LONGSWAMP TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES
~ August 25, 2026 ~

Pledge of Allegiance & Roll Call

Present
- Mike Sacks, Vice Chairperson
- Mark Hilbert, Supervisor
- Candace Cameron, Secretary/Treasurer

Present
- Allison Fuller, Office Administrator
- Beth Kohl, Solicitor
- Brad Pflum, Township Zoning Officer

Not Present
- Don Hickman, Chairman
- Jill Smith, Township Engine

Public Hearings

1. Public Hearing – Conditional Use Application of Matt Cerami, for PIN 59-5473-15-53-1424: Matt Cerami sought conditional use for a new home on a 0.85-acre lot on the south side of State Street, subject to Section 1205 of the Zoning Ordinance due to its location in a Sewage Management Overlay and lot size under one acre. The proposed house has a maximum footprint of 2,917 sq ft (including porches) with a detached 40x35 garage. Soil testing identified suitable primary and replacement sites for a septic system, likely requiring an elevated design. The board approved the conditional use with the condition that the primary and alternate septic disposal areas must be located, marked, and protected from construction traffic until the system is completed. A written decision will be issued within 45 days.

2. Public Hearing - Ordinance No. 309 Amending Zoning Ordinance related to data centers and solar energy systems: The board held a hearing to consider ordinance revisions to define and regulate data centers in the Industrial Zoning District and update solar energy system regulations. The ordinance is proactive, as there are no active proposals. The Industrial district is located along the north side of the railroad tracks from the Valley Road area toward Taunton General. The ordinance addresses water use by requiring hydrogeological studies at certain draw thresholds, encouraging closed-loop cooling systems, and requiring an energy plan. Existing township water draw restrictions are also being updated. The ordinance includes noise-related provisions to manage operational impacts from systems like chillers. The township researched other municipalities' approaches and submitted the ordinance to Berks County for review. Public comments suggested inter-municipal coordination. The potential for small modular nuclear generation tied to data centers was mentioned as an emerging trend. The public hearing was closed. The board planned to consider the enactment of the ordinance during the regular meeting.

All hearings were closed at 7:27 p.m.

Meeting called to order by Vice Chairman, Mike Sacks at 7:27 p.m.

Announcements

Mike Sacks announced that:
- This meeting is being recorded principally to aid in the preparation of the minutes and for such other purposes as the Board sees fit. Please state your name and address when addressing the Board, and before speaking please be aware that attending visitors may also be recording the meeting without your knowledge.
- We have 3 Vacancies on the Environmental Advisory Council Committee and 1 vacancy on the Township Historical Commission

Public Comments on Non-Agenda Items - None

Public Comments on Agenda Items

1. Speeding and Safety on Timber Drive: Nadine Lily-Reinheimer of Timber Drive stated that her mailbox and trash cans have been hit by vehicles five or six times over six years, calling it an ongoing safety issue. Residents say the 25-mph speed limit is too high for a downhill residential cul-de-sac with pedestrians, children, and no sidewalks, suggesting 15 mph instead. She fear it's only a matter of time before someone is hit. Mike Houston also of Timber Drive said he won't let his children ride bikes on the road due to the danger. They are requesting speed bumps or humps as the most effective solution. A previous traffic study produced no action, and residents claim some drivers manipulated the results by adjusting speed near the test strips. Other ideas included rumble strips and "No Outlet" signs, though many believe signs aren't enough. Residents said increased police presence might help temporarily but wouldn't solve the problem. Jurisdiction complicates enforcement as Alburtis police are closer but cannot respond unless it's a life-threatening emergency through 911. Mark Hilbert stated that the matter of adjusting the speed limit would need to be addressed with our engineer who was not present at the meeting.

2. Christine Gehman 345 Gap Road presented her request for a side yard variance to construct a detached garage, which falls within the 30-foot setback. The Planning Commission made no recommendation, deferring the matter to the Zoning Hearing Board. Ms. Gehman submitted a letter of support from the affected neighbor. Moving the garage to meet the setback would place it in the middle of the driveway. Zoning Hearing is scheduled for September 3rd.

