

TILDEN TOWNSHIP BOARD OF SUPERVISORS

Wednesday, December 10, 2025
Regular Meeting

The Tilden Township Board of Supervisors met in the Township Municipal Building with the following present: Supervisors Gene Schappell, Fred Herman and Richard DeLong, Township Police Chief William McEllroy, Township Solicitor Joan London, Township Manager/Secretary/Treasurer Monica Flower, Roadmaster Michael Quick, and local residents. A copy of the roster is on file with the secretary.

The meeting was called to order by Chairman Gene Schappell at 7:04 P.M. followed by a moment of silence.

Chairman Gene Schappell welcomed Debbie Herman to present Fred Herman with a plaque thanking Fred for his years of service and dedication to the Township. Gene also presents Fred with a certificate of service awarded by PSATS.

Chairman Gene Schappell then reviews correspondence received from resident, Greg Kozlowski. This correspondence reviews a complaint submitted to the PUC regarding the condition of the railroad crossings within the Township.

APPROVAL OF MINUTES

A Motion was made by Richard DeLong and seconded by Fred Herman to approve the November 6, 2025 Workshop Meeting Minutes and November 12, 2025 Regular Meeting Minutes. Upon roll call Schappell, Herman and DeLong voted yes.

PAYMENT OF BILLS

A Motion was made by Fred Herman and seconded by Richard DeLong to pay the following bills for November 2025 and accept the debt service. Upon roll call Schappell, Herman and DeLong voted yes.

PAYMENT OF BILLS - November 2025

General Fund - Ck# 6010 - 6034 in the amount of \$22,386.96
 Auto deductions in the amount of \$15,848.80
Payroll - Ck# 13739 - 13741 & EFT in the amount of \$33,662.68
 ACH & EFTPS Transfers (Fed, State taxes) in the amount of \$12,546.24
Building & Zoning - Ck# 522 - 524 in the amount of \$31,373.77
Sewer Fund - Ck# 3486 - 3487 in the amount of \$23,839.51
 Auto deductions in the amount of \$756.03
Water System - Ck# 1371 - 1372 in the amount of \$2,538.00
 Auto deductions in the amount of \$1,823.31
Cabela Traffic Light - Auto deduction in the amount of \$89.60
Tilden Ridge Traffic Light Fund - Auto deduction in the amount of \$162.41
TIP Traffic Light - Auto deductions in the amount of \$100.68
TIP Street Light Fund - Auto deduction in the amount of \$900.18
West Hamburg Street Light - Auto deduction in the amount of \$299.67

DEBT SERVICE

HMA sewer expansion - \$1,617,534.67

A Motion was made by Fred Herman and seconded by Richard DeLong to authorize the Township Manager to pay all bills prior to closing out the books for 2025. Upon roll call Schappell, Herman, and DeLong voted yes.

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PUBLIC PARTICIPATION:

Prior to public participation Chairman Gene Schappell reviewed the rules for public participation.

- Troy Fisher inquired about the road crew using cinders on the roads again.
- Greg Kozlowski offered his comments on the proposed 2026 Budget.

The Board allowed John Hoffert, representing David Leeland, to briefly present the proposed Deer Park on Maple Drive PRD. This was agenda item 8. A.

- Michael Fritchman requested any sampling be done at random to avoid potential interference.
- Bonnie Bailey stated the Jurgielewicz operations was spraying during rainfall, a complaint was filed with DEP. Upon approval from a property owner, the residents tested the water flowing in the Mill Creek along Cheese Lane. Bonnie received test results of contamination. Also found there is to be no spraying during the winter. Bonnie also shares zoning ordinance questions related to the A and A-2 districts.
- Rebekah Barlup explained her family's health concerns and her belief of the connection to the waste water spreading. She also explained she witnessed and reported to DEP waste water being spread on Jurgielewicz property during snowfall, while also reporting awful odor.
- Joseph Wentling, says the smells do not bother him, but the water quality does. He states his water was tested and quality was poor. His concerns are for his family drinking this water.

The Board paused public participation to assure the Board can successfully tend to the business on the agenda.

Public Participation resumed at 9:24 P.M.

