



*Borough of Sinking Spring*  
**BOSS FORWARD**  
**REVITALIZATION COMMITTEE**  
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**DRAFT**

**SINKING SPRING**  
**BOSS FORWARD REVITALIZATION COMMITTEE**  
**BOARD OF DIRECTORS**

**Meeting Minutes**  
**April 21, 2026**

**Call to Order**

The meeting was called to order by Committee President Laura Mursch at 7:00 PM in Sinking Spring Borough Council Chambers, 3940 Penn Avenue.

**Present**

Laura Mursch (President-Berks County Planning Commission)  
Brian Hoffa (Vice President-Council Econ Dev)  
Lisa Gantner (Treasurer-SSB Recreation)  
Jaime Perez (Member-Berks County Redevelopment Authority)  
Robert Metzger (Member-SSB Econ Dev)  
Mike Hart (Member-Borough Manager)  
Gabriel Hirsch (BOSS Coordinator)

**A QUORUM WAS PRESENT**

**Meeting Minutes**

- **Motion to approve the meeting minutes of February 17<sup>th</sup>, 2026, by Brian Hoffa. Second by Jaime Perez.** Motion passed unanimously.

**Treasurer's Report**

- Lisa Gantner: No changes besides transferring \$200 into the new bank account opened for collecting donations for the freight house fundraising campaign. New balance is **\$1804.53**.

**Old Business**

**Bank Property Development Update (D1 District)**

- Committee member Brian Hoffa inquired about updates regarding the bank property in the D1 district. Mike reported that the Zoning Hearing Board meeting held on April 13, 2026, resulted in 8 variances being requested by 412 Holding Company for properties at 3722-A, 3726, and 3730 Penn Avenue, with 7 of the 8 variances approved. The applicant is proposing to subdivide the properties into four parcels to construct four mixed-use retail and residential buildings and one hotel.

It was noted that, as the properties fall within the D-1 Downtown zoning district, an area the BOSS Forward Committee was instrumental in establishing, the developer should meet with the Committee to discuss the approved variances, as control over the district's overall aesthetic and development character is a core purpose of the D-1 designation. Going forward, it was recommended that the Zoning Hearing Board and the BOSS Forward Committee coordinate more closely on zoning issues and development within the D-1 district, and that the administrative side of the borough align its practices with the Municipal Planning Code (MPC).

- **Action Item:** Post the D-1 zoning code to the BOSS Forward website.

#### PennDOT 724 Intersection Project Update

- Mike provided an update on the 724-intersection project, noting no new developments at this time. The Committee engaged in a significant discussion regarding the ongoing challenges with PennDOT and the need to bring local elected officials into the effort. It was agreed that engaging representatives at the local and state level would carry meaningful political weight and help move the project forward.
- **Action Item:** Mike will reach out to local representatives with a clear outline of the Committee's immediate needs as well as the project's ultimate goal, equipping them with the information necessary to best advocate on the Committee's behalf.

#### Freight House Campaign Advertising

- Gabriel reported that the donation campaign to support rebuilding the Freight House structure is now live, and that promotional advertisements for the campaign are currently in development.

#### New Business

- Kutztown Small Business Development Center Outreach  
Brian Hoffa inquired about outreach to the Kutztown Small Business Development Center (SBDC). Gabriel reported that he has emailed the SBDC twice regarding the National Small Business Week campaign but has not yet received a response. Brian suggested conducting an in-person visit to the SBDC in the coming week to follow up.
- **Action Item:** Gabriel will visit the Kutztown SBDC in person within the next week to follow up on National Small Business Week outreach.

#### Announcements

##### BCPC County Comprehensive Plan

- Laura Mursch brought to the Committee's attention an opportunity for Sinking Spring to present its needs to county planners working on the next Berks County Comprehensive Plan at a meeting on May 13th. The Comprehensive Plan's emphasis on infill and redevelopment aligns closely with the goals of the BOSS Forward Committee, making this a timely opportunity for the borough to have its voice heard. It was also noted that this meeting could serve as a valuable opportunity to connect with local elected representatives in support of the Committee's ongoing efforts.

#### Adjourn

**Motion to adjourn at 7:40 by Brian Hoffa.** Meeting adjourned.

**NEXT MEETING**  
**Tuesday May 19<sup>th</sup>, 2026 at 7:00 PM**  
**Borough Council Chambers**