

Amity Township Board of Supervisors

MEETING MINUTES

March 4, 2026

The March 4, 2026, meeting of the Board of Supervisors held at the Township building, 2004 Weavertown Road, Douglassville, Berks County, Pennsylvania, was called to order at 7:00PM by Vice Chair Kevin Keifrider. The following were in attendance:

SUPERVISORS

Kevin Keifrider, Vice Chair
Terry Jones
Nate Halter

PLANNING COMMISSION

Tom Flatley

STAFF

Brian F. Boland, Kozloff/Stoudt Attorneys
Pamela L. Kisch, Township Secretary

ANNOUNCEMENTS

None

PUBLIC COMMENT (AGENDA ITEMS ONLY)

None

FINANCE

Mr. Halter moved, seconded by Mr. Jones, to approve the *March 4th Disbursements* as follows:

\$	3,158.00	Fire Fund
\$	177,533.13	General Fund
\$	8,971.96	Liquid Fuels Fund
\$	67,838.22	Sewer Fund
\$	257,501.31	Total

Motion passed 3-0.

NEW BUSINESS

Potential Development of Parcel at the Intersection of Limekiln Road and SR422 West – Gregg Adelman, Kaplan Stewart, stated he’s running into issues with what’s permitted in the 422 Overlay Zoning District and requested a meeting with the Board to gauge what development is permitted and discuss what was preferred. Mike Cooley, VP of Real Estate Development at The Provco Group, stated he specializes in retail development and shopping centers. Mr. Cooley stated he’s reached out to Wawa, Aldi, Wegmans and Sprout and none were interested in locating on that parcel as an anchor store, which lead them to explore other options for development. The current Zoning Ordinance allows residential use, as a use permitted by Right for parcels of 50+ acres for townhomes only. The Ordinance states the maximum area which may be developed for residential purposes shall not

exceed 40%, which for this parcel is 128 homes. The developer shared a concept plan for 226 townhomes. Mr. Jones and Mr. Keifrider stated they were not in favor of allowing almost 50% more homes over what's allowed in the Ordinance. Mr. Keifrider stated his concern would be that there are several other properties, similar in size, that the Board needs to carefully consider what types of development they want to permit and what they don't want to permit. Mr. Adelman stated the Zoning Ordinance allows Flex Office and Warehouse Space as a use permitted by Right, meaning today a warehouse would be permitted, causing extra traffic, noise and pollution. Mr. Adelman stated the site could be utilized for a data center, but the Ordinance would need to be tweaked. Mr. Cooley stated traffic from the data center would be minimal after construction is completed. There was a lengthy discussion. Mr. Adelman and Mr. Cooley answered questions from the Board and from the public about how data centers are powered, noise, light, pollution, water sources, number of jobs created and general appearance of data centers. Mr. Keifrider stated tonight was a general discussion. No action was being taken at this time. Mr. Keifrider stated this was an informal discussion and would require the developers meeting with the full Board. Mr. Adelman stated they brought a concept plan for the number of homes needed to make the parcel profitable. The preference would be retail or shopping center, but without being able to get an anchor store committed, that does not appear to be a viable option. Mr. Halter asked how many kids the townhomes would add to the school district. Mr. Jones stated it's estimated 1.56 kids per unit, similar to the Leaf Creek/Schmale Farm Plan. Mr. Flatley asked if a data center would be allowed under the current Zoning Ordinance. Mr. Boland stated the use "data center" is not currently defined as a use permitted by Right, but warehouse is, therefore the Ordinance could be modified. Noise, lighting, traffic, buffering, etc. would be addressed at that time. Mr. Halter asked if there was a projected impact to the tax base. Mr. Boland stated he's working with a data center now with an estimated revenue of \$15M. Mr. Cooley stated the data center referenced is a much larger parcel. The proposed data center on the Amity parcel would generate tax revenue, but on a smaller scale, as the parcel is just over 60-acres and would have two large buildings.

Amity Community Park (ACP) Tennis Court Lighting / Electrical and Lighting Upgrades at Pavilions – Mr. Keifrider obtained a quote from Donny's Electrical and HVAC, Inc. for \$19,700.00 to install 150-watt LED dusk to dawn lighting along the walkway leading up to the access and to light up fields when main lights turn off and add court lighting timers. Mr. Keifrider stated the quote from Santiago Contracting, LLC for \$10,800.00 included upgrading to LED lights in the restrooms at both pavilions at ACP and installation of electric hand dryers. If hand dryers work well at ACP, they may be considered for the other parks. Mr. Jones moved, seconded by Mr. Halter to authorize spending \$19,700.00 for walking path lighting and court light timers; and authorize spending \$10,800.00 for LED lighting upgrades and electric hand dryers at both pavilions, as presented. Motion passed 3-0.