Motion was made by Mark Hilbert to take a no position stance on the matter and leave it to the Zoning Hearing Board to make the decision. Seconded by Mike Sacks. All were in favor.

Secretary/Treasurer Report

1. Minutes of July 28, 2026, Board of Supervisors Business Meeting

Motion made by Mark Hilbert to approve the meeting minutes from July 28, 2026. Mike Sacks seconded the motion. All were in favor.

2. Verification of the May 2026 Bank Account Reconciliations: **Tabled**

3. Treasurers Report: General fund: **$3,238,307.79**; Other funds total: **$773,608.74**; Grand total: **$4,011,916.53**

Motion made by Mark Hilbert to accept the treasurer's report. Mike Sacks seconded the motion. All were in favor.

1. Approval of Bills: Current disbursements: **$80,967.54**; Interim disbursements: **$57,743.18**; fund transfers: **$30,341.52** for a total of **$138,710.72** for the period of June 9, 2026, through July 14, 2026.

Motion made by Mark Hilbert to approve processing for payment as presented. Mike Sacks seconded the motion. Roll call vote taken; Mike Sacks, yes Mark Hilbert, yes. All were in favor.

2. Escrow Refunds – Candace reviewed a memo which listed numerous escrow/project refunds totaling **$10,330.95**; noting that all have final bills and professional confirmations have been received.

Motion made by Mark Hilbert to approve refunds as presented. Mike Sacks seconded the motion. All were in favor.

3. Memo Requesting Office Closure for PSATS Regional Forum: A memo to close the office for the regional forum on September 15 was presented. Three staff (Alli, Don, Candace) are registered.

Motion made by Mark Hilbert to close the office for the Regional Forum on September 15, 2026. Mike Sacks seconded the motion. All were in favor.

Office Administration Report

1. July 2026 Office Administrators Report
    - Sewage management plan Cycle updates: First round out-of-compliance letters were mailed August 14; 51 mailed, down to 42 after responses, indicating process is effective.
    - Current status: Cycle two - 6% out of compliance; cycle 3 - 85% (Cycle ends June 30, 2027)
    - No new resident complaints since July.

Engineer and Planning Commission Report

1. July 2026 Engineers Report: Written report was in the meeting binders but was not reviewed verbally.

2. Act 537 Plan Status Update: No new updates currently.

3. Municipal Maintenance Building Update: Project schedule for the municipal maintenance building was pushed back to avoid advertising before the engineer's vacation; updated schedule is in binders. Beth mentioned the need to align bid award timing with adopting an ordinance approving debt up to a certain amount, and reconfirming financing options given rate changes. A meeting with one of her colleagues will be set up with Don to discuss financing necessities.

4. Planning Commission August 4, 2026, Recommendations:
    - Extra Storage: The applicant's extension runs out September 18; prior guidance suggested not granting further extensions absent clear progress. They previously cited a PennDOT driveway permit holdup; no substantive updates have been received. The Planning Commission recommended denial unless concrete evidence of progress is provided; the matter should be on the September 8 meeting agenda for action.

SEO Report (Cycle 3 is in effect. The pumping deadline is June 30, 2027)**:** One permit issued; one system installed for a new home on Ramp Lane to be finalized.

Zoning and Codes Enforcement:

1. Court updates
    - 609 State Street: Did not appear; found guilty on all citations.
    - 1109 State Street: Appeared; fined **$500** and must mow by end of the month.
    - 1160 State Street (old school): Agreed to pay township enforcement costs and board up the building by August 31; citations continued pending compliance. If they fail to comply, significant fines will apply. Township will be reimbursed for enforcement costs; property must be brought into compliance. Additional details are in Brad's written report.

