

**UPPER POTTS GROVE TOWNSHIP
BOARD OF COMMISSIONERS
March 16, 2026**

A regular meeting of the Upper Pottsgrove Township Board of Commissioners was held on Monday, March 16, 2026 at the West Pottsgrove Administrative Office, 980 Grosstown Road, Stowe, Pennsylvania, with Commissioners Al Leach, Elwood Taylor, Dave Waldt, Cathy Paretti and Tyrone Robinson present. Also present were Solicitor Rebecca Geiser, Police Chief Al Werner, Public Works Director Jeremy Fenyus and Township Secretary Jeannie DiSante.

PLEDGE OF ALLEGIANCE - Those assembled pledged allegiance to the flag.

OFFICER RECOGNITION – Chief Werner announced that Officer James Crawford retired last week. He was with the department for 23 years and prior to that he served in the United States Military for 10 years. Montgomery County Dispatch announced his retirement over the air and thanked him for his service to the Upper Pottsgrove residents. The department presented him with his retirement badge and retirement ID and he was allowed to purchase his duty weapon. Chief Werner thanked him for his service as did the Commissioners.

PUBLIC COMMENTS ON AGENDA ITEMS – None at this time.

APPROVAL OF MINUTES - The December 16, 2025 and March 2, 2026 minutes were presented for approval. A motion by C. Paretti, second by E. Taylor unanimously carries to approve the December 16, 2025 and March 2, 2026 meeting minutes as printed.

PAYMENT OF BILLS – The March 16, 2026 bills list was presented for approval. There was a motion by E. Taylor, second by D. Waldt and unanimously carries to approve the payment of bills list of \$399,346.35 .

REPORTS

TOWNSHIP ADMINISTRATION/FINANCE – The balance sheets and financial statements were submitted for review. There were no question.

CHIEF OF POLICE – Chief Werner submitted his report and noted the department has recently made a number of arrests for road rage. He asks that people be aware of their surroundings. He informed the Board they have one additional officer interview and will have the Civil Service list prepared for the next meeting.

PUBLIC WORKS – Director Fenyus submitted his report for review, there were no questions and the Board commended him for a job well done with snow plowing this year.

TOWNSHIP SOLICITOR – Solicitor Rebecca Geiser informed the commissioners work is being done on moving forward on land developments with a few matters being presented this evening and working with the Interim Manager discussing right-to-know and other routine matters.

TOWNSHIP ENGINEERING AND BUILDING & ZONING – Engineer Mark Borthwith noted the reports were submitted for review. C. Paretti told him she appreciates the details in his report.

PLANNING COMMISSION – E. Taylor noted he attended the meeting where the three current developments are being planned. There will be continued staff meetings to discuss waivers and other matters.

TAX COLLECTOR – The Tax Collector submitted the reports and there were no comments.

COMMITTEE CHAIR REPORTS

OPEN SPACE AND RECREATION – Mark McKenney submitted his report and noted that permits were submitted for the Gilbertsville pedestrian crossing and it usually takes 2-3 months for approvals. He hopes the project will be completed by the end of the year. Later on the agenda is a request for approval to appoint Debora Sizemore to the Open Space and Recreation Board.

FIRE AND AMBULANCE – D. Raudenbush submitted his report and asked the Board to let him know if they want to see any other details in the monthly reports. He announced that April 4th is the Easter Egg Hunt and also that night is their bingo fundraiser next door to Applebee's. Last year \$7,000 were raised for the fire company. A. Leach asked about the roof leak and D. Raudenbush said it has not been leaking at all.

OLD BUSINESS

MOTION TO AUTHORIZE SIGNING THE ENGAGEMENT LETTER WITH COHEN LAW GROUP TO ASSIST IN CABLE FRANCHISE RENEWAL WITH VERIZON – A. Leach explained this was discussed earlier in the year that the cable franchise renewal is due and the Cohen Law Group negotiates with Verizon on a multi-municipal basis which includes other municipalities in the county. A motion by C. Paretti, second by E. Taylor unanimously carries to authorize signing the engagement letter with Cohen law group to assist in the cable franchise renewal with Verizon.