- Rebekah Barlup requested clarification between a lagoon and a holding pond and what are the specifications on them being open vs covered. She then raised her concern that the Township has not notified the residents of the contaminated wells in the Township. Rebekah next asked what qualifications were waived for Monica to become Township Manager and what the approval process was for her to get her Master Certification in Zoning.

Multiple interruptions occurred during public participation. Not everyone identified themselves prior to speaking. Their general concerns were related to the proposed Deer Park Maple Drive PRD and Joe Jurgielewicz & Son LTD operations and the effects on the community.

Resident's concerns were responded to at the discretion of the Board of Supervisors.

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REPORTS:

POLICE

- The report for November 2025 was provided by Chief McEllroy.

FIRE

- Reports from Hamburg EMS, Hamburg Fire Co. and Shartlesville Fire Co. were provided prior to the meeting.

SOLICITOR

A Motion was made by Richard DeLong and seconded by Gene Schappell to approve to advertise Ordinance 259-2025 amending Ordinance 246-2020 Street Excavation. Upon roll call Schappell, Herman, and DeLong voted yes.

Joan London, reviewed her recommended course of action pertaining to the public's concerns related to water quality and the Joe Jurgielewicz & Son LTD operation. She suggested retaining a water testing firm that specializes in Nutrient Management Plans and Agriculture. Her recommendation is Rosetree Consulting Specialties.

A Motion was made by Gene Schappell and seconded by Richard DeLong to amend the agenda for a Motion to authorize the Township Solicitor inquire to retain a water testing consultant. Upon roll call Schappell, Herman, and DeLong voted yes.

A Motion was made by Richard DeLong and seconded by Fred Herman to authorize the Township Solicitor to make the inquiry to retain Rosetree Consulting and to procure and engagement letter. Upon roll call Schappell, Herman, and DeLong voted yes.

ZONING/BUILDING

- The report for November 2025 was provided.

ROADMASTER/DRIVEWAY INSPECTOR

- The report for November 2025 was provided by Mike Quick.

SEWER

- An update on sewer operations was provided by Mike Quick.

WATER SYSTEM

- An update on water operations was provided by Mike Quick.

SECRETARY

- The report for November 2025 was provided by Monica Flower.

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RESOLUTION FOR 2026 TAXES

A Motion was made by Gene Schappell and seconded by Fred Herman to adopt Resolution #2025-15 the Final Budget for Fiscal Year 2026. Advertised in the Reading Eagle on November 17, 2025 and posted at the township municipal building on November 17, 2025. Upon roll call Schappell and Herman voted yes; DeLong voted no.

Total General Fund 2026 Budget - \$3,516,607.45

"BE IT HEREBY RESOLVED AND ENACTED, THAT WE, the Board of Supervisors of Tilden Township, hereby adopt the budget for the year 2026, setting forth the estimated expenditures which are hereby appropriated from the revenues available for the current year for the specific purposes set forth, which amounts are more fully itemized in the budget form which is on file with the township secretary."

A Motion was made by Fred Herman and seconded by Gene Schappell to adopt Resolution #2025-16 for Real Estate Tax, to levy real estate taxes, "BE IT HEREBY RESOLVED AND ENACTED, by the Board of Supervisors of the Township of Tilden, that a real estate tax of 1.95 mills on each dollar of assessed valuation or the sum of \$1.95 on each \$1,000 dollars of assessed valuation is hereby levied on all property within the municipality and subject to taxation for the fiscal year 2026 for general government, the maintenance of roads, etc." (NOTE: no increase) Upon roll call Schappell, Herman, and DeLong voted yes.

A Motion was made by Fred Herman and seconded by Richard DeLong to adopt Resolution #2025-17 to adopt all other taxes. ½ of 1% Real Estate Transfer Tax, Local Services Tax \$52.00 and 5% Amusement taxes. (NOTE: no increase) Upon roll call Schappell, Herman, and DeLong voted yes.

A Motion was made by Fred Herman and seconded by Gene Schappell to adopt Resolution #2025-18 to adopt the West Hamburg Street Light Tax. "BE IT HEREBY RESOLVED AND ENACTED by the Board of Supervisors of Tilden Township to levy a street light tax at \$1.00 per front foot for street lights in West Hamburg for the fiscal year 2026." (NOTE: no increase) Upon roll call Schappell, Herman, and DeLong voted yes.

