

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

The regular meeting was called to order at 7:00 p.m. in the Oley Township Municipal Building by Jeffrey Spatz with Supervisor Zachary Wagner in attendance. Solicitor Kenneth Picardi; Engineer Norman Adams; and Code Enforcement Officer Stephen Wanner 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 June 8, 2026 minutes, a motion was made by Jeffrey Spatz and seconded by Zachary Wagner to approve the minutes of the June 8, 2026 meeting as presented. Jeffrey Spatz – yes; Zachary Wagner – yes. All in favor....motion carried.

The police department report for the month of June 2026 was read indicating 156 calls for the month.

The road department report for the month of June 2026 was read. Yoder Road has been closed July 8, 2026 and will remain closed until bridge repairs are complete. The following bids were received for the Main Street Road Project:

H&K Group, Inc. - \$366,340.54
Ronnie C. Folk Paving, Inc. - \$409,513.60
GoreCon, Inc. - \$462,507.57
Sacks & Sons, Inc. - \$472,414.46

Mr. Spatz said there are ten speed tables included in this bid but the Supervisors will have an on-site meeting at the project location to determine the actual number of speed tables to be installed so this bid amount may be adjusted. A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to issue the apparent low bidder notification for the Main Street Road Project to H&K Group, Inc. in amount of \$366,340.54 with the understanding that the precise number and location of speed tables to be determined at a later date. Jeffrey Spatz – yes; Zachary Wagner – yes. All in favor....motion carried. A motion was made by Zachary Wagner and seconded by Jeffrey Spatz to issue the notice to proceed for the Main Street Road Project to H&K Group, Inc. after all required documents are in order. Jeffrey Spatz – yes; Zachary Wagner – yes. All in favor....motion carried. Received quote from GFW Consulting, LLC in amount of \$3,000 for collecting, mapping, and organizing all infrastructure and transferring the Sign Inventory Management Program to GIS Software. Mr. Spatz asked if this program could be obsolete in a few years, he would like to know more about the program prior to making a decision. Received complaint of overgrown trees at 1792 Memorial Highway making it difficult to see when pulling out from Blacksmith Road. Duane Howard spoke with property owner at 1792 Memorial Highway and he was agreeable to allow township to trim back the trees to improve the sight distance at this intersection. A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to authorize road crew to trim back trees to improve sight distance at intersection of Memorial Highway and Blacksmith Road and coordinate with Central Berks Regional Police for traffic control. Jeffrey Spatz – yes; Zachary Wagner – yes. All in favor....motion carried.

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The Fire Chief's report for the month of June 2026 was read indicating a total of 33 calls. Michael Kline said Limekiln Road was closed due to a bridge out which caused a delay in an emergency response, emergency services were never notified of this road closure, PennDOT admitted they were at fault for not alerting emergency services of this road closure.

The Ambulance Chief's report for the month of June 2026 was read indicating a total of 88 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, rescheduled court date of July 28, 2026. 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, no permit application has yet been submitted for repairs. A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to authorize issuing a citation to Douglass R. Wegman for property located at 662A Old State Road for property maintenance violations. Jeffrey Spatz – yes; Zachary Wagner – yes. All in favor....motion carried. The Kelly Wells, Zachary & Nathaniel Weidner property located at 11 Streamside Lane is in violation of not obtaining zoning permit for a business on property, Mr. Wanner said the owners will file a variance application for relief for the business operation, he will revisit property to determine if it has been cleaned up. The Michael Oswald property located at 3032 Friedensburg Road is in violation of sanitation, weeds, grass and weed removal, motor vehicles, accumulation of rubbish, junk has been removed and no junk vehicles could be seen from the roadway. A courtesy letter was issued to Paula Delarose & Olga Rodriquez for property located at 65 Clay Slate Road for violation of multiple vehicles for sale displayed in front yard. Investigated complaint of constant burning in a burn pit at 189 Wiest School Road, no burning observed at time of visit and this complaint was referred to Central Berks Regional Police Department. Notice of violation issued to Brent M. Hoover for property located at Route 73 and Friedensburg Road for weeds, grass and weed removal.

Note received July 1, 2026 from Deb Wanner of Oley Valley Community Library providing us with information from the Muhlenberg Library of an Eagle Scout Project and that the Oley Boy Scout Troop would like to install a Story Walk along the Oley American Legion property and asking if the township could help them secure a grant for this project. This was discussed and it was agreed that the township could send a letter of support for a grant application but we would need more information.

