Duane Howard said he had requested this two years ago but they refuse to do that, Atty. Picardi said he could make this request at the court hearing. Todd Shane asked why we are picking on just one property owner since there is other equipment that has been digging holes on Reifsnyder Road over the years that the township has to fix. Mark Alderfer said Gotwals takes loaded trucks on this roadway to get to their rock pile. Stuart Snyder of 118 Mill Road has been notified to remove two dumpsters since the disposal business is not permitted, at a recent inspection no dumpsters could be seen from the roadway. The David Kucier & Cindy L. Delong-Kucier property located at 194 Water Street is in violation of sanitation, rubbish and garbage, this has been cleared with a few pallets and pots being put out for trash pickup. The Douglass R. Wegman property located at 662A Old State Road is in violation of exterior property, interior structure, water system, heating facilities, mechanical equipment, clearances, electrical facilities, electrical equipment, means of egress, fire protection systems, owner prepared a plan and submitted permit applications to make necessary repairs. Notice of violation issued to Kelly Wells, Zachary & Nathaniel Weidner for property located at 11 Streamside Lane for not obtaining zoning permit for a business on property, Ms. Adams said the stormwater permit has been closed out for this property and they will continue to investigate any violations.

A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to recess the meeting at 7:33 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 2 (definitions); Part 15 (I-Industrial District); and Part 16 (General Regulations) including Section 27-1634 (Data Centers). Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried. A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to reconvene the meeting at 7:47 p.m. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

Notice of violation issued to Michael Oswald for property located at 3032 Friedensburg Road for sanitation, weeds, grass and weed removal, motor vehicles, accumulation of rubbish, progress is being made and owner requested an extension to cleanup property. A courtesy letter was issued to Timothy & Sarah Kershner for property located at 301 Main Street to remove rooster from property since complaints received concerning the noise.

MINUTES OF THE JUNE 8, 2026 MEETING CONTINUED

Received letter dated June 1, 2026 from HARB informing us they did not have a quorum and no formal action was taken on a recommendation of a Certificate of Appropriateness to Gentile Homes, Inc. (William & Madeline Schoener, owners) for property located at 49 Main Street to construct new home, stone and vertical board and batten siding on front and front porch. 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 Gentile Homes, Inc. (William & Madeline Schoener, owners) for property located at 49 Main Street to construct new home, stone and vertical board and batten siding on front and front porch. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

Received letter dated June 1, 2026 from HARB informing us they did not have a quorum and no formal action was taken on a recommendation of a Certificate of Appropriateness to Jeffrey A. & Kelly E. Spatz for property located at 660 Main Street to install a three rail slip board fence with black mesh material behind fence (treated posts, hemlock plank rails) with three gates (two ten foot wide openings and one eight foot wide opening), fence in northwest yard (village side of brick home), will enclose garden and partially forested area. This application was reviewed and discussed. A motion was made by Zachary Wagner and seconded by Lisa Schaeffer to issue a Certificate of Appropriateness to Jeffrey A. & Kelly E. Spatz for property located at 660 Main Street to install a three rail slip board fence with black mesh material behind fence (treated posts, hemlock plank rails) with three gates (two ten foot wide openings and one eight foot wide opening), fence in northwest yard (village side of brick home), will enclose garden and partially forested area. Jeffrey Spatz – abstained; Lisa Schaeffer – yes; Zachary Wagner – yes. Two in favor, one abstained....motion carried.

Atty. Picardi said Kinetic informed him they are not a FCC regulated provider since they only provide telephone and broadband service and not cable service but he feels some form of an agreement would be appropriate so he has drafted an agreement to send to them which would propose a minimal annual fee, annual construction reports, provide as-built plans, and indemnification. Mrs. Schaeffer suggested to ask how many active subscribers they have. Donna Ott asked if property owners could be notified if installing service in their neighborhood. Ms. Adams said this could be incorporated with the street occupancy permit to notify property owners in the area where this service is being installed. Mrs. Schaeffer said the property owners will receive mailers in the areas where this service is being proposed.

