Maidencreek Township Board of Supervisors
July 10, 2025
6:00 p.m.

Attending: David Franke, Joshua Meck, Eric Bauman, Diane Hollenbach, Christina Hafer, Nicole Manley, Esq. of E. Kenneth Nyce Law Office, Pamela Stevens of Systems Design Engineering

Guests: Keith Shuman (Road Foreman), Dan Miller, Fire Chief at Blandon Fire Company, Donna Culp, Steve Dymeck, Mary Dymeck, Anthony Spero, Gavin Milligan, Kevin Manmiller (Giorgio Foods), Justin Mocker, Charles L. Voorhies, Chris Brasler (Giorgio Foods), Dan Bost (Senator Gebhard's Office), Richard Wick, Edward Delorier, Nancy Runyon, Tim Wales, Dr. Stven P. Katzenmoyer, Maureen Cortazzo, Peter Cortazzo, Brian Hope, Donna Bissinger, Kevin J. Schmidt, Heidi Fiedler, and other guests.

Joshua Meck called the regular meeting to order at 6:00 p.m. with the Pledge to the Flag.

APPROVAL OF AGENDA AND MINUTES
David Franke motioned to approve the July 10, 2025, Agenda. Eric Bauman seconded the motion, and hearing no questions on the motion, it passed unanimously.

David Franke motioned to approve the June 12, 2025, Regular Meeting Minutes. Eric Bauman seconded the motion, and hearing no questions on the motion, it passed unanimously.

PERSONAL APPEARANCES AND PUBLIC COMMENT
Tim Wales, 216 Sofia Blvd, stated he does not think the remaining escrow should be released for Melrose Place due to the developer has not complied with all the requirements.

Dr. Steven Katzenmoyer, 316 Sofia Blvd, agrees with Mr. Wales on the release of the Melrose Place escrow.

Edward DeLozier, 213 Anna Ave, stated he is the Secretary for the Melrose Place Homeowners Association and asked the Board to consider tabling any decision regarding the release of escrow funds tied to the Melrose Place development. Attached is his statement.
Mr. Meck responded to his statement and thanked him for bringing it to the attention of the Board and will look into the erosion in that area.

Charles L. Voorhies, 284 West Walnut Tree Dr, stated that they are trying to push the issue aside, and the escrow should be frozen until the problems are resolved.

REPORTS
Northern Berks Regional Police – Mr. Meck stated the NBRPD meeting is upcoming on Monday, July 14, 2025.

Engineering & Zoning Reports – **Pamela Stevens**

Consideration of approval of 8688 Allentown Pike Subdivision Plan and waiver.

Mr. Moceli, Kimley-Horn Engineer, presented the plan to subdivide the property into commercial and residential. They attended the Planning Commission meeting and recommended approval for two waivers.

A motion was made by David Franke to approve waiver 190-24.A to allow the Preliminary Plan Submission to be combined in a single Preliminary/Final Subdivision Plan Submission. Eric Bauman seconded the motion and, hearing no questions on the motion, it passed unanimously.

A motion was made by David Franke to approve waiver 190-17.A(2), to allow markers (iron pins) to be used in lieu of concrete monuments to establish the perimeter boundary line, except for one concrete monument to divide residential and commercial district. Eric Bauman seconded the motion, and hearing no questions on the motion, it passed unanimously.

A motion was made by David Franke to grant conditional Preliminary/Final approval, conditioned by the July 10, 2025, Systems Design Engineering Review letter, incorporated by reference. Eric Bauman seconded the motion and, hearing no questions on the motion, it passed unanimously.

Pamela Stevens spoke about the Cornerstone Bridge update, stating they have cooperation from the Conservation District and the permits are being prepared and submitted.

Solicitor – Nicole Manley, Esq.

Executive session was held at 6:22 pm. Joshua Meck reconvened the meeting at 6:32 pm.

Consideration of the Melrose Place Escrow release request.

Joshua Meck motioned to table the Melrose Place Escrow release for next month due to needing more time to look into the issue, seconded by David Franke. Hearing no questions on the motion, it passed unanimously.

Public Works – Keith Shuman

Keith Shuman shared the progress on the road work and said they finished the pickleball fence. Joshua Meck indicated Willow Creek performed well with the last storm, and the road crew cleaned up the debris that was down and thanked them for their prompted response to the storm cleanup.

