

TILDEN TOWNSHIP BOARD OF SUPERVISORS

Wednesday, June 10, 2026
Regular Meeting

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

The meeting was called to order by Chairman Richard DeLong at 7:01 P.M. followed by the Pledge of Allegiance and a moment of silence.

Chairman Richard DeLong took a moment of silence for fallen Berks County Officer Kristen Yeager.

ROADMASTER/DRIVEWAY INSPECTOR

- Road Project with New Enterprise Stone & Lime has begun.

PARK & RECREATION

- Township Solicitor prepared an amended agreement between Tilden Township and Hamburg Youth Baseball Association which would assign Tilden Youth Baseball Association to Hamburg Youth Baseball Association. Amendments to this agreement include Hamburg Baseball must provide certain insurance coverages with the Township name as an additional insured and Hamburg Baseball must notify the Tilden Township office when field is dragged on a monthly basis.

A Motion was made by Richard DeLong and seconded by Gene Schappell to authorize the Township Solicitor to authorize revisions to the current baseball agreement. Upon roll call DeLong, Forte and Schappell voted yes.

CONDITIONAL USE HEARING

- Chairman Richard DeLong declared a recess at 7:15PM for the Conditional Use Hearing for applicant 30 Hamburg Associates and the 60 Wilderness Trail project.

A Motion was made by Richard DeLong and seconded by Gene Schappell to approve the conditional use application. A written decision will be provided within 45 days. Upon roll call DeLong, Forte and Schappell voted yes.

- Chairman Richard DeLong reconvened the Regular Meeting at 7:56PM

APPROVAL OF MINUTES

A Motion was made by Chris Forte and seconded by Richard DeLong to approve the May 7, 2026 Workshop Meeting Minutes. Upon roll call DeLong, Forte and Schappell voted yes.

A Motion was made by Gene Schappell and seconded by Chris Forte to approve the May 13, 2026 Regular Meeting Minutes. Upon roll call DeLong, Forte and Schappell voted yes.

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PAYMENT OF BILLS

A Motion was made by Chris Forte and seconded by Gene Schappell to pay the following bills for May 2026 and accept the debt service. Upon roll call DeLong, Forte and Schappell voted yes.

PAYMENT OF BILLS - MAY 2026

General Fund - Ck# 6190 - 6208 in the amount of \$67,867.63
Auto deductions & ACH in the amount of \$7,346.26
Payroll - Ck# 13764 - 13768 & EFT in the amount of \$42,982.50
ACH & EFTPS Transfers (Fed, State taxes) in the amount of \$15,672.45
Building & Zoning - Ck# 543 - 545 in the amount of \$1,238.56
Sewer Fund - Ck# 3505 in the amount of \$11,156.63
Auto deductions in the amount of \$874.55
Water System - Auto deductions in the amount of \$1,820.92
Cabela Traffic Light - Auto deduction in the amount of \$147.75
Tilden Ridge Traffic Light Fund - Auto deduction in the amount of \$149.59
TIP Traffic Light - Auto deductions in the amount of \$96.50
TIP Street Light Fund - EFT & Auto deduction in the amount of \$892.11
West Hamburg Street Light - EFT & Auto deduction in the amount of \$296.82
Park & Recreation - Ck# 403 in the amount of \$175.00

DEBT SERVICE

HMA sewer expansion - \$1,560,770.65

ACKNOWLEDGEMENT

Chairman Richard DeLong read an acknowledgement for Secretary/Treasurer Monica Flower, who was awarded to the nationwide 2026 Municipal Clerks Honor Roll.

PUBLIC PARTICIPATION

- Randy Saylor inquired about feedback from letters sent to different agencies in regards to Jurgielewicz Duck Farm. Township Solicitor provided update.
 - o Township Solicitor also informed the residents that David Crowther from Keystone Consulting Engineers has a report from the Delaware River Basin Commission with findings that there are no violations against the Jurgielewicz Duck Farm.
- Randy Saylor requested an update on a potential residential development on Maple Drive. Supervisor Chris Forte provided update of meeting held on 6/9/26.
- Greg Kolowski gave an update on the Reading Railroad meeting that occurred on Tuesday 6/9/26.
- Jeanette Cornish shared concerns on how the potential development on Maple Drive could affect the value of homes in the area.
- Nancy Brickey addressed concerns that she has about how the potential development on Maple Drive could affect the local schools.