PLANNING COMMISSION / SUPERVISORS

None

PUBLIC COMMENT

Lisa Bingaman, Limekiln Road, commented in opposition to a data center. Another resident from Limekiln Road stated she works in the main line and has seen how data centers operate and opposed them as well. Jim Wentzel, Hill Road, stated he would prefer development of a data center on that parcel rather than townhomes.

ADJOURNMENT

At 7:42PM, with no further business, Mr. Jones moved, seconded by Mr. Halter, to adjourn.

Meeting adjourned at 7:42PM.

Respectfully submitted

Pamela L. Kisch
Township Secretary

Actions Taken:

1. Approved the March 4, 2026 Disbursements.
2. Authorized installation of LED lighting along walking paths and installation of court lighting timers.
3. Authorized LED lighting upgrades and hand dryers at ACP pavilions.
4. Meeting adjourned at 7:42PM.

Check Issue Date	Check Number	Vendor Number	Payee	Invoice Date	Invoice Number	Description	Invoice GL Account	Check Amount
FIRE FUND								
02/19/2026	35641	1395	State Workers Ins. Fund	01/30/2026	05916342-0	Worker's Comp.-Vol. Fire 05916342 install	04-411-500.0	2,908.00
03/04/2026	35654	2085	Edward Simser	02/28/2026	MARCH 202	fire marshal stipend	04-411-180.0	250.00
Total FIRE FUND:								3,158.00
GENERAL FUND								
03/04/2026	35642	299	21st Century Media-Philly Clu	02/01/2026	2789474	Ad-Nicholson Ave project	01-406-340.0	206.49
03/04/2026	35642	299	21st Century Media-Philly Clu	02/10/2026	2792041	Ad-2026 mowing contract	01-406-340.0	256.65
03/04/2026	35644	1143	American Solutions for Busine	02/05/2026	INV087219	parking tickets	01-410-200.0	873.33
03/04/2026	35645	1736	American United Life Insuranc	02/17/2026	G00618078	Admin	01-401-123.0	262.83
03/04/2026	35645	1736	American United Life Insuranc	02/17/2026	G00618078	Code Enforcement	01-413-122.0	205.86
03/04/2026	35645	1736	American United Life Insuranc	02/17/2026	G00618078	Police	01-410-192.0	1,289.57
03/04/2026	35645	1736	American United Life Insuranc	02/17/2026	G00618078	Roads	01-438-150.0	262.21
03/04/2026	35646	1746	AutoZone Inc.	02/10/2026	065347857	truck #60 light bulbs	01-437-370.0	4.74
03/04/2026	35646	1746	AutoZone Inc.	02/23/2026	065347947	wiper blades - codes	01-413-125.0	62.88
03/04/2026	35647	1673	BAYCOM, Inc.	02/16/2026	EQUIPINV_	Perf Roll Paper-Police	01-410-200.0	1,070.00
03/04/2026	35648	1671	Berks County Conservation Di	02/06/2026	AMITY MS4	MS4 Steering Committee	01-408-367.0	1,000.00
03/04/2026	35649	2057	Central PA Teamsters Health	02/25/2026	L45416	Health Insurance-Roads	01-438-150.0	11,503.25
03/04/2026	35649	2057	Central PA Teamsters Health	02/25/2026	L45421	Health Insurance-Admin	01-401-123.0	6,821.25
03/04/2026	35649	2057	Central PA Teamsters Health	02/25/2026	L45421	Health Insurance-Codes	01-413-122.0	4,547.50
03/04/2026	35649	2057	Central PA Teamsters Health	02/25/2026	L45426	Health Insurance-Police	01-410-192.0	48,777.00
03/04/2026	35650	67	CJ's Tire & Automotive	02/19/2026	100108695	code truck inspection	01-413-125.0	78.44
03/04/2026	35652	1069	County Garage Door Co. Inc.	02/03/2026	32879	repair broken garage door PW bldg	01-430-300.0	370.00
03/04/2026	35653	98	Davidheiser's Inc.	02/06/2026	30810	Vascar testing - Police	01-410-470.0	246.00
03/04/2026	35659	216	J.P. Mascaro & Sons	02/01/2026	000057387	Recycling - February	01-426-000.0	42,957.00
03/04/2026	35660	197	Kozloff Stouidt	02/13/2026	207859	Legal services	01-404-314.0	4,062.20
03/04/2026	35660	197	Kozloff Stouidt	02/13/2026	207859	Legal services - Ordinances	01-404-314.0	740.20
03/04/2026	35660	197	Kozloff Stouidt	02/13/2026	207859	Legal services - Levensgood Rd Culvert Proj	01-404-314.0	17.00