Solicitor's Report

1. July 2026 Solicitors Report: Written report was placed in each board members meeting binder. Beth asked if there were any questions for which there were not.
2. Consider Enactment of Ordinance No. 309 Amending Zoning Ordinance related to data centers and solar energy systems: The result of the public hearing held at the beginning of the meeting led to the Enactment of Ordinance 309. It was stated that effective immediately with this ordinance solar panels facing the road would no longer require waivers.

Motion made by Mark Hilbert to Enact Ordinance 309 regarding Data Centers and Solar Energy Zoning. Mike Sacks seconded the motion. All were in favor.

3. Gehman (345 Gap Road) - Variance Application: Addressed during public comment on Agenda Items.

4. Lower Macungie Township Zoning and SALDO Ordinance Amendments: Beth would like this item tabled for further review, however she noted that a response may be needed prior to the next board meeting.

Motion made by Mark Hilbert that if upon review of the solicitor, it is determined that a timelier response is needed, any comments from solicitor could be to the township prior to board discussion. Mike Sacks seconded the motion. All were in favor.

Park and Recreation Report

- Pumpkin Hunt scheduled for October 3rd
- Flexibility of Donated Prizes: Mike requested flexibility for the donated prizes left over from Swamp Fest. Each business that donated prizes provided verbal permission for the prize to be used at upcoming events (e.g., costume contest, Christmas tree lighting).
- Swamp Fest promotion plans: a float will be in the Topton and Alburtis parades; Swamp Time will be on the trailer. The Lions Club's $500 donation to Parks and Recreation will likely fund parade candy.
- Hunsicker's Grove Safety Concerns A tree down near the dock and a broken fence were reported, along with unsafe wood pieces over the barbecue structure and a hole in the roof area; photos were shared. Office staff indicated that Roadmaster stated the tree has been down about two weeks and plans to address it in winter, with current focus on roads; roof repairs are anticipated when it gets cold. A suggestion was made for immediate removal of the loose wood piece to prevent injury and considered adding caution/warnings around the tree, noting kids and adults may still climb despite tape. Follow-up messaging to the Roadmaster will occur to address near-term safety.

Human Resource Direct Report - None

Roadmaster Report

1. July 2026 Roadmasters Report: Work completed included repair of street signs, storm drains and outlets, paving (including coordination with Hereford), weed whacking, and clearing storm drains—general roadway and stormwater maintenance for the month.

Old Business

1. Tax Collector Exoneration Request: The board reviewed and clarified the tax bills supporting exonerations for 52 Willington Drive, comparing them to previously submitted per capita items that were questioned. Exoneration amounts requested: Township tax **$63.24**, Fire tax **$27.91** and EMS tax $18.60 for a total **$109.75**

Motion made by Mark Hilbert to exonerate the tax collector from collecting $109.75 for 52 Willington Drive. Mike Sacks seconded the motion. All were in favor.

New Business

1. Tax collector refund request (284 Forest Road): Due to a reduction in assessment, a refund of **$13.20** was requested.

Motion made by Mark Hilbert to issue a refund in the amount of **$13.20** due to a reduction in assessment. Mike Sacks seconded the motion. All were in favor.

2. Trick-or-Treat Night

Motion made by Mark Hilbert to set October 30, from 6 to 8 (with no rain date) for Trick-or-Treat Night for 2026. Mike Sacks seconded the motion. All were in favor.

3. Berks County Conservation District sponsorship: A request related to an 80th anniversary celebration was introduced. No prior similar sponsorships were found; the item was tabled. The event date noted was Thursday, November nineteenth; the board will revisit next meeting.

4. Traffic Concerns on Timber Drive: Discussed during Public Comment

Closing Remarks

Adjournment

Motion by Mark Hilbert to adjourn, seconded by Mike Sacks. All were in favor. The meeting adjourned at 8:36 p.m.

Respectfully Submitted by:

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Candace L. Cameron
Township Secretary/Treasurer

Attest: