



# TOWNSHIP OF SPRING

Board of Supervisors

**BERKS COUNTY, PA**  
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## REGULAR MEETING MINUTES

FEBRUARY 9<sup>TH</sup>, 2026

**CALL TO ORDER:** Chairperson Royer called a regular business meeting of the Board of Supervisors to order on Monday, February 9<sup>th</sup>, 2026, at 7:00 p.m. in the Public Meeting Room of the Township of Spring Administration Building, located at 2850 Windmill Road, Spring Township, Berks County, Pennsylvania.

**ROLL CALL:** Upon roll call, Supervisors Stuck, Zeoli, Robertson, Wertz, and Royer were present. Also present were Assistant Township Manager Dean Murray, Township Secretary Mary Rossi, GIS Engineering & Planning Coordinator Jen Bensinger, Information Systems Manager Jeremy Baez-Reyes, Fire Chief Colin Hackman, Director of Public Works Craig Conrad, Police Chief Steve Brock, Director of Engineering and Planning Jason Reichert, Dan Becker, Esquire, and Travis Martin. Ms. Houck, Director of Parks and Recreation, and Mason Smith attended via TEAMS.

**AGENDA AMENDMENTS:** None

**ANNOUNCEMENTS:** Mr. Royer stated that an Executive Session was held prior to this meeting to discuss matters of personnel.

**OPEN TO THE FLOOR:** None

**ACTION ITEMS FOR APPROVAL:** All items requiring action by the Board are listed below. Comments and discussion points are listed under the corresponding item.

1. Minutes from the January 26<sup>th</sup> Regular Business Meeting
2. List of Bills for Approval
  - 01- General Fund - \$225,524.09
  - 03- Fire Hydrant Tax Fund-\$11,379.32
  - 04- Refuse Tax Fund-\$420,489.49
  - 08- Sewer District #3 Fund-\$34,142.94
  - 14- Fire Protection- \$15,667.44

**ACTION ITEMS FOR APPROVAL:** *(Continued)*

3. Contract Change Order #2-Mowing & Trimming  
Approval of Change Order#2 for the current contract with no price increase for 2026.
4. 2025 Chapter 94 Report  
Authorization for the Engineering Work Order ( EWO) for Entech Engineering, Inc. to proceed with preparing the Township's 2025 Chapter 94 Report at a cost of \$8,000.00.
5. Eastern Environmental Application for Payment  
Entech Engineering, Inc. and the Infrastructure Committee (IC) reviewed and recommended approval of the Application for Payment submitted by Eastern Environmental for work completed on the Screw Press Project Upgrade in the amount of \$1,287.00.
6. Contract Change Order #1-Printing Bid  
Ms. Houck stated that Contract Change Order (1) is required because the Board authorized a waiver of the Performance Bond requirement.
7. Turf Fertilization Contract Award  
Ms. Houck recommended that the Board award the 2026 Turf Fertilization and Weed Control contract to Tomlinson Bomberger Lawn Care and Landscape, Inc. of Lancaster, PA, in the amount of \$18,723.00. This is an annual contract, and it only increased by \$706.00 from last year. This is a good price, given the cost of fertilizer and weed control products.
8. Appointment of Deputy Tax Collector  
Approval to appoint Catherine Skrocki as the Township's Deputy Tax Collector
9. Penn Ave Sidewalk Bid  
Mr. Reichert stated that three (3) bids were received and that the low bidder for the Penn Avenue Sidewalk Bid was Forino, Co, LP with a bid of \$94,397.35. Based on a review of the bid proposal, Great Valley Consultants (GVC) recommends awarding the project to Forino, Co, LP. Mr. Murray confirmed for Mr. Stuck that \$100,000.00 was budgeted for the project.
10. Authorization to Advertise Open Positions  
Mr. Murray requested authorization to advertise three (3) Public Works positions, noting that one (1) is budgeted to begin in July to fill an upcoming retirement in the mechanic position, and the other two (2) are current open positions.
11. PSATS Conference-Overnight Travel  
Authorization to approve overnight travel for staff and Board Members who are attending the PSATS Conference, April 19<sup>th</sup> through April 22<sup>nd</sup>, 2026.
12. Juliana's Revised Final Plan- Extension of Time  
The applicant has submitted a request for an extension of time for the Township to consider the revised final plans, as the deadline expires on February 19<sup>th</sup>, 2026. The Planning Commission (PC) reviewed the request at their February 5<sup>th</sup>, 2026 public meeting and recommended approval of the extension of time with a new action deadline of May 20<sup>th</sup>, 2026.