Check Issue Date	Check Number	Vendor Number	Payee	Invoice Date	Invoice Number	Description	Invoice GL Account	Check Amount
03/04/2026	35660	197	Kozloff Stoudt	02/13/2026	207880	Legal services - Planning Comm	01-414-314.0	714.00
03/04/2026	35660	197	Kozloff Stoudt	02/13/2026	207880	Legal services - Community Bank	01-414-318.0	19.00
03/04/2026	35660	197	Kozloff Stoudt	02/13/2026	207880	Legal services - Arbour Green	01-414-318.0	57.00
03/04/2026	35660	197	Kozloff Stoudt	02/13/2026	207880	Legal services - Leaf Creek Farms	01-414-318.0	3,721.96
03/04/2026	35660	197	Kozloff Stoudt	02/13/2026	207880	Legal services - 295 Monocacy Creek Rd	01-414-318.0	19.00
03/04/2026	35660	197	Kozloff Stoudt	02/13/2026	207880	Legal services - Hill 1 & 2 Solar Project	01-414-318.0	688.50
03/04/2026	35660	197	Kozloff Stoudt	02/13/2026	207880	Legal services - White Bear LD	01-414-318.0	1,473.50
03/04/2026	35660	197	Kozloff Stoudt	02/13/2026	207880	Legal services - Reber Minor Subdivision	01-414-318.0	1,130.00
03/04/2026	35660	197	Kozloff Stoudt	02/13/2026	207880	Legal services - 926 BF Hwy E LD	01-414-318.0	19.00
03/04/2026	35661	2120	Land Mobile Corporation	02/12/2026	260218	two way radio system service 2/1-2/28/2	01-415-000.0	275.00
03/04/2026	35661	2120	Land Mobile Corporation	02/12/2026	260218	two way radio system service 3/1-3/31 (1	01-415-000.0	275.00
03/04/2026	35663	1839	Mark Bieber	02/15/2026	00021526	Truck #67 repair rear work lights	01-437-370.0	300.00
03/04/2026	35665	225	Met-Ed	02/11/2026	FEBRUARY	Traffic Signals	01-433-370.0	611.53
03/04/2026	35665	225	Met-Ed	02/11/2026	FEBRUARY	Street Lighting	01-434-000.0	3,638.39
03/04/2026	35665	225	Met-Ed	02/11/2026	FEBRUARY	Township Bldg	01-409-361.0	1,155.93
03/04/2026	35665	225	Met-Ed	02/11/2026	FEBRUARY	Recreation	01-451-360.0	489.49
03/04/2026	35666	713	MRM Workers' Comp Fund	02/15/2026	2526PRJ08	WC-Admin	01-401-123.0	81.35
03/04/2026	35666	713	MRM Workers' Comp Fund	02/15/2026	2526PRJ08	WC-Codes	01-413-122.0	26.13
03/04/2026	35666	713	MRM Workers' Comp Fund	02/15/2026	2526PRJ08	WC-Police	01-410-192.0	7,219.81
03/04/2026	35666	713	MRM Workers' Comp Fund	02/15/2026	2526PRJ08	WC-Roads	01-438-150.0	1,401.54
03/04/2026	35667	242	National Uniform Rental	02/12/2026	1038711	uniforms-roads	01-430-191.0	35.48
03/04/2026	35667	242	National Uniform Rental	02/19/2026	1038901	uniforms-roads	01-430-191.0	35.48
03/04/2026	35669	1595	PC Solutions Inc.	02/26/2026	CW125657	Sophos Central Intercept	01-406-741.0	192.30
03/04/2026	35670	2122	Phoenix Distributors	02/20/2026	5000.1	colt carbine rifle & 3 sights	01-410-750.0	2,440.00
03/04/2026	35672	607	Ray's Tire Service	02/23/2026	65137	spare plow tire repair	01-437-370.0	52.36
03/04/2026	35673	2106	Redner's Store 87 Douglassvill	02/06/2026	RS8718250	water - roads (8)	01-430-220.0	71.92
03/04/2026	35673	2106	Redner's Store 87 Douglassvill	02/06/2026	RS8718250	water - admin	01-406-300.0	8.99
03/04/2026	35673	2106	Redner's Store 87 Douglassvill	02/06/2026	RS8718250	water - police (9)	01-410-200.0	80.91
03/04/2026	35673	2106	Redner's Store 87 Douglassvill	02/20/2026	RS8718251	water - police (5)	01-410-200.0	44.95