Received quote from Pops & Son's Construction & Remodeling in amount of \$10,372.00 for the proposed office renovations as discussed. Had previously received quote from Hoch Construction, Inc. in amount of \$13,028.94 for these renovations. Duane Howard said he will obtain a third quote for this project. Mr. Howard said the cost for portable office partition walls would be approximately \$1,500.

MINUTES OF THE JUNE 8, 2026 MEETING CONTINUED

Atty. Picardi said Christopher Hartman & Elizabeth Magovern have not yet signed the draft Sacred Oak Limited Public Access Agreement, the event on June 6, 2026 did not take place, Ms. Magovern wants to know what is to become of the donated funds that were given for the care of the tree. Mr. Spatz said the donated funds that are in the Sacred Oak Preservation Fund would be used to care for the tree until the funds are exhausted. Mr. Spatz said he will discuss the terms of this draft agreement with Mr. Hartman and Ms. Magovern, he will be the liaison between the township and the property owners.

Received letter dated May 13, 2026 from Berks County Planning Commission providing their comments on the proposed Zoning Ordinance amendment for data centers and these were reviewed this evening, no changes to be made to the amendment due to these comments. A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to adopt Ordinance #398 amending Chapter 27 (zoning) of the code of ordinances of the Township of Oley providing for certain additions, deletions, and amendments to the definitions and providing for certain additions, deletions, and revisions to the regulations for Part 2 (definitions); Part 15 (I-Industrial District); and Part 16 (general regulations) including Section 27-1634 (data centers). Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

Received letter dated June 4, 2026 from Oley Township Agricultural Security Area Advisory Council recommending that the Supervisors accept the one property of Renate Witthaut located in Exeter Township with an acreage of 40.23 into the Agricultural Security Area of Oley Township. Received letter dated June 4, 2026 from Oley Township Planning Commission recommending that the Supervisors accept the one property of Renate Witthaut located in Exeter Township with an acreage of 40.23 into the Agricultural Security Area of Oley Township. A hearing has been scheduled for August 10, 2026 for this application.

The Street Lighting Agreement from FirstEnergy for the streetlight conversion to LED was executed last month subject to verification of the color temperature of the LED lights. It was agreed to add a color temperature number of the LED lights to this agreement prior to submitting this to FirstEnergy.

The draft Request For Proposal for engineering, zoning and sewage enforcement services will be reviewed until our next meeting. Mrs. Schaeffer said that Bradley Pflum of LTL Consultants requested that we hold off on submitting the Request For Proposals for these services so they can discuss any concerns. Mr. Spatz said we will continue discussions on this.

There are a total of \$14,379.53 in outstanding invoices for David W. & Ruth E. Mast (Rota-Mill Land Development), this property is presently listed for sale. A motion was made by Lisa Schaeffer and seconded by Zachary Wagner to authorize our Solicitor to file a lien against David W. & Ruth E. Mast for outstanding invoices totaling \$14,379.53 for the Rota-Mill Land Development. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

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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. Daniel E. Levengood – Are all the site improvements installed at the Rota-Mill Land Development property since this property is listed for sale. Ms. Adams said they are not all installed. Atty. Picardi said all the uninstalled improvements at this property would need to be installed by the new property owner. Atty. Picardi suggested to drawdown on the Improvements Performance Bond for the outstanding engineering bills. A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to drawdown on the Rota-Mill, Inc. Improvement Performance Bond for the outstanding balance of \$14,379.53 unless paid in full prior to this action. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

The next regular meeting will be held Monday, July 13, 2026 at 7:00 P.M.

A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to retire to executive session at 8:56 p.m. relative to potential litigation and personnel. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried. A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to reconvene the meeting at 10:09 p.m. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to adjourn the meeting at 10:09 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