Letter dated July 7, 2026 from Kevin M. Wetzel & Donna J. Martin requesting a waiver from the requirement for a fully engineered stormwater management plan or allow a simplified residential stormwater plan for their property at 10 Paradise Court to construct a forty foot by forty foot pole barn behind their home on their 2.5 acre property. Mr. Ulrich said the stormwater heads toward Rieff Road onto the Bortz property, he would not support a full waiver but would

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support allowing a simplified residential stormwater plan. A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to waive the submission of a fully engineered stormwater management plan for the construction of a forty foot by forty foot pole barn for the Kevin M. Wetzel & Donna J. Martin property located at 10 Paradise Court and allow a simplified residential stormwater management plan. Jeffrey Spatz – yes; Zachary Wagner – yes. All in favor....motion carried.

Atty. Picardi said Kinetic informed him the agreement is acceptable, he will need to cleanup this agreement and send it back to Kinetic for their final approval, we should then have the agreement back for our approval by our next meeting. Kinetic informed us they currently have 376 customers that they serve in Oley Township. Donna Ott said for medical reasons she cannot use the newer forms of fiber, she is requesting a provision be included in this agreement for people that cannot use fiber and would need to remain with copper. Atty. Picardi said he will inquire if such a provision could be included in the agreement, he instructed Mrs. Ott to also contact Kinetic to discuss.

Received revised quote from Pops & Son's Construction & Remodeling in amount of \$7,802.74 for the proposed office renovations which would now be for the flooring in both offices and replace pocket door between existing office. Mr. Wagner feels this cost is too much to proceed and we should table the project for now or we could just purchase the portable office partition walls which would be approximately \$1,500.

Atty. Picardi said Christopher Hartman & Elizabeth Magovern have not yet signed the draft Sacred Oak Limited Public Access Agreement. Atty. Picardi discovered the Pennsylvania Recreational Use of Land and Water Act which gives limited immunity to property owners of the public entering private properties to enjoy something scenic or historical, this may remove some of the liability concerns. Mr. Spatz, Atty. Picardi, Mr. Hartman, and Ms. Magovern should get together to discuss concerns as well as reviewing this Act.

Received letter dated July 10, 2026 from Berks County Planning Commission recommending that the Supervisors do not 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 since the property is in both a Designated Growth and Rural Conservation in the County Comprehensive Plan and would be inconsistent, they also indicated that a portion of this property is in Lower Alsace Township. It was agreed to keep moving to put this property into our Agricultural Security Area. Atty. Picardi said we are awaiting the resolution from Exeter Township and will now also need a resolution from Lower Alsace Township so the public hearing will not be held until September 10, 2026.

The draft Request For Proposal for engineering, zoning and sewage enforcement services was tabled until our next meeting.

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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 Jeffrey Spatz and seconded by Zachary Wagner to notify the bonding company for David W. & Ruth E. Mast that we will drawdown on the bond for the outstanding invoices totaling \$14,379.53 for the Rota-Mill Land Development. Jeffrey Spatz – yes; Zachary Wagner – yes. All in favor....motion carried.

Atty. Picard said at this time it has been determined that we do not need an ADA policy to cover virtual meeting requests since at this time we only have one resident that is requesting this. In order to accommodate this request the resident would need to notify the township monthly the week prior to the meeting requesting a link for each meeting they would like to participate in virtually.

Atty. Picard provided us with a draft AI policy geared towards municipalities for our review.

Atty. Picardi showed us articles on municipalities that had not enacted data center regulations and the challenges they are now facing as data centers are proposed, our township was proactive in adopting these regulations. Atty. Picardi recommends a post-enactment legal advertisement for the recently approved Zoning Ordinance amendment dealing with data center regulations, this would start a thirty day clock for a challenge to be made to this ordinance. A motion was made by Zachary Wagner and seconded by Jeffrey Spatz to authorize our Solicitor to advertise a post-enactment legal notice for the recently approved Zoning Ordinance amendment. Jeffrey Spatz – yes; Zachary Wagner – yes. All in favor....motion carried.

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

No public comment was heard.

The next regular meeting will be held Monday, August 10, 2026 at 7:00 P.M.

A motion was made by Zachary Wagner and seconded by Jeffrey Spatz to retire to executive session at 8:44 p.m. relative to personnel. Jeffrey Spatz – 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 9:35 p.m. Jeffrey Spatz – yes; Zachary Wagner – yes. All in favor....motion carried.

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A motion was made by Zachary Wagner and seconded by Jeffrey Spatz to adjourn the meeting at 9:36 p.m. Jeffrey Spatz – 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