MOTION TO AUTHORIZE POLICE CHIEF WERNER TO ORGANIZE A MEETING OF THE CIVIL SERVICE COMMISSION TO APPROVE AN ELIGIBILITY LIST – a motion by D. Waldt, second by T. Robinson unanimously carries to authorize Police Chief Werner to organize a meeting of the Civil Service Commission to approve an eligibility list.

NEW BUSINESS

MOTION TO APPOINT DEBORA SIZEMORE TO THE OPEN SPACE & RECREATION COMMITTEE – a motion by E. Taylor, second by C. Paretti unanimously carries to appoint Debora Sizemore to the Open Space & Recreation Committee.

MOTION TO APPROVE WAIVER REQUESTS FOR MG LAND MANAGEMENT, LLC – a motion by C. Paretti, second by E. Taylor to approve waiver requests for MG Land Management, LLC opened for discussion. D. Waldt said this company came before the previous Board asking for the same waivers. John Aston, of Aston Surveyors spoke to the Board explaining they received zoning approval for a home occupation and a pole barn. This is the follow-up and they are asking for a waiver of Subdivision and Land Development (SALDO) Section 310-3A and will comply with the LTL Consultants Engineer Mark Borthwick's letter and recommendation dated March 10, 2026. After discussions with the Commissioners and the engineers, the motion carries unanimously.

MOTION TO APPROVE WAIVER REQUESTS FOR GAMBONE STATE STREET COMMERCIAL DEVELOPMENT

– Steve McBrearty, the project manager with Landcore presented the plan noting they met with the planning commission who recommended preliminary plan approval. Tonight they are asking for the Board’s approval of the preliminary plan as well as approval of SALDO and stormwater management waivers. He explained preliminary plan approval gives the developer the approval to move forward on the project. The Solicitor explained she will prepare a resolution to protect the township rights which will include, among other things, conditions providing escrow and on stormwater management practices. He also confirmed that on the presented plan is the cul-de-sac that the Board requested. A resident asked about the cul-de-sac radius if it will be large enough for a tractor trailer to turn around and it was explained how yes, it will be large enough.

Engineer Mark Brothwick submitted his recommendation letter dated March 11, 2026 for the waiver requests and was asked to explain each request. The Stormwater Management waivers are Section 301-46 referencing minimum size of outlet structure, Section 301-52.C(2) referencing reinforced concrete, Section 301-53.C referencing grading setback and Section 301.53.G referencing steep slopes. The SALDO waivers are Section 310-7.C(1)(c) referencing depicting existing well and septic systems, Section 310-11.A.(1) referencing locations of utility lines, Section 310-19.D(2) referencing required width of North State Street, Section 310-21.B(1) referencing curbing, Section 310-37.D referencing required trees, 310-37.F(2)(a)[2] referencing trees in parking areas and Section 310-37.G(1) referencing trees and building facades. LTL recommends all the requested waivers. A motion by D. Waldt, second by E. Taylor unanimously carries to approve the Preliminary Plan of the Gambone State Street Commercial Development. A motion by E. Taylor, second by D. Waldt unanimously carries to approve the Subdivision and Land Development and Stormwater Management waivers subject to the engineer’s letter dated March 11, 2026 and the resolution to be crafted.

OTHER PUBLIC COMMENTS

Two residents addressed the Board again asking them to stop over developing the township. The Solicitor explained the laws allow the development of private property. The remedy is to buy open space and preserve it as the township has done in the past. You cannot stop development. You can change zoning, change density and make rules however, developers have rights as well.

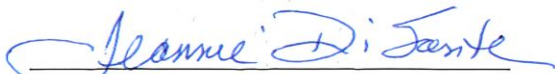
Rich Kummerer, 1303 Farmington Avenue commented on the tree waivers.

COMMISSIONER COMMENTS – none at this time.

EXECUTIVE SESSION – A. Leach said there will be an executive session with no action taken afterwards.

ADJOURNMENT – The meeting was adjourned at 7:54 PM.

Respectfully submitted,


Jeannie DiSante, Township Secretary