

**THE TOWNSHIP OF MAXATAWNY  
PLANNING COMMISSION MEETING  
THURSDAY, MAY 21, 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, David Sobotka, Martin Kozlowski and Laurel Burkhardt (by zoom). Professionals present: Engineer, Nick Perilli; Solicitor, Chris Muvdi; Township Consultant, Jerome Skrincosky; and Township Secretary/Treasurer, Jerilyn Wehr

**PUBLIC COMMENT:** (Agenda items) nothing at this time

**APPROVAL OF THE MINUTES:**

1. Motion to approve the April 16, 2026 meeting minutes
  - a. Motion made by Sobotka and seconded by Kozlowski to approve the April 16, 2026 meeting minutes. Motion passed (5-0)

**PLANS TO REVIEW:**

1. Baldwin & Merkel Subdivision - Prelim/Final plan for review
  - a. Rob Hain presented the plan which includes a single-family residence
  - b. The letters of McCarthy Engineering dated May 20, 2026 were reviewed
  - c. There was discussion on the requested waivers from the letters dated May 21, 2026 from Berks Surveying & Engineering
  - d. Motion made by Sobotka and seconded by Reynolds to recommend approval of the requested SALDO waivers. Motion passed (5-0)
  - e. Motion made by Reynolds and seconded by Kozlowski to recommend approval of the requested Stormwater waivers. Motion passed (5-0)
  - f. Motion made by Berger and seconded by Kozlowski to recommend approval of the preliminary/final plan based on the review letters of McCarthy. Motion passed (5-0)
2. Conditional Use application review - Arrowhead Lot 22 & 23/R&J Logistics
  - a. Rob Hain presented the application which includes adding 2 bays onto the existing building as well as adding an additional building for storage of parts. The use would change to a truck service center
  - b. There was discussion regarding the condition of the site, as well as trucks parking on the road
  - c. Motion made by Sobotka and seconded by Berger to recommend approval of the application conditioned upon all trucks/equipment remaining on the property and not on the road. Motion passed (5-0)
3. Conditional Use application review - ALDI Inc
  - a. Commission member Dave Sobotka recused himself from discussion on this project
  - b. Erich Schock and Matt Mazzella presented the application which needs Conditional Use approval due to the drive thru's at the restaurants, as well as the outdoor storage at the Tractor Supply
  - c. Motion made by Reynolds and seconded by Berger to recommend approval of the application. Motion passed (4-0)
4. Zoning application review - Siegel Distributing
  - a. Rob Hain presented the application. Siegel purchased the property next to its existing location and is looking to build a warehouse on site for parts. There will be a new driveway with one way access to the warehouse

- b. Motion made by Sobotka and seconded by Berger to recommend approval of the requested variances. Motion passed (5-0)
- 5. Zoning application review – Rockland Builders/17 Pershing
  - a. Wehr stated that the project includes covering an existing patio that is too close to the property line with the neighboring parcel owned by the same person
  - b. No recommendation on the application was made
- 6. Comprehensive Plan/SALDO/Zoning Update
  - Reynolds stated that a schedule for meetings for the Joint Comprehensive plan has been prepared and the meetings will be the 2<sup>nd</sup> Thursday of each month
  - a. Discussion on Overlay District
    - Township Consultant Skrincosky explained the concept of the Transitional Development Overlay District (TDOD)
    - There was discussion on zoning districts in which to incorporate the TDOD, open space and benefits of this type of Overlay District
    - Solicitor Muvdi stated that the Board of Supervisors will also review and that it will be back before this Board again next month for additional review
  - b. Discussion on draft Landscaping Ordinance
    - Motion made by Sobotka and seconded by Reynolds to authorize Solicitor Muvdi to put the draft into the form of an Ordinance. Motion passed (5-0)

**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 Sobotka and seconded by Berger to adjourn at 7:44pm.

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Respectfully Submitted,

Jerilyn Wehr, Secretary/Treasurer