

April 6, 2017

Township of Ontelaunee
35 Ontelaunee Dr.
Reading, PA 19605

The regular meeting of the Ontelaunee Township Board of Supervisors was called to order at 7:05 pm by the Board Chairman Kenneth Stoudt, in the Ontelaunee Township building, with Board Supervisors William Klein and Gary Hadden present.

Additional Meeting Attendees: Jason Holmgren, Code Enforcement
Elizabeth Magovern, Solicitor
William McMullen, Engineer
Kim Y. Berger, Secretary

Visitors – Karen Chandler (Reading Eagle), Craig Strunk (SVSD), Philip Leinbach (AEM Architects), Joan Anderton, OIC Brian Horner, Tina Boyd, Kenny Quell (Leesport Fire Co.), Richard Reilly, Paul Bendigo (SVSD)

The meeting was opened by the Pledge of Allegiance to the Flag.

A motion was made by Gary Hadden and seconded by William Klein to approve the meeting minutes as written from the Board of Supervisors meeting on March 2, 2017. Vote 3-0.

POLICE DEPARTMENT – February and March’s report was submitted.

FIRE DEPARTMENT – Kenny Quell handed in a new report showing the fire calls.

BUSINESS FROM FLOOR

Tina Boyd who is running for Judge gave a small presentation on her campaign and asked for everyone’s support.

Jamie Schlesinger from PFM reviewed the new loan revision. He had received RFP’s from numerous banks. Tompkins Vist has given ups the best proposal with an interest savings of \$137,000.

After discussion, a motion was made by Gary Hadden and seconded by Kenneth Stoudt to move forward with the new loan for \$2,660,000 with Tompkins Vist Bank and to have the Solicitor prepare and advertise the required ordinance for adoption at the May meeting. Vote 3:0

Philip Leinbach from AEM Architects was present to discuss the possibility of the Supervisors waiving the financial security escrow for the Schuylkill Valley School District stadium renovations. This would be a savings to the taxpayers.

After discussion a motion was made by Gary Hadden and seconded by William Klein to waive the financial escrow security for the SVSD stadium. Solicitor Magovern was asked to include legal verbiage in the improvements agreement to be sure that the Township is covered for any financial concerns. Vote 3:0

OIC Brian Horner wanted to thank the Supervisors for their support and is looking forward to continue to work with the Supervisors.

TAX COLLECTION - For March, Real Estate Taxes \$208,680.04; Interims \$3.04; Street light Tax \$537.40. A motion was made by Gary Hadden and seconded by Kenneth Stoudt to accept the tax collectors report. Vote 3:0

ROADMASTERS REPORT MARCH 2017

FUEL USED

Ford – 48.345 gal diesel
#7 M-2 – 50.700 Gal Diesel
GMC Utility – 29.45 gal diesel
#4 M-2 – 31.7 gal diesel
GMC #6 – 21.9 gal diesel
Total -202.925 gal diesel - \$586.26

WORK PREFORMED

Plow and cinder March 10, 14, 15 and 16
Equipment maintenance
Washed trucks and spreaders
Welded plow on M2 #4
2 – Xmarks and F Kubota to Lift for service
GMC Pick up to Penske for recall, inspection and service
2 M-2's / GMC dump to Highland for inspections and service
Sealed more sewer lids
Removed broom from F Kubota installed snow blower
Removed tree from Willow Creek Road with Fire company
Serviced JD mower
Changed cutting edges on several plows
Changed bulbs in police department and outside lites.
Received check from Noll Pallet for \$163.28 for stop sign at Gernants Church Rd. and Ontelaunee Drive

HOURS WORKED

Total 182.50 – Plowing or cindering – 120.25 hours

SIGNS ERECTED OR REPLACED

Replaced No parking sign on Oesterling Drive
Replaced Street sign (E. Huller & Leesport Ave)
Replaced Street sign (Berkley Park & Heffner Lane)
Replaced Stop sign – Ontelaunee Drive & Gernants Church Rd.

PURCHASES & EXPENSES

Lift (oil and def fluid)	21.22
Lift (service Xmark 72")	335.89
Lift (service Xmark 60")	345.93
Lift (service F tractor)	519.61

April 6, 2017

Tractor Supply (mower lift)	190.79
EM Kutz (plow and spreader parts)	649.24
Kuzans (shovel)	16.99
Highland (inspect and service 2011 M2)	722.31
EJB (signs and hardware)	617.00
Geoff Penske (service and inspect GMC pick up)	97.39
Total	\$ 3,516.37

Roadmaster
Kenneth Stoudt

Mr. Stoudt stated that he must take 180 tons of salt by July 31, 2017 from the State. The spreaders will be coming off the trucks after April 15. All the trucks were inspected in March.

ENGINEER'S REPORT

1. Mohrsville Road

The project re-started on April 3rd and the paving is expected to be completed April 5th.