Check Issue Date	Check Number	Vendor Number	Payee	Invoice Date	Invoice Number	Description	Invoice GL Account	Check Amount
03/04/2026	35673	2106	Redner's Store 87 Douglassvill	02/20/2026	RS8718251	water - admin (3)	01-406-300.0	40.97
03/04/2026	35674	312	Rota Mill Inc.	02/24/2026	1133799	snow plowing 2/22-2/23	01-432-450.0	7,647.50
03/04/2026	35675	1031	Runwell Solutions Inc.	02/16/2026	74051	SkyShield	01-410-741.0	1,197.00
03/04/2026	35675	1031	Runwell Solutions Inc.	02/16/2026	74052	office 365-Police	01-410-741.0	579.00
03/04/2026	35676	1492	Storks Plows	02/24/2026	532477	spare plow curb guard	01-437-370.0	347.00
03/04/2026	35677	1811	Tactical Wear LLC	10/11/2025	26323	Uniforms-Rentschler	01-410-191.0	600.57
03/04/2026	35677	1811	Tactical Wear LLC	02/14/2026	28001	Uniforms,Pisani	01-410-191.0	268.71
03/04/2026	35678	1730	TP Trailers Inc.	02/13/2026	496023	truck #60 electrical issue repair	01-437-370.0	164.90
03/04/2026	35678	1730	TP Trailers Inc.	02/24/2026	496250	truck #66 curb stops for plow	01-437-370.0	179.94
03/04/2026	35679	1228	Triad Truck Equipment, Inc.	01/09/2026	XA2910027	credit on account	01-437-370.0	47.64
03/04/2026	35679	1228	Triad Truck Equipment, Inc.	01/29/2026	XA2910044	Truck #65 plow jacks	01-437-370.0	1,199.70
03/04/2026	35680	640	UGI	02/25/2026	411004406	gas service- maintenance shed	01-430-361.0	1,509.25
03/04/2026	35680	640	UGI	02/25/2026	411007648	gas - Twp Bldg	01-409-361.0	950.23
03/04/2026	35681	894	Weaver's Hardware Co Inc.	02/22/2026	56488	chain for chainsaw	01-437-220.0	27.99
03/04/2026	35682	384	Kathie Benson	02/27/2026	HEALTH FEB	Feb health insurance	01-401-123.0	1,043.65
03/04/2026	35683	549	Engle-Hambright & Davies, In	12/30/2025	35303	Treasurer's Bond	01-486-353.0	5,640.00
02/19/2026	90361	347	Tractor Supply Credit Plan	02/06/2026	460125	truck #66 tool box	01-437-370.0	529.99
02/19/2026	90361	347	Tractor Supply Credit Plan	02/06/2026	460125	truck #71 tools	01-430-260.0	25.99
02/24/2026	90362	203	Leffler Energy	02/20/2026	43926	diesel	01-430-231.0	3,640.18
Total GENERAL FUND:								177,533.13
LIQUID FUELS								
03/04/2026	2092	13	American Rock Salt Company,	02/11/2026	0824200	salt	35-432-000.0	1,943.88
03/04/2026	2092	13	American Rock Salt Company,	02/12/2026	0824426	salt	35-432-000.0	1,981.56
03/04/2026	2092	13	American Rock Salt Company,	02/24/2026	0826047	salt	35-432-000.0	2,031.25
03/04/2026	2092	13	American Rock Salt Company,	02/25/2026	0826305	salt	35-432-000.0	1,980.75
03/04/2026	2093	1622	H & K Group, Inc.	02/25/2026	57880	antiskid	35-432-000.0	1,034.52

