

MINUTES OF THE OLEY TOWNSHIP BOARD OF SUPERVISORS
MEETING HELD SEPTEMBER 10, 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.

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.

Mr. Spatz announced that an executive session was held on September 5, 2026 at 8:30 a.m. for personnel, no deliberation or action was taken.

A change was indicated to the August 10, 2026 minutes on page four, paragraph two, line one...add "planned" between "Moyer's" and "retirement" and delete "plan" between "retirement" and "will". A motion was made by Lisa Schaeffer and seconded by Zachary Wagner to approve the minutes of the August 10, 2026 meeting as corrected. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

The police department report for the month of August 2026 was read indicating 167 calls for the month. Conducted a special speed detail at three locations for a period of three hours.

The road department report for the month of August 2026 was read. The Yoder Road bridge project is complete and the roadway was opened to traffic on August 26, 2026, the weight limit of the bridge will remain at fourteen tons/twenty-two tons combination, a post repair inspection will be completed to enter out of the Priority 1 Maintenance Notification. Mr. Spatz does not feel that installing speed tables on Main Street would be effective since there are only three locations that they could be installed. Mrs. Schaeffer feels that speed tables would be problematic for emergency vehicles and road maintenance equipment, she feels the speeds have come down, after the paving project is complete we could request the police to patrol this section of roadway more frequently and maybe request an additional officer during rush hour traffic. Mr. Wagner agrees that we do not need to install speed tables on Main Street. A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to advise LTL Consultants that no speed tables will be installed as part of the Main Street Road Project and have the contractor remove this cost of \$52,705.90 from the bid. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried. Received quote from Lee Tree Care in amount of \$4,250 to trim sycamore trees on Friedensburg Road between Route 73 and Main Street. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to authorize Lee Tree Care to trim sycamore trees on Friedensburg Road between Route 73 and Main Street in amount of \$4,250, provide traffic control, and notify residents. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried. Received a quote from Ray's Tire Services in amount of \$6,500.42 and from Kantner's Tire Service in amount of \$5,970 to provide and install tires on the New Holland tractor. A motion was made by Lisa Schaeffer and seconded by Zachary Wagner to authorize Kantner's Tire Service to provide and install tires for

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the New Holland tractor in amount of \$5,970. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

The Fire Chief's report for the month of August 2026 was read indicating a total of 22 calls. Requesting to purchase traffic cones for fire police special services unit from Fire Fund from Stoney Creek Rental in amount of \$975, they are replacing traffic cones that are not DOT compliant. A motion was made by Lisa Schaeffer and seconded by Zachary Wagner to authorize the purchase of traffic cones from Stoney Creek Rental in amount of \$975 to be paid from the Fire Fund. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

The Ambulance Chief's report for the month of August 2026 was read indicating a total of 90 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, hearing held and citation withdrawn since property now compliant and judgement for township entered on civil complaint for \$1,000, the fine has been paid and this can now be removed from the agenda. 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, they are working with a lawyer to prepare a zoning variance application, will continue to monitor this property. The Paula Delarose & Olga Rodriguez property located at 65 Clay Slate Road is in violation of multiple vehicles for sale displayed in front yard, some vehicles removed or relocated but vehicles still present, will file civil complaint. A motion was made by Zachary Wagner and seconded by Lisa Schaeffer to authorize our Solicitor to prepare a civil complaint for the violations at the property located at 65 Clay Slate Road. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried. A courtesy letter was sent to Kenneth Zimmerman for property located at 12 Water Street for sanitation and rubbish or garbage, Mr. Wanner indicated that the letter came back as undeliverable so he posted the notice at the property. Notice of violation issued to Bradley K. Auge, Jr. for property located at 413 Main Street for noise and building permit required to erect structure, applied for fence permit and awaiting HARB review to issue permit. Complaint received about high grass at 416 Southfield Drive, vegetation appears to be on complainant's property. A courtesy letter was sent to Kings Plaza Oley, LP for property located at 61 Kings Plaza regarding flood gates installed at rear egress doors and requesting that they not be installed while the store is open/occupied, will continue to monitor. A courtesy letter was sent to Rachel Mummolo for property located at 415 Main Street for exterior structure unsafe conditions of roofs and drainage. Complaint received about junk vehicles and overgrown vegetation at 11 Clay Slate Road, a courtesy notice will be sent.

