

**WERNERSVILLE BOROUGH
BOROUGH COUNCIL MEETING
September 2, 2026**

MEMBERS PRESENT:

**DAVID LATINO, PRESIDENT
JIM PIERCE, VICE PRESIDENT
JOSH FIDLER (arrived at 7:07pm)
LINDA DAPCIC-ANGST
RICK DOBRANSKY
ROB GORDON
JOSH WILSON**

ALSO PRESENT:

**MAYOR, CARL REIDLER
MIKE GOMBAR, SOLICITOR
JENNIFER VELEZ, SECRETARY
MATT ZERR, ROADMASTER
RYAN WILKES, PUBLIC WORKS
CHIEF MATT HOOK, SOUTH HEIDELBERG POLICE
KEN FULMER, GVC
GLENN BERTOLET, KRAFT MUNICIPAL GROUP**

ABSENT:

JARED RENSHAW, WESTERN BERKS FIRE DEPARTMENT

D. Latino called the Wernersville Borough Council Meeting to order at 7:00pm.

Motion made by J. Pierce to approve the minutes from the August 5, 2026 Council meeting.
R. Dobransky seconded and carried unanimously.

Public Hearing: General meeting was recessed at 7:02pm and a Public hearing was held to discuss the Joint Zoning Ordinance amendment regarding Data Center and Warehouse uses. M. Gombar explained that the data center would not be permitted by right but, rather, by conditional use approval and only be considered in I3 (limited Industrial) zones, which are not within Borough limits. The Joint PC and Borough PC recommended approval. South Heidelberg already approved and Lower Heidelberg will consider approval at 9/15/2026 meeting.

There was no public comment and no comment by Council or Mayor Reidler.

Public hearing was concluded at 7:08pm.

Motion made by R. Gordon to enact the Joint Zoning Ordinance. Motion seconded by J. Pierce and carried unanimously.

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Visitors:

Audrey Dickman, 157 Werner St
Rich Regetta, 499 Mountain Blvd
Maria Kaufman, Rec Board
Larry Grybosky, C2C Design
Leonard Martin, Owner of 53 E Penn Ave
Joshua Wates, for 53 E Penn Ave.

Audrey Dickman: Ms. Dickman spoke to Council about the Alley that runs behind her property, that runs from Werner to South Reber, between Lincoln and William. She questioned Ownership of the Alley, who should maintain it, if maintenance can be enforced and if the Borough can plow the snow.

Council explained that the Alley is private and would be shared between the residents and maintenance would be shared. G. Bertolet from Kraft said that he can take a look at the condition of the Alley under Property Maintenance Code. Council told Ms. Dickman that the Borough would not be able to plow the private alley.

Rich Regetta: Mr. Regetta shared concerns with Council about the properties located at 389 Mountain Blvd and 404 Mountain Blvd, with regards to high weeds and grass. J. Velez informed him that she spoke to the owner of 389 recently and she was told that the grass and weeds would be cut. G., Bertolet will check into the property at 404 Mountain Blvd.

Larry Grabosky: Mr. Grabosky spoke to Council about the plans for the property at 53 E Penn Ave. This will be a Floor Cleaning and care business, in a new 98 x 44 building. The existing building will be demolished. There are 8 parking spaces provided, which is sufficient. Their plan is to start demolition and building in the Spring of 2027. The Borough PC reviewed and recommended approval at last month's meeting.

Motion made by R. Gordon to grant approval for the SALDO waivers in July 29th letter from C2C and grant conditional final plan approval conditioned upon compliance with the Borough Engineer review letter dated August 12, 2026. Motion seconded by J Pierce and carried unanimously.

Police Report: Written Report Submitted. 419 calls for August and 82 were in the Borough.

Fire Report: No Written Report Submitted.

Western Berks Ambulance: No Written report submitted

Wernersville Public Library: Written Report submitted.

EMC: No written report submitted.

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Engineer Report: Written report submitted.

West Ridge Suites:

K. Fulmer gave several updates on West Ridge Suites and the Traffic Signal at Penn Ave and Furnace Rd.

He updated Council on the Cost Estimates for the Development.

Aristides submitted a revised detail for the parking lot paving and Grande will need to formally request Borough Council's approval of the Plan Revision.

Grande will need to provide a plan and legal description to the Borough and an ordinance would be required for vacation of the paper streets.

Stone Ridge Subdivision:

Ken told Council that it is his understanding that the Storm Water Management facilities have been completed.

Paving for Marcello Circle has been Tentatively scheduled for September 8, 2026.

Beckley Street Drainage Project: Ken updated Council on the completion of the design for the replacement of the water mains within the vicinity of Beckley and Lincoln. He suggested that after the Authority reviews the water main design that a meeting is scheduled between Borough Staff and the Authority Staff to coordinate design issues and prepare for submission the PennDOT for a Highway Occupancy Permit.

This project is expected to start in the Summer of 2027. Detour plans will need to be discussed.

Zoning and Building Enforcement Report: Written report submitted for August.

2 permits were issues. 12 property maintenance issues and 6 zoning issues.

Glenn also discussed a few ongoing issues in the Borough.

He mentioned to Council about the weeds and high grass in the 200 Block of W Penn Ave. He will follow up on this with notices, as needed.

Public Works: Written report submitted.

Matt discussed the curbing and ramp that are in disrepair at the corner of N Elm and W Gaul. He will look into this to see if the Borough is responsible for repairs.

Council also asked that Matt get quotes to repair/replace the sidewalk in front of the Borough Garage.

