Maidencreek Township Board of Supervisors
April 9, 2026
6:00 p.m.

Attending: Joshua Meck, Eric Bauman, Dawn Geschwindt, Diane Hollenbach, Eric Frey, Esq. of E. Kenneth Nyce Law Office, Norm Ulrich of LTL Consultants, and Christina Hafer (Recording Secretary).

Guests: Keith Shuman (Road Foreman), Dan Miller, Fire Chief at Blandon Fire Company, Donna Culp, Anthony Spero, Marsha Ney, Connie Cammarano, Joe Cammarano, Deanne Weber, Lin Weber, Terry Folk, Dave Franke, Nancy Runyon, and other guests.

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

Joshua Meck asked for a moment of silence in remembrance of Chief Jeff Buck and Assistant Chief Robert Shick Jr., Walnuttown Fire and Rescue.

**APPROVAL OF AGENDA AND MINUTES**

Eric Bauman motioned to approve the April 12, 2026, agenda with the addition of Action on Maidencreek Residential Plan Review Period. Dawn Geschwindt seconded the motion, hearing no questions on the motion, it passed unanimously.

Dawn Geschwindt motioned to approve the March 12, 2026, Regular Meeting Minutes. Eric Bauman seconded the motion, hearing no questions on the motion, it passed unanimously.

**PUBLIC COMMENT (AGENDA ITEMS) - None**

**Engineering & Zoning Reports** – Norm Ulrich

Bruce Cunningham Driveway expansion approval. Resolution 12-2026.

Norm Ulrich stated that the ordinance is conflicting with the consistency of the neighborhood driveway expansions.

A motion was made by Eric Bauman to approve Resolution 12-2026, for the driveway expansion for 346 Sooner Lane, Blandon. Dawn Geschwindt seconded the motion, and hearing no questions on the motion, it passed unanimously.

Maidencreek Crossing Final Plan approval - water test results.

Mr. Ulrich said they reviewed SDE's letter issued on November 24, 2025, and if the Board is comfortable with a conditional approval, including LTL Consultants' modification of the construction costs estimate, which is inconsistent with the comments in the letter.

Dawn Geschwindt stated concerns about the HOA process and documents. Mr. Frey explained the process and assured that when the homes are sold, the Township will make the homeowners aware of the HOA. Dawn also asked about the greenspace. Diane said there would be a detention pond and a small traffic island. Norm said the driveway ordinance concerns may need to be

modified to protect the Township. The Board discussed other issues with Norm on approval of the plan.

Eric Bauman motioned to approve the Maidencreek Crossing Final Plan pending conditional approval of LTL Consultants' modifications. Dawn Geschwindt seconded the motion, and hearing no questions on the motion, it passed unanimously.

140 Sandhurst Blvd Subdivision Plan reapproval.

Diane said the 140 Sandhurst Blvd Subdivision Plan was approved in November 2025. They just received a waiver for exemption from the planning module submitted to the DEP, and they will be able to record the plan. The Authority's water line runs through Lot #37, and an easement is on the plan.

Dawn Geschwindt motioned to approve the 140 Sandhurst Blvd Subdivision Plan, seconded by Eric Bauman. Hearing no questions on the motion, it passed unanimously.

Action to accept the Maidencreek Residential Plan unless an extension of time is received by April 21, 2026.

Eric Bauman motioned to accept the Maidencreek Residential Plan time extension to April 21, 2026. Dawn Geschwindt seconded the motion, and hearing no questions on the motion, it passed unanimously.

Mr. Ulrich updated the Board on the Cornerstone Bridge project, saying they are making progress and looking to put it out for bid by the next meeting. They had discussions with Contech on design questions; the plan did not include weep holes in the structure. LTL Consultants are only adding supplements to the original plan. Contech is pressuring the delivery of the bridge and wants to enact storage fees. Mr. Ulrich advised against having the bridge delivered before the construction due to liabilities. LTL did a field visit to verify existing conditions and make necessary modifications due to the inaccuracy of some of the trees in the area.

Joshua Meck discussed the restoration of the work done by Frontier. Norm said LTL did a field walk and located the areas needing repair and is in touch with Frontier on the progress.

Dawn Geschwindt motioned to add the bid for the Cornerstone Bridge replacement to the agenda, seconded by Eric Bauman. Hearing no questions on the motion, it passed unanimously.

Dawn Geschwindt motioned to allow LTL Consultants to initiate the bids for the Cornerstone Bridge replacement. Eric Bauman seconded the motion, and hearing no questions on the motion, it passed unanimously.

**REPORTS**

**Northern Berks Regional Police**

The Northern Berks Regional Police Commission meeting will be held next Monday, April 13th, at 6:00 pm.

**Solicitor – Eric Frey, Esq.**

Consideration of the adoption of Ordinance 262, Creating an Environmental Advisory Council.

The ordinance has been advertised and is ready for adoption.

Eric Bauman motioned to adopt Ordinance 262, creating an Environmental Advisory Council, seconded by Dawn Geschwindt. Hearing no questions on the motion, it passed unanimously.

Appointment of Environmental Advisory Council Members.

Mr. Meck would like to conduct interviews with all the applicants. Mr. Frey made the Board aware of the year terms for each council member.

Comcast Franchise Agreement.

The Comcast Franchise Agreement expires in April. They sent a draft agreement and will meet with them in the next two weeks.

Blandon Fire Company Lease Renewal.

Mr. Frey reviewed the Blandon Fire Company lease and will have it written before the next meeting.