Park and Recreation – Aaron Rogers

Nancy Runyon announced that Movie Night will be August 22, 2025, at 7:30 pm at the Community Park, showing the Minecraft movie. There will be food trucks there as well. She also indicated that Food Truck Friday will be coming soon.

David Franke announced that National Night Out will be held on Tuesday, August 5, 2025, at the Berks County Fairgrounds. Nancy Runyon said Park and Recreation will attend, and they are serving walking tacos.

Manager – Diane Hollenbach
Diane Hollenbach stated PennDOT plans for two additional roundabouts at Route 222 and Pleasant Hill Road intersection, and Route 222 and Richmond Road intersection. The area from Schaeffer Road to Route 662 will have medium strips with no left turn lanes. The Township received another maintenance agreement from PennDOT, and the Township did not agree with it. Joshua Meck clearly stated at a previous meeting that the Township would not be responsible for all maintenance of the roundabouts on Route 222.

Redner's will be doing water and sewer work on Route 222. The Road and Street Ordinance will be revised and will be on next month's agenda. The Township met with the DCED about how Townships could increase revenue without taxing residents. One of the ideas was an ordinance taxing skill games.

OLD BUSINESS - None

NEW BUSINESS
Authorize Chairman to sign the TE-160 and Traffic Signal Condition Diagram for the pre-emption system for the Park Road and Main Street traffic signal.

David Franke motioned to authorize the Chairman to sign the TE-160 and the Traffic Signal condition Diagram for the pre-emption system for the Park Road and Main Street traffic signal. Eric Bauman seconded the motion, and hearing no questions on the motion, it passed unanimously.

Consideration of a proposal to purchase recycling bins and lids.

David Franke motioned to approve the purchase of recycling bins and lids, seconded by Eric Bauman. Hearing no questions on the motion, it passed unanimously.

Adopt Resolution 20-2025 appointing a delegate and alternate to the Berks County Tax Collection committee.

David Franke motioned to adopt Resolution 20-2025 and appoint Jim Meals as delegate and Eric Bauman as alternate to the Berks County Tax Collection committee. Joshua Meck seconded the motion, and hearing no question on the motion, it passed unanimously.

Accept the resignation of Matt Davenport from the Planning Commission effective July 1, 2025.

A motion was made by David Franke to accept the resignation of Matt Davenport from the Planning Commission, effective July 1, 2025, and send a "Thank You" letter for his service. Eric Bauman seconded the motion and, hearing no questions on the motion, it passed unanimously.

FINANCIAL MATTERS

Approval of the bills and acceptance of the Treasurer's Report as presented.

David Franke made a motion to approve the bills and accept the Treasurer's Report as presented. Eric Bauman seconded the motion, and hearing no question on the motion, it passed unanimously.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Dan Bost introduced himself and stated he had a meeting with PennDOT about the Route 222 left-hand turns. He said if the Board needed anything to please reach out to his office. Mr. Bost also discussed the left turn signal on Route 222 and Route 73 and will check on why PennDOT will not implement it.

Charles L. Voorhies, 284 West Walnut Tree Drive, Mr. Voorhies also commented on the left turn signal, stating that it is not fair that PennDOT waits for fatalities to act. The Board and audience continued the discussion on the traffic safety issues in the Township, including the fact that only the state police have radar for speeding.
He also commented on a Facebook post that Diane Hollenbach posted about the noise from the warehouse construction. Mrs. Hollenbach said she is doing the best she can for everyone. Ms. Manley said the warehouse blasting and digging should be complete by the end of July, and starting litigation now would not be logical.

Heidi Fiedler, East Wesner Road, asked about taxing skill games and what rate it would be. Diane Hollenbach said that she does not know any details yet.
Ms. Fielder also commented on the noise from the warehouse construction, and the Township noise ordinance prohibits construction between 10:00 pm and 6:00 am. She wants the Township to send code enforcement to the site, implement fines and shut down construction at the site. The Board continued the discussion, agreeing that the noise is troublesome but concluded that it would not be feasible to move forward with fines.

Donna Bissinger, 8033 Allentown Pike, asked about the yard waste site. Mr. Meck explained that it will be a pull-through one-way when the road crew finishes the work.

David Franke thanked the Fire Chief and volunteers for their service on the emergency calls and training.

ADJOURNMENT

A motion to adjourn the meeting was made by David Franke and seconded by Eric Bauman. The meeting was adjourned at 7:08 p.m.

Respectfully Submitted,

Christina Hafer
Recording Secretary