

**TULPEHOCKEN TOWNSHIP  
BOARD OF SUPERVISORS' SPECIAL MEETING  
November 9, 2022**

Chairman Deck called this special meeting for the Public Hearing on the Application for the Inter-Municipal transfer of Restaurant Liquor License Number R18244 to 4992 Four Point Road, Womelsdorf, PA 19567 to order at 5:00 P.M. in the Municipal Building

In attendance and voting were Supervisors: Chairman Gary Deck, Vice Chairman Lester Feick and Supervisor Harold Zimmerman. Also present were Michelle Mayfield, Township Solicitor; Bryan Dronick, Police Chief and Kathy Judy, Township Secretary/Treasurer.

Also in attendance were Gurvinder Singh and Robert K. Varano, Esq.

Members of the audience included Connie Bashore

The Board of Supervisors introduced themselves and Attorney Mayfield introduced the Township Secretary and herself as the Solicitor.

Attorney Mayfield stated that this special meeting is for the purpose of transferring Liquor License Number R18244, previously held in the Borough of Kenhorst by GVMOTT, Inc. utilized at 1500 New Holland Road in the Borough, to the property identified by the Chairman at 4992 Four Point Road in the Township of Tulpehocken. The complete application was received by the Township on October 19, 2022.

Before proceeding, Attorney Mayfield asked if there was anyone present who wished to be recognized as a party, other than the applicant and will be asking the applicant and counsel to introduce themselves. She advised that party status would give you the right to call witnesses and to appeal the decision; approval can be appealed, denial cannot. And if you want to provide comments and not call any witnesses, we will allow you the opportunity to do that.

Attorney Varano of Mt. Carmel, PA, introduced himself and his client, Gurvinder Singh. Mr. Singh is representing Singh & Kaur. Gurvinder's father is the President and sole owner of Singh & Kaur, Inc. which owns the property at 4992 Four Point Road. Gurvinder will be the Manager at the establishment.

Attorney Mayfield stated that the public notice of this hearing was duly advertised in the Reading Eagle Newspaper, a newspaper of general circulation in the Township of Tulpehocken, on October 25, 2022 and November 1, 2022. Notice of this hearing was posted on the property on November 2, 2022. This hearing and any appeals of the decision are governed by the Pennsylvania Local Agency Law. The Supervisors may render a decision tonight or have 45 days from tonight to render this decision. At this, on behalf of the Supervisors, Attorney Mayfield offered the following exhibits into evidence: the Application for the Inter-Municipal transfer of Restaurant Liquor License Number R18244 to the property located at 4992 Four Point Road in Tulpehocken Township, notice of the hearing, proof of publication of the notice in the Reading Eagle and affidavit of posting. There were no objections to the admittance of the exhibits.

At this time Attorney Mayfield turned the meeting over to Attorney Varano to proceed. Attorney Varano presented to the board background information including:

- Singh & Kaur has eighteen gas stations that they operate between Pennsylvania and New Jersey
- Gurvinder's Father owns those.
- They've had the 4992 Four Point Road location for approximately twelve years
- It currently is a restaurant type style/gas station and pictures will be provided to show the interior
- The license that they are requesting to transfer is a restaurant license and therefore they need to have a

- restaurant set up at this property which requires seating for thirty people as per LCB law
- There is currently seating for about fifteen people already there as some of the pictures will show. And there is space there to add the additional tables that will be required by the LCB
  - Currently the majority of the restaurant portion is take-out and they anticipate in the future, with the alcohol sales, that the majority of that will be take-out as well. There are table there but the majority of people pick-up their order and leave.
  - There does not need to be renovations, other than the addition of tables, to meet the criteria required by the LCB. There are coolers there already that would be licensed by the LCB for alcohol as well as plans for a slushie machine.
  - Employees will go through the training that is required by the LCB to be able serve and sell alcohol.
  - As far as hours of operation, they are currently open 6:00 A.M. to 9:00 P.M. seven days a week. They are planning on maintaining those hours; that is when the gas station is open and there aren't any changes to hours of operation planned.
  - With Attorney Mayfield's assistance, they have already looked at some information regarding code they will follow up on. The preliminary indication looked like the only issue would be to make sure there is the adequate parking per the Township's Zoning Ordinance. Currently there are seventeen parking spaces (one handicap and sixteen not handicapped). There is room to establish more parking if it is required.

Attorney Varano supplied the Board with pictures of the outside of the building, inside seating, register/check out area and coolers and requested that they be entered as Petitioner's Exhibit 1.

Attorney Varano requested the Boards approval. He advised that they have applied to the Liquor Control Board and need the approval of the Township to move forward.

The Board did not have any questions at this time.

At this time, Connie Bashore introduced herself. She shared that she has no complaints with the Singh's business and is not personally opposed to the application for the liquor license. She does however, have concerns over the patients at the nearby Teen Challenge operation. Patients regularly leave the Teen Challenge property and walk to the store at 4992 Four Points Road. She is concerned about the impact this could have on the community because of the access the Teen Challenge patients will have to alcohol. Ms. Bashore asked that the Board take this into consideration before making a decision. Discussions followed among those in attendance.

Chief Dronick then asked the applicant, with games of chance already being at the location, are they going to allow customers to drink and play the games of chance. Mr. Singh responded that the alcohol sales are typically take-out but if the LCB does allow it in the restaurant area; the games are currently at the other end of the store. Attorney Varano further explained that one of the things the LCB does is approve certain areas in the store where alcohol is allowed, you cannot have alcohol in the entire place. An on-site meeting with the LCB will take place to determine where alcohol is allowed and prohibited and requirements for labeling the areas as such.

*Vice Chairman Feick made a motion to adopt Resolution 2022-10 approving the inter-municipal transfer of Restaurant Liquor License R18244 from Kenhorst Borough, Berks County to Singh & Kaur, Inc. for the property located at 4992 Four Point Road - - seconded by Supervisor Zimmerman and passed unanimously (3-0).*

### **ADJOURNMENT OF MEETING**

*Chairman Deck made a motion to adjourn the meeting at 6:00 PM - - seconded Supervisor Zimmerman and passed unanimously (3-0).*

Respectfully Submitted,  
Kathy Judy, Secretary  
Tulpehocken Township