**Public Works – Keith Shuman**

Authorization to submit a 902 Recycling Grant Application for the purchase of a truck with a leaf vac.

Mr. Meck discussed the recycling grant to purchase a truck with a leaf vac, and the 2026 grant will cover $250,000.00 of the purchase. In 2028, the grant will cover $149,277.77, with a total of 90% of the entire cost. The total cost for the truck with a leaf vac is $415,864.19, and the remainder will be financed.

Dawn Geschwindt motioned to authorize the submission of the 902 Recycling Grant application for the purchase of the truck with a leaf vac, seconded by Eric Bauman. Hearing no questions on the motion, it passed unanimously.

Dawn Geschwindt said the new street signs are nice and thanked the road crew for replacing them. Eric Bauman complimented the road crew on the restoration of the community park bathrooms. Joshua Meck stated that the road crew has been working on a new roof at the pavilion. Keith Shuman announced that trees will be planted next week in the park and asked for volunteers.

**Park and Recreation – Aaron Rogers**

Aaron Rogers discussed that Food Truck Fridays has been a success and will continue for the remainder of this month. The Flea Market/Craft show will be held on May 2nd from 10 am to 2 pm, with 80 participants signed up. The 250th celebration will be wrapped up, and some Fleetwood organizations are also taking part in the events. The Boy Scouts will perform a color guard for the opening and closing of the event on June 27th to June 28th.

**Manager – Diane Hollenbach**

Authorize lease with Fraser for 60 months at $340.88 a month for a new Sharp 71c31 Print/Scan/Copy/Fax. The current lease is expiring in May.

The Board and Diane discussed the pros and cons of the lease or purchase of a new copier.

Dawn Geschwindt motioned to authorize the lease or purchase of a new copier from Fraser, whichever is the least amount. Eric Bauman seconded the motion, and hearing no questions on the motion, it passed unanimously.

Discussion on future radio replacement and financing.

Diane said the radios are reaching the end of being serviceable. The Township is responsible for the two emergency management radios. The Blandon Fire Company and Northern Berks EMS will fill out their own paperwork, and they will have to contact the township if they would like promissory notes and will have to go through the DCDS. Diane's recommendation is to buy the radios, and Joshua Meck agreed. The Board continued the discussion on the details of purchasing the radios, and David Franke weighed in on the details of the discussion.

Eric Bauman motioned to authorize the purchase of two Motorola radio replacements for Berks County 911 Services. Dawn Geschwindt seconded the motion, and hearing no questions on the motion, it passed unanimously.

Maidencreek Township Authority will begin road work hooking well #6 and #7 into Route 73 next week. The work will continue for approximately two weeks, but the entire project will take several months to complete.

Norfolk Southern will be closing Main Street at the Blandon railroad tracks from April 27th to May 1st. They will be back in June of this year.

The Board received that draft Joint Comprehensive Plan. Comments are due in 30 days.

Diane Hollenbach went to a conference about making websites handicap accessible with a deadline of April 2027. She discussed the details of the requirements, including fines for non-compliance.

**OLD BUSINESS - None**

**NEW BUSINESS**

Accept the resignation of Gavin Milligan from the Planning Commission.

Eric Bauman made a motion to accept the resignation of Gavin Milligan from the Planning Commission, seconded by Dawn Geschwindt. Hearing no questions on the motion, it passed unanimously.

Consideration of appointing a member to the Planning Commission, whose term ends December 31, 2026.

**Tabled**

**FINANCIAL MATTERS**

Motion to approve the bills and accept the Treasurer's Report as presented.

A motion to approve the bills and accept the Treasurer's Report as presented was made by Eric Bauman and seconded by Dawn Geschwindt. Hearing no questions on the motion, it passed unanimously.

Acceptance of the 2026 Audit.

A motion to accept the 2026 Audit as presented was made by Eric Bauman and seconded by Dawn Geschwindt. Hearing no questions on the motion, it passed unanimously.

**PUBLIC COMMENT ON NON-AGENDA ITEMS**

Donna Culp, Main Street, Blandon, asked what part of Main Street Norfolk Southern is closing. The Board replied that the Blandon railroad tracks will be closed.

Mike Fitzgerald, 519 Main Street, Blandon, recently applied for a zoning permit for a landscaping company that was denied. It's in the C-R zoning district, and the property has been used for a general contracting scope for about 57 years and should be a preexisting non-conforming use. There are no permits on file in the property file. He stated he did not want to pay $1500.00 for a zoning application. He also stated that the previous manager said he did not have to apply for any permits. The Board and Eric Frey discussed the March 6, 2026, denial letter with Mr. Fitzgerald and said they would look into the zoning issue.

Heidi Fiedler, East Wesner Road, Blandon, had pictures of the West Walnut Tree Bridge, claiming there is more deterioration, erosion, and sedimentation. She questioned what the township would do to rectify the situation. The Board weighed in, saying the bridge has been

inspected with no issues. Ms. Fiedler continued about the erosion at the stream and said the bond money should be used to remedy her concerns.

Joshua Meck thanked everyone for attending the meeting and announced that tomorrow night, a memorial service will be held for Walnuttown Fire Chief and Assistant Fire Chief at the Fleetwood Area High School, and the funeral will also be held at the high school; the burial will be private. Mr. Meck said to please keep their families in your thoughts and prayers.

**ADJOURNMENT**

A motion to adjourn the meeting was made by Dawn Geschwindt and seconded by Eric Bauman. The meeting was adjourned at 7:11 p.m.

Respectfully Submitted,

Christina Hafer
Township Secretary