



TOWNSHIP OF SPRING

Board of Supervisors

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REGULAR MEETING MINUTES

MAY 11TH, 2026

CALL TO ORDER: Chairperson Royer called a regular business meeting of the Board of Supervisors to order on Monday, May 11th, 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 Robertson, Wertz, Zeoli, Stuck, and Royer were present. Also present were Township Manager John Groller, Township Secretary Mary Rossi, GIS Engineering & Planning Coordinator Jen Bensinger, Information Systems Manager Jeremy Baez-Reyes, Fire Chief Colin Hackman, Director of Parks & Recreation Judy Houck, Public Works Director Craig Conrad, Director of Zoning & Codes Enforcement Aaron Wozniak, Police Chief Stephen Brock, Director of Engineering & Planning Jason Reichert, Esquire Dan Becker, Georgette L. Veeder, Joseph & Evelyn DeSimone, Patrick Keen, Gerald DeBalko, Ed Baetzel, other PAWC Representatives, and Matt Boggs of Entech Engineering. Zachary Nold attended via Microsoft TEAMS.

AGENDA AMENDMENTS: None

OPEN TO THE FLOOR:

Georgette L. Veeder, 718 Mohns Hill Road resident of the Township for thirty-seven years, expressed her concern with the condition of Mohns Hill Road, noting over the years the road is at least 6-8 inches higher, and she has a historical barn that sits “right on the road.” Ms. Veeder questioned whether the Township has an engineering review planned to address water flow with the scheduled paving. She stated that when there are large rainfall events, all the water on Mohns Hill Road flows downhill into the basement of her house, the floor of her barn, and down her driveway. Ms. Veeder expressed concern regarding the foundation of her historical barn.

Mr. Conrad said that Mohns Hill Road will not be repaved; it will get a seal coat, which is a micro surface like an oil & chip, and it will be a very small seal coat, noting that it will not affect water flow.

Mr. Joseph DeSimone, 711 Mohns Hill Road, stated that he and his wife were in attendance this evening. Mr. DeSimone stated that he likes the TextMyGov Alerts that residents receive by text. He received a text on the Township’s plan to oil & chip three (3) Township roads, Bran, Mohns Hill, and Mail Route. Mr. DeSimone stated that he travels those roads frequently and that they are in excellent condition and asked whether the oil-and-chip could be put off for several years.

Mr. Conrad stated that oil and chip seals hairline cracks in the road, noting that it is preventive maintenance that extends the life of the road for 10-12 years without the expense of paving.

ANNOUNCEMENT:

Mr. Royer stated that an Executive Session was held prior to the meeting to discuss real estate and matters of personnel.

PA American Water Company Presentation

Mr. Gerald DeBalko, Engineering Manager with PA American Water Company (PAWC), introduced his fellow representatives and delivered a presentation to the Board. Highlights of the presentation included the following: PAWC's Penn Water District serves residents throughout the Boroughs of Wyomissing and Sinking Spring, and the Townships of Cumru, South Heidelberg, Lower Heidelberg, and Spring. PAWC is nearing capacity with existing wells and is struggling to keep up with Federal mandates from the DEP and the EPA, noting that the new EPA standards set a significantly more stringent MCL for water systems to comply with. Mr. DeBalko presented the Board with conceptual layouts for a new proposed well(s).

The Board Members and Mr. DeBalko, along with his fellow PAWC representatives, engaged in a thorough discussion.

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 April 27th Regular Business Meeting
2. List of Bills for Approval
 - 01- General Fund - \$204,780.14
 - 02- Street Lighting Tax Fund-\$25,795.46
 - 03- Fire Hydrant Tax Fund-\$11,390.44
 - 04- Refuse Tax Fund-\$188,477.15
 - 08- Sewer District #3 Fund- \$107,971.72
 - 14- Fire Protection- \$7,636.74
 - 18- Capital Fund- \$168,354.15
3. Burn Ban Ordinance #473
4. Waiver of Permit Fee– Annual request from the Wilson School District to waive permit fees for the fireworks at the Graduation Ceremony.
5. School Bus Stop Ahead Sign– Mr. Conrad stated that a resident has requested that the Township consider authorization to install a warning sign-School Bus Stop Ahead on Wheatfield Road, as the stop is on a blind turn. The Transportation Advisory Committee reviewed the request and recommended approval. Mr. Reichert confirmed with Mr. Stuck that the road will be opening in the near future.

ACTION ITEMS FOR APPROVAL:

6. Quote for Street Sweeper– Mr. Groller stated that the request is for approval of the Quote submitted by GranTurk Equipment Co, Inc. for the purchase of the budgeted 2025 Freightliner Street Sweeper. The purchase is part of an LSA Grant awarded to the Township.
7. Conditional Offer of Employment– Conditional Offer for a candidate for the Police Department.