Check Issue Date	Check Number	Vendor Number	Payee	Invoice Date	Invoice Number	Description	Invoice GL Account	Check Amount
Total LIQUID FUELS:								8,971.96
SEWER FUND								
03/04/2026	35643	476	A Honeydipper Septic Service	02/04/2026	29774	sludge hauled out	08-429-380.0	3,038.00
03/04/2026	35643	476	A Honeydipper Septic Service	02/03/2026	29801	sludge hauled out	08-429-380.0	1,562.40
03/04/2026	35645	1736	American United Life Insuranc	02/17/2026	G00618078	Sewer	08-429-150.0	392.43
03/04/2026	35649	2057	Central PA Teamsters Health	02/25/2026	L45416	Health Insurance-Sewer	08-429-150.0	14,764.25
03/04/2026	35649	2057	Central PA Teamsters Health	02/25/2026	L45421	Health Insurance-Sewer	08-429-150.0	3,076.50
03/04/2026	35651	1904	Corrosion Products, Inc.	02/26/2026	30819942	polymer cleaner	08-429-370.0	265.00
03/04/2026	35655	449	Grainger	02/23/2026	981852017	lab supplies	08-429-450.0	293.13
03/04/2026	35656	1926	Groff Tractor and Equipment	02/26/2026	PSO616865	John Deere backhoe strut cylinders	08-429-330.0	110.46
03/04/2026	35657	1803	Hotsy Equipment Company	02/12/2026	50-63187	Hotsy pressure washer repair	08-429-370.0	143.20
03/04/2026	35658	216	J.P. Mascaro & Sons	02/15/2026	000057552	sludge disposal	08-429-380.0	14,953.40
03/04/2026	35662	1589	Laser Print Plus	02/23/2026	Q2 2026	postage - sewer bills	08-429-325.0	1,640.00
03/04/2026	35664	1779	Messick's	02/26/2026	PI7002011	snow deflector for Kubota	08-429-330.0	314.38
03/04/2026	35665	225	Met-Ed	02/11/2026	FEBRUARY	Pump Stations	08-429-362.0	3,444.29
03/04/2026	35665	225	Met-Ed	02/11/2026	FEBRUARY	Sewer Plant	08-429-361.0	16,422.00
03/04/2026	35666	713	MRM Workers' Comp Fund	02/15/2026	2526PRJ08	WC-Sewer	08-429-150.0	2,016.85
03/04/2026	35667	242	National Uniform Rental	02/12/2026	1038712	uniforms-sewer	08-429-191.0	41.00
03/04/2026	35667	242	National Uniform Rental	02/19/2026	1038902	uniforms-sewer	08-429-191.0	41.00
03/04/2026	35667	242	National Uniform Rental	02/26/2026	1039094	uniforms-sewer	08-429-191.0	41.00
03/04/2026	35668	2121	Palmerio Plumbing LLC	02/12/2026	6784	404 Glenwood Dr - clear lateral in Amity R	08-429-371.0	500.00
03/04/2026	35669	1595	PC Solutions Inc.	02/26/2026	CW125657	Sophos Central Intercept-Sewer (Monthly	08-429-741.0	104.46
03/04/2026	35671	282	Pollu-Tech, Inc.	02/12/2026	126070	polymer for press	08-429-370.0	4,508.00
03/04/2026	35673	2106	Redner's Store 87 Douglassvill	02/10/2026	RS8706244	water - sewer (10)	08-429-200.0	89.90
03/04/2026	35681	894	Weaver's Hardware Co Inc.	02/06/2026	56368	air compressor repair parts	08-429-370.0	21.58
03/04/2026	35681	894	Weaver's Hardware Co Inc.	02/11/2026	56408	Garage door opener antenna relocation s	08-429-370.0	8.93
03/04/2026	35681	894	Weaver's Hardware Co Inc.	02/13/2026	56418	comp sampler bldg supplies	08-429-370.0	20.26

Check Issue Date	Check Number	Vendor Number	Payee	Invoice Date	Invoice Number	Description	Invoice GL Account	Check Amount
03/04/2026	35681	894	Weaver's Hardware Co Inc.	02/13/2026	56420	comp sampler bldg supplies	08-429-370.0	12.90
03/04/2026	35681	894	Weaver's Hardware Co Inc.	02/13/2026	56421	effluent composite sampler bldg supplies	08-429-370.0	12.90
Total SEWER FUND:								67,838.22
Grand Totals:								257,501.31

Dated: March 4, 2026

Supervisors : 