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A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to recess the meeting at 7:30 p.m. in order to conduct a public hearing for the modification of the Agricultural Security Area to include one application. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to reconvene the meeting at 7:36 p.m. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

Received letter dated August 31, 2026 from HARB recommending that the Board of Supervisors of Oley Township issue a Certificate of Appropriateness to Brandon & Samantha Welch for property located at 653 Main Street for replacement of nineteen windows with Viwinco Cambridge line, all six over six replacements with simulated divided light, no aluminum flashing and all wood window frames will either be repaired or replaced like-in-kind to retain the original character. This application was reviewed and discussed. Mr. Spatz said the windows will be vinyl but the muttons are on the outside. A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to issue a Certificate of Appropriateness to Brandon & Samantha Welch for property located at 653 Main Street for replacement of nineteen windows with Viwinco Cambridge line, all six over six replacements with simulated divided light, no aluminum flashing and all wood window frames will either be repaired or replaced like-in-kind to retain the original character. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

Received letter dated August 31, 2026 from HARB recommending that the Board of Supervisors of Oley Township deny the issuance of a Certificate of Appropriateness to Eric Hoover (Raymond Zimmerman, owner) for property located at 2018 Memorial Highway based on the fact that the proposed vinyl siding on the house addition would not be an appropriate material, HARB would like to see a composite siding used which applicant did price out at double the cost of vinyl, windows on house addition would match existing windows in the house, back door would match existing doors; the addition on the piggery would include vinyl siding as proposed, paneled man door and overhead metal garage door, discussed comprises with the applicant and HARB feels that the composite siding on the house addition would be the best option. This application was reviewed and discussed. Mr. Spatz said there are more composite siding options available today that could be used rather than vinyl to match the historic structure. Eric Hoover said he would like to reuse the stone wall at the piggery, the piggery will be a garage. Mr. Spatz said they did a nice job on repointing the house, he would like to see some type of siding that matches the historic structure. Mrs. Schaeffer agrees with Mr. Spatz, she feels it is a comprise to use a composite siding on the house addition.. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to issue a Certificate of Appropriateness to Eric Hoover (Raymond Zimmerman, owner) for property located at 2018 Memorial Highway to construct addition onto house using composite siding, windows on house addition would match existing windows in the house, back door would match existing doors, construct addition on the piggery would include vinyl siding as proposed, paneled man door and overhead metal garage door. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

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Received letter dated August 31, 2026 from HARB recommending that the Board of Supervisors of Oley Township issue a Certificate of Appropriateness to Berks Fire Water Restorations (Carol Feich, owner) for property located at 200 Hoch Road for entire removal of front porch based on damage from a motor vehicle accident. 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 Berks Fire Water Restorations (Carol Feich, owner) for property located at 200 Hoch Road for entire removal of front porch based on damage from a motor vehicle accident. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

Incoming communications:

1. Letter dated August 10, 2026 from Oley Valley Community Education Foundation requesting to conduct a 5K Run/Walk on November 28, 2026 at 9:00 a.m. beginning on Jefferson Street onto Main Street, Oley Furnace Road, Lake Road, Water Street, Main Street, and back to Jefferson Street. We have received a certificate of insurance naming Oley Township as additional insured on the policy, Atty. Picardi reviewed this certificate and it is satisfactory. Mrs. Schaeffer said she is a board member of this organization but she derives no financial benefits. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to permit the Oley Valley Community Education Foundation to hold a 5K Run/Walk on November 28, 2026 at 9:00 a.m. beginning and ending at the Oley Valley High School. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

2. Letter dated August 25, 2026 from Akens Engineering Associates, Inc. informing us that DEP will be receiving a permit application from Heidelberg Materials US Cement, LLC for a large noncoal surface mine permit – major modification. Mr. Spatz was informed that New Enterprises will be taking over the quarrying operation and doing the work for Heidelberg Materials, he would like to know if the permit application would change the area. Mr. Wagner said they are reducing the permit by 3.66 acres, the new permit acreage is 176.53 acres. Mr. Spatz will contact Noah Hish to ask if anything has or will be subdivided off of this property.

3. Letter dated August 25, 2026 from Denise Pinter of 433 Main Street asking for the wall in front of her home to be repaired since it is falling apart. It was noted that Section 21-202.1 of our ordinance indicates that the sidewalk/curb wall repair and maintenance is the responsibility of the property owners. Ms. Pinter will be sent a copy of this section of the ordinance.

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4. Letter received September 8, 2026 from John Hughes requesting to discuss concerns of Meeting House Lane which is a private road being used by the public. Mr. Hughes said customers of the Inn on Main are using Meeting House Lane and his alley to access the parking lot behind the inn because their GPS is bringing them up this lane, he contacted Berks County mapping department and they informed him that in 1994 when they reassessed and remapped the township this lane was changed to a public roadway in their system, on his deed Meeting House Lane is listed as private. Atty. Picardi said this a very complicated situation and the property owners would need to hire a lawyer experienced in this type of situation, the township could send a letter to Berks County explaining that Meeting House Lane is a private lane since we do not receive liquid fuels funding for this roadway. Mr. Spatz said he will contact the owner of the Inn at Main (Rob Adams), Representative David Maloney, and Senator Judith Schwank. Mr. Hughes said the owner of the inn told him that LTL Consultants requires him to have two accesses in and out of his property since it is a business, questioned whether he has enough parking spaces for his business and three apartments. Mr. Spatz said he will check as to minimum number of parking spaces that are required for the business and apartments. A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to send a letter to Berks County stating that Meeting House Lane and unnamed alley are not owned or maintained by the township and we do not collect liquid fuels funding for this roadway. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

5. Letter dated September 8, 2026 from Oley Fire Company requesting permission to hold the Halloween Parade on October 17, 2026 at 1:00 p.m., requesting that “No Parking” signs be posted along Main Street between Jefferson Street and Water Street from 11:00 a.m. to 2:00 p.m., close the eastbound lane of Main Street from Friedensburg Road to Oley Furnace Road at 12:00 p.m. making Main Street one-way west, and close the southbound lane of Water Street from Main Street to Lake Road at 12:00 p.m. making Water Street one-way heading north. A motion was made by Lisa Schaeffer and seconded by Zachary Wagner to grant permission to Oley Fire Company to hold a Halloween Parade on October 17, 2026 at 1:00 p.m. as per their requested route and authorize “No Parking” signs to be posted along Main Street between Jefferson Street and Water Street from 11:00 a.m. to 2:00 p.m., close the eastbound lane of Main Street from Friedensburg Road to Oley Furnace Road at 12:00 p.m. making Main Street one-way heading west, and close the southbound lane of Water Street from Main Street to Lake Road at 12:00 p.m. making Water Street one-way heading north. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

Atty. Picardi said he checked with Windstream Conestoga, Inc. about an annual increase in the compensation for the Right-of-Way Use Agreement and he was not able to obtain this, technically since the type of service they provide does not require a franchise fee they would not even be required to have such an agreement with us, he would recommend that we execute this Agreement as drafted by him and the execution does not need to be authorized by ordinance but rather a resolution. Donna Ott asked if something is in the agreement allowing people to choose a copper line rather than fiber optic line. Atty. Picardi said there are federal regulations that

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require them to the best of their ability to provide a copper line to people requesting this, there are a number of places in the agreement that indicate they will comply with all federal and state mandates and laws. Mr. Spatz said on page two Section two and three of the resolution it references ordinance rather than resolution. Atty. Picardi said we can still adopt this resolution and he will make the changes to page two and insert into the approved resolution. A motion was made by Zachary Wagner and seconded by Lisa Schaeffer to adopt Resolution #674-26 to approve the Right-of-Way Use Agreement with Windstream Conestoga, Inc. and authorize the execution. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

Mr. Wagner said Steve Shirey has an interest in providing a quote to replace the flooring in the road crew and old police office. Duane Howard will follow-up on this.

Mr. Spatz said he met with the owners of the Sacred Oak property to discuss the Sacred Oak Limited Public Access Agreement and he feels we can come to an agreement to allow public access to the tree again.

Received the resolution from Lower Alsace Township approving the inclusion of the Witthaut property into the Oley Township Agricultural Security Area. A motion was made by Zachary Wagner and seconded by Lisa Schaeffer to adopt Resolution #675-26 to include the Renate Witthaut property located in Exeter Township and Lower Alsace Township in the Agricultural Security Area of Oley Township. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

Mr. Spatz said to purchase Perplexity for government would cost between \$1,200 to \$1,500 per year for four users, there is also a Claude for government, he discovered from Ridge Support that we already have the basic version of Copilot as part of the Microsoft Office 365, if we go with Copilot Pro it would be an add-on of \$31.50 per month per person and we would have to commit for one year. Mr. Wagner and Mrs. Schaeffer are not sure we would have enough users to warrant this cost. Mr. Spatz suggested that we table this until budget time to make a decision.

Received waiver requests from C2C Design Group for the Carter P. Reese – 2 Lot Subdivision that was approved December 10, 2001 for 427 Hunter Road (Lot 1) and 423 Hunter Road (Lot 2) of Section 22-902.N(3)(a)(3) of the Subdivision and Land Development Ordinance for three trees minimum with one tree required for every fifty feet of street frontage with average spacing of not more than fifty feet. Elliot Leomporra was in attendance and showed us the recorded subdivision plan which shows the location of all existing trees and the proposed trees to be planted. Ms. Adams said for 427 Hunter Road (Lot 1) a field verification was performed of sight distance and determined that several existing trees within the township right-of-way obstruct the required sight lines and must be removed, also the replacement sewage disposal area limits portions of the frontage available for street trees and recommends that trees should not be