Motion to approve Action Items #1-7 was made by Mr. Stuck and seconded by Mr. Wertz. Upon roll, all Supervisors present voted affirmatively, with Mr. Stuck abstaining from voting on payment of checks 116472, 116570, and 116529, and Mr. Wertz abstaining from voting on payment of Fire Fund #14. MOTION CARRIED

TOWNSHIP DIRECTORS:

- A. Zoning/Building Codes Department – Mr. Wozniak submitted a Monthly Report. Mr. Wozniak reported that Adam Bender took the State training course and passed the Exam in April to become a licensed Building Code Official in Pennsylvania.
- B. Parks and Recreation Department–
 - 1) Ground Breaking Ceremony– Ms. Houck said that she sent the Board their invitation for the Ground-Breaking Ceremony for West Wyomissing Park, Phase I, on Tuesday, May 26th at 5:00 p.m.
 - 2) Holiday Tree Lighting Event–The first Holiday Tree Lighting Event is scheduled for Saturday, November 28th at 6:00 p.m. Ms. Houck included in the Board’s packet her recommendations and pictures of displays at the Reading Hospital. The Board agreed with Ms. Houck’s recommendation to use a cut tree for this event. Ms. Houck confirmed for Mr. Wertz that the Parks and Recreation Department would be able to provide coffee and hot chocolate. Mr. Groller said that food trucks can be looked into or, as Ms. Houck suggested, vendors like those at National Night Out. Mr. Wertz suggested contacting the Wilson School District to determine whether there is interest in school band members playing holiday music at the festivities.
- C. Engineering/Planning Department–
 - 1) a. Guiliana’s Extension of Time Request–Mr. Reichert updated the Board on the status of the plans that require additional revisions and resubmittal. Guiliana is working with C2C on stormwater management and is making progress. At the Public Meeting on Thursday, May 8th, 2026, the Planning Commission voted to recommend approval of the time extension request, with a new action deadline of June 22nd, 2026.

Motion to approve an extension of time request for Guiliana’s was made by Mr. Stuck and seconded by Mr. Wertz. Upon roll call, all Supervisors present voted affirmatively.

MOTION CARRIED
 - b. Guliana’s Waiver Request– Mr. Reichert stated that as part of Guliana’s stormwater management submission, they submitted a waiver of Section 307 such that the analysis be performed using the Rational Method, which is more appropriate for small area calculations. Great Valley Consultants supports the request, and at their Public Meeting on Thursday, May 8th, 2026, the Planning Commission voted to recommend that the Board of Supervisors approve the waiver request.

TOWNSHIP DIRECTORS: *(Continued)*

C. Engineering/Planning Department–*(Continued)*

b. Guliana’s Waiver Request– *(Continued)*

Motion to approve Guliana’s Waiver Request of Section 307 was made by Mr. Stuck and seconded by Mr. Wertz. Upon roll call, all Supervisors present voted affirmatively.

MOTION CARRIED

- 2) Stor4You Extension of Time – The deadline by which to consider the plans for Stor4You is May 12th, 2026. The plans require additional revisions and resubmittal based on the denial of their Zoning Hearing Variance request. The applicant has submitted a request for an extension of time with a new action deadline of August 10th, 2026. At their public meeting held on Thursday, May 8th, 2026, the Planning Commission voted to recommend that the Board of Supervisors approve the request.

A motion to approve the request for an extension of time for Stor4You was made by Mr. Wertz and seconded by Mr. Stuck. Upon roll, all Supervisors present voted affirmatively.

MOTION CARRIED

- 3) Grings Hill Road Sewage Lines – Mr. Reichert briefed the Supervisors, reviewing on the screen a proposed extension of the existing sanitary sewer through a proposed cul-de-sac to serve ten (10) new connections in the Grings Hill Section 5 Subdivision. The extension is proposed to travel through Cumru Township and will be treated by the City of Reading. Staff has raised questions about whether the existing Township main segments should be dedicated to Cumru Township and, in turn, whether the proposed extension should be owned and maintained by Cumru Township, noting that the Township only owns two (2) sections of the pipe. Discussion included billing and proposed restrooms in Kline’s Creek Park.

After discussion, Motion to allow dedication of the pipes that the Township owns to Cumru Township as customers of the Township and dedicating the ten (10) new sewer connections in the Grings Hill Subdivision to Cumru Township was made by Mr. Stuck and seconded by Ms. Robertson. Upon roll call, the Supervisors voted 4-1 (Mr. Wertz no). 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 – Chief Brock submitted a Monthly Report

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

C. West Side Regional EMA – No Report

D. Western Berks Ambulance Association–Monthly Report Submitted

SOLICITOR: No Report

OLD BUSINESS:

Harvard Boulevard– The Board discussed and agreed to schedule a Town Hall Meeting at the Township Administrative Building on Monday, August 17th at 5:30 p.m.

NEW BUSINESS:

- A. Committee for developing “Data Center Ordinance”. Ms. Robertson and Mr. Zeoli volunteered to serve on a Committee to draft an ordinance. The Committee shall consist of Ms. Robertson, Mr. Zeoli, a Planning Commission Member, and staff.
- B. Albert Drive-Updated in Executive Session
- C. Retiree Reimbursement Request- Mr. Groller briefed the Supervisors on a program that was in place many years ago regarding unreimbursed medical expenses for employees. The program was discontinued in 2012. The Township has never paid any monies to a retiree. The Board agreed with staff that the request will not be honored.

ADJOURNMENT: There being no further business, Chairperson Royer adjourned the meeting at 9:00 p.m.

Respectfully submitted,



Mary L Rossi

Mary L Rossi
Township Secretary