**ACTION ITEMS FOR APPROVAL:** (Continued)

13. Stor-4-You Extension of Time

The applicant has submitted a request for an extension of time for the Township to consider action on the required additional revisions and resubmittal. The PC reviewed the request at their February 5<sup>th</sup>, 2026, public meeting and recommended approval of the extension of time with a new action deadline of May 12<sup>th</sup>, 2026.

14. Iroquois Ave & Lot 1 of the Hofmann Tract

Mr. Reichert stated that Township Staff has worked closely with the Solicitor's office and the developer's attorney to finalize the documents needed for the final reconstruction of Iroquois Avenue, dedication of the currently private portion of Iroquois Avenue, and the dedication of a small segment of sanitary sewers. All of these documents relate to the previously approved Hofmann Tract Apartments (Reserve at Iroquois). In conjunction with the agreements, Mr. Reichert requested authorization to execute a new Municipal Improvements Agreement for the new 16-unit Apartment Building located on Lot 1 of the Hofmann Tract.

15. Raising Cane Fast Food Restaurant

Mr. Reichert reviewed the proposal from Kaplin Stewart, along with Bohler Engineering, for the submittal of a formal request for a PRD Tentative Plan Hearing in order to propose a change to the approved Spring Ridge Tentative Plan. The applicant is proposing a fast-food restaurant within the existing Kohl's parking lot. Staff is currently seeking authorization from the Board to work with the Solicitor's office to schedule the hearing.

16. Broadcast District Escrow Release

Great Valley Consultants (GVC) reviewed Financial Security Escrow Request No. 1 for the release of \$365,628.56 and recommends approval. The remaining balance in the Escrow will be \$13,588,472.67 after the release.

17. Road Closure Request

Chief Brock stated that a Road Closure Application was received from the Holistic WellCare Counseling LLC, for a community picnic on Saturday, July 25<sup>th</sup>, 2026, from 12:00 p.m. to 8:00 p.m. at the 2300 block of Garfield Avenue.

18. Leaf Picker Purchase

Mr. Murray requested Board approval to pay the invoice for a new Leaf Picker purchased from GranTurk Equipment Co, Inc., in the amount of \$101,981.55. The purchase will be covered by a grant, but the Township must pay for it up front.

*Motion to approve Action Items #1-18, with Action Item #14, Iroquois Avenue and Lot 1 of the Hofmann tract documents to be approved upon staff and the Solicitor's final review, was made by Mr. Stuck and seconded by Mr. Wertz. Upon roll call, all Supervisors present voted affirmatively, with Mr. Stuck abstaining from voting on payment of check #115869 and no on payment of check #115849. Mr. Wertz abstained from voting on the payment of Fire Fund #14.*  
**MOTION CARRIED**

## TOWNSHIP DIRECTORS:

### A. Zoning/Building Codes Department

1) Monthly Report –Mr. Wozniak submitted a monthly report.

#### 2) Sidewalk Snow Removal Ordinance Update

Mr. Bender submitted a revision to the Township's Snow Removal Ordinance for the Board to review. Mr. Wozniak said that the language is problematic as it assigns responsibility for snow removal to the owner, occupant, or tenant. The Township no longer collects tenant information, so Mr. Bender suggests changing the language to state that the responsibility for snow removal is the responsibility of the property owners.

Mr. Wozniak noted that staff also recommends clarifying a 10% administrative fee when a property is billed for snow removal, the same as the Township's Grass and Weed Ordinance. Mr. Wozniak indicated that overall, residents and business owners of the Township responded well to a difficult winter storm.

Mr. Royer stated that Mr. Bender's suggestions make sense and questioned whether there was any additional conversation regarding a pathway from a bus shelter to a bus. Mr. Royer said he heard from someone who uses a bus exclusively, and that the resident and their caregiver had to walk down to the corner to get around the snow to board the bus. Barta owns the bus shelters, and Mr. Royer asked if Barta has an obligation to provide access from the bus to the bus shelter.

*Motion to authorize Zoning and Codes staff to work with the Solicitor's office on revising the Township's Snow Ordinance was made by Mr. Stuck and seconded by Mr. Wertz. Upon roll call, all Supervisors present voted affirmatively. MOTION CARRIED*

Mr. Stuck questioned if the temporary fence that is falling down on the former Schoellkopf Sunoco property could be removed.

B. Parks and Recreation Department-Ms. Houck reported that this afternoon, one of the water lines at the Werner Farmhouse had frozen and burst, causing significant water damage. Ms. Houck said that staff is in the process of cleaning it up, and then it can be evaluated to determine the next course of action. Ms. Houck thanked Fire Chief Hackman and the Fire Department for their assistance in pumping out the basement. Ms. Houck confirmed for Mr. Royer that there is no notable historic significance to the property.

### C. Engineering/Planning Department

1) Agricultural Security Act Submission- Mr. Reichert stated that the Township received an Agricultural Security Act Submission for 417 Herington Drive. After review, the Board accepted the submission and took the following action:

*Motion to accept the Agricultural Security Act application for 417 Herington Drive was made by Mr. Stuck and seconded by Mr. Zeoli. Upon roll call, all Supervisors present voted affirmatively. MOTION CARRIED*

**TOWNSHIP DIRECTORS:** *(Continued)*

C. Engineering/Planning Department *(Continued)*

- 2) Columbia Cottage -Variance Request- Ms. Bensinger reviewed the application and displayed exhibits for a Variance request for Columbia Cottage (Horst Senior Care). The Columbia Cottage is located on the north side of State Hill Road, across from the Yerger Boulevard Yard Waste Site, surrounded by the Rosemont Development. The subject property is a 1.80-acre parcel located within the Planned Office/ Business (PO/B) Zoning District.

Mr. Bensinger stated that the property received Conditional Use approval in September of 1996, Final Planning approval in November of 1996, and was developed under the PO/B Zoning standards in place at that time. Ms. Bensinger said that the applicant applied for a shed permit to be placed on the existing concrete pad located to the rear of the facility, 24 feet from the rear lot line. The shed permit was denied for failing to meet the required setbacks.

In 2007, the Township revised the Zoning Ordinance, and the revision removed Convalescent/Nursing Home use from the PO/B Zoning district and added more restrictive standards for Convalescent/Nursing Homes. Section 324 (B)(33)(c) states that all structures shall be located a minimum of 75 feet from the property lines of the parcel, noting that the proposed shed will only be 24 feet set back from the rear property line. Ms. Bensinger showed on the exhibit that there is no location on the property where the applicant could place a proposed shed and meet the 75-foot requirement. The other standard put in place in the 2007 amendment covered building coverage, as noted in Section 324(b)(33)(d). This section states that the compliance and performance standards for Convalescent/Nursing Homes require that no more than 20% of the parcel's total area be covered by buildings, noting that when the property was developed, it was built at 31% total building coverage, which was permitted at that time.

The applicant has submitted a Zoning Hearing Board application requesting relief from the 75ft setback requirement, the 20% total building coverage, and the 30ft rear yard setback requirement to allow the shed to be located 24 ft from the property line. The PC reviewed the application at their public meeting on February 5<sup>th</sup>, 2026, and voted to recommend that the Zoning Hearing Board approve the variance request to allow the proposed shed.

*Motion to recommend to the Zoning Hearing Board approval of the variance for the proposed shed was made by Mr. Stuck and seconded by Mr. Wertz. Upon roll call, all Supervisors present voted affirmatively. MOTION ACTION*

- 3) 7-Brew at Broadcast District-Special Exception Request

Mr. Reichert reviewed the Special Exception request submitted to the Zoning Hearing Board for the placement of a 7-Brew Drive-Thru Coffee Shop within the Broadcast District Mixed-Use Development on Papermill Road and Broadcasting, across from Target. The use is for Building No. 700, as shown on the recorded plan for the development. The building was previously intended for a "Starbucks-style coffee shop; the change to a 7 Brew facility will necessitate changes to the layout shown on the recorded plans.

The 7 Brew facility is a different type of operation: a 100% drive-thru facility, which triggered a Conditional Use request currently going through the Township process. Due to the significant alterations proposed in this area, the applicant has submitted a new application for Special Exception approval. The project will include two (2) drive-through lanes and a bypass lane.

**TOWNSHIP DIRECTORS** (Continued)

C. Engineering/Planning Department (Continued)

3) 7-Brew at Broadcast District-Special Exception Request

The proposed 7 Brew coffee shop would not accommodate customers within the proposed building; all customers are to be served via the drive-through lanes.