Council gave approval for painting yellow curbing at the West Wilson and Wilson Court intersections to help with parking issues.

Matt discussed a potential stop sign at North Reber and East Wilson at the North West Corner of North Reber. This will be discussed further, as the Borough would need an Ordinance for the stop sign.

Council gave approval to advertise for and hire a new Part Time public Works Employee.

Matt is also in the Process of getting quotes for a fence around the garage and quarry area.

Recreation Board:

Maria Kaufman spoke to Council about the cancelation of the Summer event. However, Dave Kline was kind enough to hold the deposit for the Band to perform at the Holiday event on December 5th.

The next Rec Board meeting will be held on Monday, September 14th.

The next Rec Board event will be the Halloween Parade on October 24th and the Rec Board is working on getting participants.

Mayor's Report: Mayor Reidler shared some concerns about properties in the Borough. Glenn B. from Kraft will investigate.

Council's Report:

Dave Latino: Dave discussed with Council that the committee met with South Heidelberg about continuation of police services with an update at next month's meeting. He also discussed the possibility of moving the Council meetings to the second Wednesday of the month, starting in January of 2027. This will be on the Agenda for the October meeting for a vote.

Jim Pierce: Jim told Council that the electric is finally hooked up at the Tot Lot and he will be working the Security company on the camera installation.

Jim questioned if Council thinks that the lights are necessary at the new Tennie Courts. Linda said that she will talk to Ryan Knarr and ask that he come to the October meeting to discuss this further.

Linda Dapcic-Angst: Linda spoke to Council about several upcoming Grants.

She will be applying for the LSA4 Grant which is due by September 30. This will be for Council room furniture and other improvements. Motion made by J. Pierce to approve the submission of the LSA4 Grant. J. Wilson seconded and carried unanimously.

The Local Share Statewide Grant is due in November. Linda asked for Council members to think about ideas for this Grant. Possibly the cost of the fence at the Garage.

The Greenways grant, which is due in May of 2027 could possibly be used for the first phase of the Playground redesign.

Parking at the playground was discussed and Glenn B said that he will send information for parking requirements at the park.

Chief Hook said that he will speak to Sean McKee at South Heidelberg about the Grant Writer that South Heidelberg uses, to get Council an idea of Cost.

Josh Wilson: Josh spoke to Council about looking into getting a large tent for the Rec Board to use for events. He will get prices for tents to discuss with Council.

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Solicitor's Report: Written report submitted.

M. Gombar spoke to briefly about the Lower Heidelberg proposal to rezone several properties along Penn Ave and Sportsman Rd from AG Preservation to C-2 Commercial and allow Hospital use. This was reviewed by the Joint Planning Commission and work continues.

He also spoke about the proposed Short Term Rental Zoning Ordinance Agreement to address problem short term rentals. This would only affect Agricultural districts.

Council did not have any further input on the draft at this time.

Old Business:

CW Youth Baseball: Motion made by J. Pierce to ratify giving permission to Conrad Weiser Youth Baseball to use the Baseball Field from August 24th through October 31, 2026. Seconded by R. Dobransky and carried unanimously.

They are providing Porta Potties and Insurance coverage.

New Business:

MMO 2027: Motion made by R. Gordon to approve a Resolution for the Minimum Municipal Obligation for the Non-Uniform Pension for 2027 for budgeting purposes in the amount of \$11,425. Motion seconded by J. Pierce and carried unanimously.

Union Pacific Acquisition of Norfolk Southern: discussion to see if there is concern about additional noise / air quality as a result of the increased traffic.

Council discussed asking to establish a quiet zone with the Railroad company. Motion made by R. Gordon for Dave Latino to draft a letter to be submitted to the Surface Transportation Board to address this issue. Motion seconded by L. Dapcic-Angst and carried unanimously. The Borough would also like to own the Train Platform.

Handicap Parking Space: The Resident at 10 N Pearl St requested a Handicap Parking Space. There are 2 Handicap spaces on North Pearl at this time one has expired and will be removed.

Motion made by J. Pierce to approve and install a Handicap Parking sign at 10 N Pearl Street, contingent on the resident providing required documentation. Motion seconded by R. Dobransky and carried unanimously.

Health Insurance: Email from Zach at Patriot and comparison of the 2 plans that he recommends was reviewed by Council. Jim Pierce also gave Council an overview of the costs now versus after the increase.

Motion made by R. Gordon to approve staying with the same Capital Blue Cross plan that we currently have for plan year starting on 10/1/2026. Motion seconded by R. Dobransky and carried unanimously.

2027 Budget: We need to start planning the Budget for 2027.

Motion made by J. Wilson to advertise and hold a Budget Workshop meeting on Thursday, October 22 at 4:30pm. Motion seconded by J. Pierce and carried unanimously.

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Monthly Bills: Motion made by J. Fidler to approve the bill list and bills previously paid to avoid penalty. L. Dapcic-Angst seconded.

J. Wilson abstained with respect to the payment of any bills to the Zoning/Code Enforcement Officer due to his employment with Kraft Municipal Group. Motion carried.

Balance Sheet: Motion made by J. Pierce to accept the Balance Sheet. R. Dobransky seconded and carried unanimously.

Next Council Meeting: Wednesday, October 7, 2026 at 7pm.

Motion made by J. Pierce to adjourn the meeting at 9:01pm. Motion seconded by L. Dapcic-Angst and carried unanimously.

Attest:

Borough Secretary