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planted within twenty-five feet of the approved soil probe and percolation testing locations, she concludes that three street trees can reasonably be accommodated along the frontage. Ms. Adams said for 423 Hunter Road (Lot 2) a field verification was performed of sight distance and determined that several existing trees within the township right-of-way obstruct the required sight lines and must be removed, she concludes that the property can accommodate the full complement of five required street trees. Ms. Adams said there is a note on the plan that the street trees must be planted prior to the issuance of an occupancy permit. A motion was made by Zachary Wagner and seconded by Lisa Schaeffer to grant a partial waiver of Section 22-902.N(3)(a)(3) of the Subdivision and Land Development Ordinance for 427 Hunter Road (Lot 1) of the Carter P. Reese – 2 Lot Subdivision requiring installation of three street trees and to deny the waiver of Section 22-902.N(3)(a)(3) of the Subdivision and Land Development Ordinance for 423 Hunter Road (Lot 2) of the Carter P. Reese – 2 Lot Subdivision and require installation of the five street trees, actual planting location of trees subject to approval of the Township Engineer. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

Received from Hearthstone Homes, Inc. a Stormwater Controls and Best Management Practices Operations and Maintenance Agreement for property located at 423 Hunter Road. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to authorize the Chairman and Secretary to execute the Stormwater Controls and Best Management Practices Operations and Maintenance Agreement for Hearthstone Homes, Inc. for property located at 423 Hunter Road and to be recorded by our Solicitor. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

Received from George Walter & Mary Jo Longan a Stormwater Controls and Best Management Practices Operations and Maintenance Agreement for property located at 427 Hunter Road, the signed document was received via email, the original is being mailed from South Carolina. A motion was made by Jeffrey Spatz and seconded by Lisa Schaeffer to authorize the Chairman and Secretary to execute the Stormwater Controls and Best Management Practices Operations and Maintenance Agreement for George Walter & Mary Jo Longan for property located at 427 Hunter Road upon receipt of the original document and recorded by our Solicitor. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

Verbal complaint received from Nick Angstadt of 428 Hunter Road regarding the request to relocate his mailbox in order to install the driveway at the 427 Hunter Road lot. Mr. Angstadt said this mailbox has been in this location for fifty-four years, it was custom made by his grandfather and cemented into the ground. He received a handwritten note that was placed in his mailbox from Chris Naso stating that the township wants the mailbox moved. Atty. Picardi said the location of the driveway is on a recorded plan so if this would go to court the developer would prevail with the driveway location, he would recommend that the owner of the 427 Hunter Road lot should pay for all the costs to have this mailbox relocated. Atty. Picardi asked Mr.

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Angstadt if he would agree to have the mailbox moved if the owner of the 427 Hunter Road property would agree to pay for all the relocation costs associated with this. Mr. Angstadt said he would suppose as long as the mailbox is not harmed and the 427 Hunter Road property owner pays for all these costs. Mr. Spatz questioned if these two new homes were reviewed by HARB yet. Ms. Adams said they were not, she was unaware that new construction needed HARB review, she will notify the contractor of this requirement and no permits can be issued until a certificate of appropriateness is issued for each of these homes.

A motion was made by Lisa Schaeffer and seconded by Zachary Wagner to authorize the Chief Administrative Officer to sign the Worksheet for the 2027 Minimum Municipal Obligation of the Oley Township Non-Uniformed Employees Pension Plan and the 2027 Minimum Municipal Obligation of the Oley Township Police Pension Plan. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

The renewal options for our employee healthcare program were reviewed and discussed. There is a 7.79% increase in premiums for our current plan. This information will be reviewed until our next meeting to choose a renewal plan.

A motion was made by Lisa Schaeffer and seconded by Zachary Wagner to designate Saturday, October 31, 2026 from 6:00 p.m. to 8:00 p.m. as Halloween Trick-or-Treat night and authorize closure of Main Street at Friedensburg Road and Jefferson Street from 6:00 p.m. to 8:30 p.m. and have volunteer personnel man the positions as blockades at Main Street and Friedensburg Road, Main Street and Jefferson Street, and Friedensburg Road and Legion Drive for the purpose of public safety, and post no parking signs on Main Street between Friedensburg Road and Jefferson Street from 5:00 p.m. to 9:00 p.m. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

Any budget items or contribution requests from organizations for 2027 will need to be submitted to the Secretary/Treasurer by October 1, 2026 in order to be considered.

The financial report was called for and read. A motion was made by Lisa Schaeffer and seconded by Jeffrey Spatz 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.

No public comment was heard.

The next regular meeting will be held Monday, October 12, 2026 at 7:00 P.M.

A motion was made by Jeffrey Spatz and seconded by Zachary Wagner to retire to executive session at 9:53 p.m. relative to personnel. 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 reconvene the meeting at 10:25 p.m. Jeffrey Spatz – yes; Lisa Schaeffer – yes; Zachary Wagner – yes. All in favor....motion carried.

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A motion was made by Zachary Wagner and seconded by Lisa Schaeffer to adjourn the meeting at 10:25 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