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

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SUBDIVISION/LAND DEVELOPMENT

Paul Szewczak from Benchmark Civil Engineering approached the Board to discuss the turn around on Lowland Road for Baidwan Holdings, LLC. Turn around variations were discussed. Paul was advised to consult with the Township Engineer.

A Motion was made by Chris Forte and seconded by Richard DeLong to grant the time extension for Baidwan Holdings LLC – Maintenance Facility- 229 Lowland Rd until August 21, 2026. Upon roll call DeLong, Forte and Schappell voted yes.

A Motion was made by Richard DeLong and seconded by Gene Schappell to grant Final Plan approval for Baidwan Holdings. LLC – 229 Lowland Rd – DeFacto Subdivision subject to satisfying the Engineer's review comments. Upon roll call DeLong, Forte and Schappell voted yes.

A Motion was made by Chris Forte and seconded by Richard DeLong to grant Conditional Final Plan approval for C2C Design for 26 Clayton Avenue subject to the Engineer's review comments dated May 18, 2026. Upon roll call DeLong, Forte and Schappell voted yes.

Reports:

POLICE

- The reports for May 2026 were provided by Police Chief McEllroy.
- Free license plate replacement event is scheduled for June 12th at Cabela's.
- Police Chief William McEllroy requested an executive session to discuss personnel matters at 8:45PM.
- Regular Meeting was reconvened at 8:54PM.

A Motion was made by Chris Forte and seconded by Gene Schappell to regretfully accept the resignation of Officer Tom Moran, effective June 9, 2026. Upon roll call DeLong, Forte and Schappell voted yes.

EMERGENCY SERVICES

- Monthly reports received from Shartlesville & Hamburg Fire Departments and Hamburg EMS.
- Brief discussion on radio replacement and costs.

SOLICITOR

A Motion was made by Chris Forte and seconded by Gene Schappell to adopt Resolution 2026-11 declaring a Municipal Curative Amendment. Upon roll call DeLong, Forte and Schappell voted yes.

A Motion was made by Gene Schappell and seconded by Chris Forte authorizing Secretary/Treasurer, Monica Flower to advertise the adoption of Resolution 2026-11. Upon roll call DeLong, Forte and Schappell voted yes.

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The sample Data Center Ordinance discussed will be provided to Planning Commission for review. No action was taken.

A Motion was made by Gene Schappell and seconded by Richard DeLong to intervene in the PACCAR appeal of the Zoning Hearing Board / Lonergan Substantive Validity Challenge to Zoning Ordinance Amendment. Upon roll call DeLong and Schappell voted yes, Forte voted no. The Board of Supervisors authorized the solicitor to submit a notice of intervention on the PACCAR appeal of the Zoning Hearing Board decision on the Lonergan Sub V.C. of the Zoning Ordinance Amendment 256-2025.

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

ZONING/BUILDING

- The Report for May 2026 was received.

SECRETARY

- The report for May 2026 was given by Monica Flower.

NEW BUSINESS

A Motion was made by Chris Forte and seconded by Richard DeLong authorizing a Lien Notice to 140 Wilderness Trail with a 30 day pay off. If payment has not been received in 30 days, water will be shut off following a 10-day grace period. Upon roll call DeLong, Forte and Schappell voted yes.

The secretary researched the Community Development Block Grant Program (CDBGP) and reported to qualify for this program, public water is to be provided for low-income residential housing therefore the township does not meet the criteria to apply for this program. No action was taken.

A Motion was made by Chris Forte and seconded by Gene Schappell to authorize the purchase of a television and television stand for the meeting room. Upon roll call DeLong, Forte and Schappell voted yes.

An amended Motion was made by Gene Schappell and seconded by Richard DeLong authorizing the purchase of a television and television stand up to \$750. Upon roll call DeLong, Forte and Schappell voted yes.

A Motion was made by Gene Schappell and seconded by Richard DeLong to regretfully accept the resignation of Assistant Treasurer, effective June 8, 2026. Upon roll call DeLong, Forte and Schappell voted yes.

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ADJOURNMENT

A Motion was made by Chris Forte and seconded by Richard DeLong to adjourn the meeting @ 10:07 P.M. Upon roll call DeLong, Forte and Schappell voted yes.

ATTEST:

Monica Flower
Secretary/Treasurer