A Motion was made by Richard DeLong and seconded by Fred Herman to adopt Resolution #2025-19 to adopt Street Light Tax in the Tilden Industrial Park. "BE IT HEREBY RESOLVED AND ENACTED by the Board of Supervisors of the Township of Tilden to levy a street light tax in the Tilden Industrial Park at .68 mils (\$.68 per \$1,000) based upon the assessed valuation for fiscal year 2026." (NOTE: no increase) Upon roll call Schappell, Herman, and DeLong voted yes.

A Motion was made by Fred Herman and seconded by Richard DeLong to adopt Resolution #2025-20 to adopt Sewer Rates in the Tilden Industrial Park. "BE IT HEREBY RESOLVED, that the sewer rates in the Tilden Industrial Park to remain at \$180.00 per quarter (minimum 0-16,000 gallons and \$19.00 per 1,000 gallons above 16,000 gallons) for fiscal year 2026." Upon roll call Schappell, Herman, and DeLong voted yes.

A Motion was made by Fred Herman and seconded by Richard DeLong to adopt Resolution #2025-21 to adopt Sewer Rates in West Hamburg & Pleasant Hills Mobile Home Park. "BE IT HEREBY RESOLVED, that the sewer rates in West Hamburg and the Pleasant Hills Mobile Home Park shall be set at \$160.00 per quarter/lot for fiscal year 2026." Upon roll call Schappell, Herman, and DeLong voted yes.

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A Motion was made by Richard DeLong and seconded by Fred Herman to adopt Resolution #2025-22 to adopt the Water Rates for the commercial district. "BE IT HEREBY RESOLVED, that the water rates for the commercial district will be \$7.00 per 1,000 gallons for fiscal year 2026." Upon roll call Schappell, Herman, and DeLong voted yes.

A Motion was made by Fred Herman and seconded by Richard DeLong to adopt Resolution #2025-23 to adopt the Fire Tax. "BE IT HEREBY RESOLVED AND ENACTED, by the Board of Supervisors of the Township of Tilden, that a fire tax of .40 mills on each dollar of assessed valuation or the sum of \$.40 on each \$1,000 dollars of assessed valuation is hereby levied on all property within the municipality and subject to taxation for the fiscal year 2026 for Fire Services." (NOTE: NO INCREASE) Upon roll call Schappell, Herman, and DeLong voted yes.

SUBDIVISION/LAND DEVELOPMENT

A Motion was made by Richard DeLong and seconded by Gene Schappell to approve the requested waiver from the 50-acre requirement (PRD Section 104.C(1)(2)) for Deer Park Maple Drive PRD. Upon roll call Schappell and DeLong voted yes; Herman voted no.

NEW BUSINESS

A Motion was made by Richard DeLong and seconded by Gene Schappell to approve the Notice of Meetings for 2026. Upon roll call Schappell, Herman and DeLong voted yes.

A Motion was made by Richard DeLong and seconded by Gene Schappell to approve Arlan R. Wessner, Inc as the hauler for 2026. Upon roll call Schappell, Herman and DeLong voted yes.

A Motion was made by Richard DeLong and seconded by Fred Herman to accept the resignation of Janel Martin effective 11/17/2025. Upon roll call Schappell, Herman and DeLong voted yes.

A Motion was made by Fred Herman and seconded by Gene Schappell to adopt Resolution #2025-24 Tilden Township Employee Handbook and Policy Manual. Upon roll call Schappell and Herman voted yes; DeLong voted no.

A Motion was made by Richard DeLong and seconded by Fred Herman to approve draft Memorandum of Understanding with the Patriotic Order Sons of America for the maintenance of the monument. Upon roll call Schappell, Herman and DeLong voted yes.

A Motion was made by Richard DeLong and seconded by Fred Herman to approve letter of support for Pennsylvania 811 designating April 2026 Safe Digging Month. Upon roll call Schappell, Herman and DeLong voted yes.

ADJOURNMENT

A Motion was made by Fred Herman and seconded by Richard DeLong to adjourn the meeting @ 9:38 P.M. Upon roll call Schappell, Herman and DeLong voted yes.

ATTEST:

Monica Flower
Tilden Township
Manager/Secretary/Treasurer