



TOWNSHIP OF SPRING

Board of Supervisors

BERKS COUNTY, PA
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REGULAR MEETING MINUTES SEPTEMBER 8TH, 2025

CALL TO ORDER: Chairperson Smith called a regular business meeting of the Board of Supervisors to order on Monday, September 8, 2025, at 7:10 p.m. in the Public Meeting Room of the Township of Spring Administration Building, located at 2850 Windmill Road, Spring Township, Berks County, Pennsylvania.

PLEDGE TO THE FLAG

ROLL CALL: Upon roll call, Supervisors Kocher, Royer, Wertz, and Smith were present. Mr. Stuck was unable to attend. Also present were the Township Manager; John Groller, Assistant Township Manager; Dean Murray, Township Secretary; Mary Rossi, Information Systems Manager; Jeremy Baez-Reyes, Fire Chief; Colin Hackman, Director of Parks and Recreation; Judy Houck, Director of Zoning & Codes Enforcement; Aaron Wozniak, Police Chief; Steve Brock, Director of Engineering and Planning; Jason Reichert, Solicitor; Dan Becker, and Preston Knauer.

ANNOUNCEMENTS:

Ms. Smith announced that an Executive Session was held before this meeting to discuss collective bargaining and litigation.

AGENDA AMENDMENTS: None

OPEN TO THE FLOOR:

Mr. Preston Knauer of 1674 E. Thistle Drive addressed the Board regarding A.J. Blosenski's late trash pickup, inquiring if the Township monitors the frequency of missed pickups. Mr. Knauer stated that A.J. Blosenski has missed many days when they were supposed to pick up the trash, noting that he had spoken on the phone with Mr. Murray, noting it was a pleasure, however, when he calls A.J. Blosenski he gets no help. Mr. Knauer stated that he feels that the contractor is not doing a good job honoring their contract. After the discussion, Mr. Groller instructed Mr. Knauer to call the Township office when his trash is missed, as staff will contact A.J. Blosenski directly.

OPEN TO THE FLOOR: *(Continued)*

Mr. Preston Knauer of 1674 E. Thistle Drive *(Continued)*

Mr. Knauer brought up the aesthetics of a neighboring property on Cromwell Drive that built an addition to their home, questioning if that type of addition was allowed and permitted.

Mr. Wozniak confirmed that the addition was permitted correctly and that the Township does not address or monitor the aesthetics of a structure. Mr. Becker advised Mr. Knauer to speak to the HOA.

ACTION ITEMS FOR APPROVAL:

Below are all items requiring action by the Board. Comments and discussion points are listed under the corresponding item.

1. Minutes of the August 25th Regular Meeting
2. List of Bills for Approval
 1. **01-General Fund - \$320,016.24**
 2. **02-Street Lighting Tax Fund- \$23,747.90**
 3. **03-Fire Hydrant Tax Fund-\$9,006.84**
 4. **04-Refuse Tax Fund-\$121,318.95**
 5. **08-Sewer District #3 Fund-\$45,372.22**
 6. **14-Fire Protection- \$10,928.74**
 7. **18-Capital Fund- \$1,707.00**
 8. **85-Developer Escrow- \$16,350.96**
3. Wheatfield Road Reconstruction Project
Mr. Reichert requested authorization to put the Reconstruction Project out to bid after the final review process is completed.
4. Release of Funds-Broadcasting Square Area A (Outback) Maintenance Fund
Great Valley Consultants recommends approval of the release of financial security from GH Ridge Associates, Inc. for Area A-Outback in Broadcasting Square. The recommended release is \$16,350.96, which represents the satisfactory completion of work associated with the Improvements Agreement Security.
5. Reserve at Iroquois Lot 1 Time Extension
The deadline to act on the plans for the Reserve at Iroquois Lot 1 Project is September 8, 2025. The applicant has submitted a request for an extension of time with a new action deadline of December 8, 2025. Mr. Reichert indicated that the Planning Commission at their September 4, 2025, public meeting voted to recommend that the Board of Supervisors approve the extension of time.
6. PAWC Wyomissing High Gradient Tanks Time Extension
The deadline for considering the plans for the PAWC Wyomissing High Gradient Tank Project is September 12, 2025. The Planning Commission, at its September 4, 2025, public meeting, voted to recommend that the Board of Supervisors approve the extension of time with a new deadline of November 11, 2025.

ACTION ITEMS FOR APPROVAL: (Continued)

7. 2456 Jefferson Avenue- Lot Annexation Waiver Requests

- The applicant requested a waiver from Section 503(C)(B)(2) of the SALDO of an alternative plan scale, which requires 1"=50'. The applicant provided 1"=30', which provides greater detail. The Planning Commission, at its public meeting on September 4, 2025, voted to recommend that the Board of Supervisors approve the alternative plan scale waiver request.
- The applicant submitted a waiver request from Section 1005.C of the SALDO for an alternative Lot depth to Width Ratio. At their public meeting on September 4, 2025, the Planning Commission voted to recommend that the Board of Supervisors approve the waiver.