The PC reviewed the request at their public meeting on February 5<sup>th</sup>, 2026. Mr. Reichert stated that the PC discussed how the applicant would handle traffic flow during special events, noting that this is the applicant's responsibility. However, any traffic that may spill over onto Broadcasting Road or, possibly, the other direction on Paper Mill Road, the PC would like to ensure that there are plans in place to address it. If this were to occur, the Township will be prepared to step in with EMS services and Police services to shut the facility down if needed, if traffic becomes a health and safety issue.

Mr. Reichert said that the Township's Fire Marshall reviewed the proposal and is comfortable with the layout. The PC at their public meeting on February 5<sup>th</sup>, 2026, voted to recommend that the Zoning Hearing Board approve the Special Exception request.

*Motion to recommend that the Zoning Hearing Board approve the Special Exception Request for the 7-Brew Coffee Shop to include any conditions that are set in the Conditional Use Process, be incorporated into the Special Exception approval, was made by Mr. Stuck 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 – Mr. Conrad reported that the Emergency Sanitary Sewer Repair on the exposed sewer main in the Lincoln Avenue area has been completed.

Mr. Royer asked about the timeline of the Wheatfield Road Project. Mr. Reichert said that Township staff is currently working with the landowner on the north side of Wheatfield Road. Mr. Reichert indicated that the project forces the Township to work outside of the right-of-way. Township staff has reached out to that landowner to request an easement, but the landowner has not confirmed approval at this time, with concerns about how far the easement would encroach on his property and about having the agreement state that the contractor would not be on his property. Staff has been working with GVC and has made an adjustment: the easement will only be 5ft beyond the stream bed. Staff will need to contact the landowner again.

G. IT Department—No Report

**PUBLIC SAFETY**

- A. Police Department – Human Trafficking Report-Chief Brock supplied the Board with a news article regarding the Human Trafficking Task Force, where District Attorney John Adams singled out the Township's Police Department for the tremendous work done addressing this issue.
- B. Township of Spring Fire Rescue Services – Chief Hackman submitted a monthly report of January.
- C. West Side Regional EMA – No Report
- D. Western Berks Ambulance Association– Submitted Monthly Report (s)

**SOLICITOR**

Mr. Becker requested approval from the Board to reschedule the Conditional Use Hearing for the 7-Brew coffee Shop until the next Board of Supervisors Meeting on Monday, February 23<sup>rd</sup>.

*Motion to reschedule the Conditional Use Hearing for 7- Brew Coffee located in the Broadcast District was made by Mr. Wertz and seconded by Mr. Stuck. Upon roll call, all Supervisors present voted affirmatively. MOTION CARRIED*

**OLD BUSINESS:**

Internal Committee Assignments -The Board reviewed the Internal Committees. Ms. Houck indicated that two (2) members of the Parks and Recreation Board are appointed on an annual basis by the School Board. Ms. Houck stated that historically, there is not a Board Supervisor on the Parks and Recreation Board, noting Mr. Kocher was the first Supervisor to serve on the Board. After discussion and review, it was decided that Ms. Rossi will update the list and submit for approval at the next Board Meeting.

**NEW BUSINESS:**

Town Hall Meeting -PA American Water Company Rate Increases

Ms. Robertson briefed everyone on what is happening in a neighboring municipality with PA American Water Company (PAWC). The PAWC is now running their water and sewer, and the tariffs on the water usage are pretty high, and PAWC wants to raise their sewer rates to the same tariff. Ms. Robertson said after discussion with officials from the neighboring Township, they suggested holding an informational Town Hall meeting in the Township of Spring to discuss these issues. Ms. Robertson said that even though the Township has their own sewer, the Township could be impacted by the PAWC. Ms. Robertson will obtain more data as to what information would be shared at a proposed Town Hall Meeting.

**ANNOUNCEMENTS:**

1. 2026 Board Members & Officials Directory
2. Municipal Officials Dinner-Wednesday, March 4<sup>th</sup>, 2026
3. PSTAS Conference-April 19<sup>th</sup> through April 22<sup>nd</sup>, 2026
4. The next Board of Supervisors Meeting is Monday, February 23<sup>rd</sup>, at 7:00 p.m.

**ADJOURNMENT:** There being no further business, Chairperson Royer adjourned the meeting at 8:30 p.m.



Respectfully submitted,



Mary L Rossi

Township Secretary