

**THE TOWNSHIP OF MAXATAWNY  
PLANNING COMMISSION MEETING  
THURSDAY, MARCH 19, 2026 - 6:30pm**

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**MINUTES**

**CALL MEETING TO ORDER:** Chairman Reynolds called the meeting to order at 6:30pm with the Pledge of Allegiance. Members present: Michael Berger and Martin Kozlowski. Professionals present: Engineer, Nick Perilli; Solicitor, Chris Muvdi; Township Code Enforcement Officer, Chris Paff; and Township Secretary/Treasurer, Jerilyn Wehr

**PUBLIC COMMENT:** (Agenda items)

1. Resident Nick Lecatsas stated that he is interested in seeing the Ag Fence Ordinance revision move forward

**APPROVAL OF THE MINUTES:**

1. Motion to approve the January 15, 2026 meeting minutes
  - a. Motion made by Reynolds and seconded by Kozlowski to approve the January 15, 2026 meeting minutes. Motion passed (4-0)

**PLANS TO REVIEW:**

1. University Park/Tuskes Homes – Preliminary plan for review
  - a. Brian Focht, with C2C Design Group, presented the preliminary plan. The Planning Commission did see this as a sketch plan and Zoning relief has been granted from the Zoning Hearing Board. They are working through outside agency approvals and working on public water and sewer issues. The project is proposing 100 homes with access from Hartman Road and College Blvd
  - b. There was discussion on what the Commission would like to see done with the open space proposed, landscaping, parking and curbing, stormwater, and if the project would have an HOA. They are currently proposing dedicating the streets to the Township
  - c. No action taken
2. ALDI Inc. – Preliminary Plan acceptance as complete
  - a. Motion made by Reynolds and seconded by Berger to accept the plan as complete. Motion passed (3-0)
3. Zoning Hearing application review – 15250 Kutztown Road
  - a. No one from the project was in attendance
  - b. Paff stated that this property was most recently used as a dance studio. The new owners would like to turn it into a rental property with four apartments, three in the home and one in the existing garage. Paff would like to require a detailed plan to act as a Land Development plan if the Zoning Hearing Board grants the variance to not require Land Development
  - c. Motion made by Berger and seconded by Kozlowski to recommend approval of the application with the condition of the submission of the plan requested by Paff. Motion passed (3-0)
4. Comprehensive Plan/SALDO/Zoning Update
  - a. Discussion on Zoning Ordinance amendment regarding agricultural fences
    - Solicitor Muvdi stated that he would plan to have a draft prepared for next months meeting
  - b. Discussion on draft Landscaping Ordinance
    - Reynolds reviewed and had some suggestions for updates that he will provide to Paff and Muvdi for review

- c. Discussion on Data Center Ordinance
  - Solicitor Muvdi stated that we received the review from Berks County Planning Commission. Their recommendations were reviewed and will be appropriately incorporated into the draft
  - Motion made by Reynolds and seconded by Kozlowski to recommend the draft, incorporating some of the BCPC recommendations, and to have the Board of Supervisors schedule a Public Hearing to approve. Motion passed (3-0)

**MONTHLY SUBDIVISION & LAND DEVELOPMENT STATUS REPORT:**

- 1. The Planning Commission reviewed the Status Report for the month.

**PROFESSIONAL SERVICES:**

- 1. Solicitor – Chris Muvdi
  - a. Nothing at this time
- 2. Engineer – Nick Perilli
  - a. Nothing at this time

**HEARING OF THE VISITORS & PUBLIC COMMENT:** nothing at this time

**ADJOURNMENT:** Motion was made by Berger and seconded by Kozlowski to adjourn at 7:25pm.

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Respectfully Submitted,

Jerilyn Wehr, Secretary/Treasurer