8. TAC Appointment- Public Works Director

9. Overnight Training-Fire Department

Chief Hackman requested approval to authorize Fire Rescue to send Kenneth Imes to the Pennsylvania State Fire Academy in Lewistown, PA for a two (2) week Fire Investigators course through the Pennsylvania State Police. The State Police waives the cost of the training, and the cost of the hotel is \$935.00 for ten (10) nights.

10. Municipal Claim Settlements

Mr. Groller requested authorization to work with the Solicitor's office on settlements with two (2) properties in the Township.

Motion to approve Action Items #1-10 was made by Mr. Wertz and seconded by Mr. Royer. Upon roll call, all Supervisors present voted affirmatively, with Mr. Wertz abstaining from voting on payment for Fire Fund #14 and Action Item #9, and Ms. Smith abstaining from voting on payment of Check #114789. MOTION CARRIED

TOWNSHIP DIRECTORS

A. Zoning/Building Department –Mr. Wozniak submitted a Monthly Report

Mr. Wozniak confirmed for Mr. Royer that the acrobatic circus that was inspected for fire and life safety concerns is a typical inspection for this type of event.

Mr. Wozniak discussed the issue with the well water inspection at Juliana's per Mr. Kocher's request. Juliana's failed the Pennsylvania Department of Agriculture's Annual Well Water Report. The Department of Environmental Protection (DEP) and the Department of Agriculture are working with Juliana's to resolve the issue and keep the restaurant safe. There was a discussion on how E. coli was present in the system.

B. Parks and Recreation Department – No Report

TOWNSHIP DIRECTORS (Continued)

C. Engineering Department–

- 1) 2456 Jefferson Street Lot Annexation Plan- Mr. Reichert reviewed the applicant's proposal to subdivide a 1.214-acre parcel from Lot 1 and annex it into the rear of their property, which currently contains a two-family semi-detached dwelling. At their public meeting on September 4, 2025, the Planning Commission voted to recommend that the Board of Supervisors approve the Annexation Plan, conditioned upon addressing all comments in the Engineering review letter dated September 2, 2025.

Motion to approve the Annexation Plan for 2456 Jefferson Street, conditioned upon addressing all comments in the Engineering review letter dated September 2, 2025, was made by Mr. Royer and seconded by Mr. Wertz. Upon roll call, all Supervisors present voted affirmatively. MOTION CARRIED

- 2) MS4 Steering Committee Agreement-

Mr. Reichert reviewed the recent proposed changes to the MS4 Steering Committee Agreement, noting that the Committee is a valuable tool for the MS4 Program. Mr. Reichert pointed out that there is not a set fee in the new agreement, and there is a control feature that requires a municipality to stay with the agreement for one (1) year. After discussion, Mr. Reichert requested authorization to work with the Solicitor's office to execute the agreement after the final review and approval by the Solicitor.

Motion to authorize the execution of the MS4 Agreement after final review and approval by the Solicitor was made by Mr. Royer and seconded by Mr. Wertz. Upon roll call, all Supervisors present voted affirmatively. MOTION CARRIED

D. Finance Department– No Report

E. Human Resources– No Report

F. Public Works – No Report

G. IT Department – No Report

PUBLIC SAFETY

A. Police Department –No Report

B. Township of Spring Fire Rescue Services–Chief Hackman submitted a Monthly Report

C. West Side EMAs –No Report

D. Western Berks Ambulance Association– No Report

SOLICITOR: – No Report

OLD BUSINESS: –

Broadcast District: Mr. Becker reviewed the status of the Broadcast District Project, noting that he and staff are nearing the end of the approval process for the project. One document that the developer would like approved and signed this evening is the “Partial Release of an Easement”.

OLD BUSINESS: – (Continued)

Broadcast District: (Continued)

Motion to authorize the execution of the Land Development Approval Agreement and related documents for the Broadcast District Project, subject to Solicitor and Engineering's review, was made by Mr. Kocher and seconded by Mr. Royer. Upon roll call, all Supervisors present voted affirmatively. MOTION CARRIED

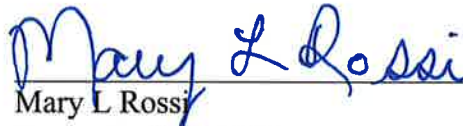
NEW BUSINESS: –None

ANNOUNCEMENTS:

- 1) The next Board Meeting of Supervisors is scheduled for Monday, September 22, at 5:30 p.m.

ADJOURNMENT: There being no further business, Chairperson Smith adjourned the meeting
at 7:50 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Mary L. Rossi". The signature is written in a cursive style and is positioned above a horizontal line.

Mary L. Rossi
Township Secretary