2. MS4

A full application, as approved at the March meeting, will be submitted for the rain garden construction on SVSD property to the 2017 Schuylkill River Restoration Fund on or prior to April 17, 2017.

3. Willow Glen Subdivision

Improvement installation inspection reports are attached.

We are currently reviewing the detectable warning surface (DWS) placement at the corner of Edinboro Lane and Danbury Court due to interference by a gas main valve. The Contractor (for Landmark) installed the DWS by cutting the DWS around the valve.

4. Harvest Subdivision

An improvement installation inspection report is attached.

5. Brasler Parcel (Berks 222) Land Development Plan

There were no plans received for review following the Ontelaunee Township Planning Commission meeting of June 16, 2016. Action for this plan by the Board of Supervisors is due on or prior to June 15, 2017.

6. Schuylkill Valley School District (SVSD) Land Development

The Board of Supervisors granted the requested waivers at their February 2, 2017 meeting and granted conditional approval with the conditions being satisfactorily addressing the plan comments contained in the ARRO review correspondence of January 11, 2017 and obtaining outside agency approvals. Revised plans were received at the Township building on March 2, 2017.

The two items remaining regarding conditional approval are the agreements for improvement installation and stormwater management facility maintenance. School

district representatives have indicated that they will be attending the Supervisors meeting to discuss a waiver of the requirements to post escrow funds for the improvements.

7. **UGI – Temple LNG Parking Land Development Plan**

The plan was conditionally approved by the Board of Supervisors at their meeting of December 1, 2016. The condition of plan approval was satisfactorily addressing the plan comments contained in the ARRO review correspondence of October 19, 2016, receiving outside agency approvals and clearing the clear sight distances at the intersection of E. Huller Road and Willow Creek Road.

Revised plans and supporting documentation has been submitted and reviewed by ARRO. A review based on the revised plan and documents was provided to the design engineer on December 9, 2016.

Texas Eastern Pipeline provided written approval to the Board of Supervisors to access the clearing area through their property and also to conduct minor clearing on their parcel. Quotes can now be received for the clearing operations.

8. **Sheetz Redevelopment Land Development Plan**

The plan was conditionally approved by the Board of Supervisors at their meeting of November 3, 2016. The conditions of plan approval was satisfactorily addressing the plan comments contained in the ARRO review correspondence of October 19, 2016 and obtaining outside agency approval.

Revised plans and supporting documentation has been submitted and reviewed by ARRO. A review based on the revised plan and documents was provided to the design engineer on December 23, 2016. No additional plan revisions have been received to date. Please note that Sheetz recently received approval of their NPDES submittal for the discharge of stormwater from the site.

9. **Ashley Furniture Land Development Plan**

Ashley Furniture has submitted a Land Development Plan for review by the Ontelaunee Township Planning Commission at their meeting to be held on March 16, 2017.

Recommendations of the Planning Commission and proposed motions for the Board of Supervisors are listed on the meeting agenda.

Please note that a waiver has not been included or requested for Section 5.881 of the SALDO regarding a Traffic Impact Study. The developer's consultant is researching potential trip generation from the expansion which will determine if the section is applicable.

10. **Berks Storage**

ARRO provided comments regarding the documents and submittal and provided recommendations to Bogia Engineering. Revised documents were provided to ARRO that meet the Stormwater Management Ordinance criteria. We have contacted the developer's consultant and Attorney Magovern's office regarding the need for the

preparation of an agreement based on the discussion at the February 2, 2017 Supervisors meeting.

11. Intersection of Berkley Road and Tube Drive

A stop sign warrant analysis was received by the Township from Bogia Engineering, Inc. The analysis relates to the intersection of Berkley Road and Tube Drive. The report indicates traffic volume does not warrant the installation of a multi-way stop sign although other criterion in the MUTCD may be considered for the improvements presented.

12. Road Opening Ordinance 2007-6

We have discussed the 80% return of escrow funds, methodology for calculation of the escrow and agreement referenced in the ordinance with Attorney Magovern's office.

The language in the Ordinance indicates the Supervisors may return 80% upon completion but does not compel the Township to do so. The Ordinance also outlines that the Engineer establishes the escrow and the method currently being utilized is within the Ordinance.

Two options exist, the first is to add a note to the application that 80% escrow will not be returned upon completion and also some language in the form of an agreement to satisfy the ordinance language. This option is perceived as not requiring a revision to the Ordinance.

The second option is to revise the ordinance and present the requirements of the application, escrow and release in a clearer manner in a new Ordinance.

Given the limited number of applications received and the information and concurrence from Attorney Magovern's office regarding interpretation of the current ordinance provisions we recommend revisions to the current application.

Mr. McMullen will seek quotes for the clearing of the area for site distance requirements for the UGI land development plan.

Regarding the Berkley Road and Tube drive stop sign request after traffic study conducted at the request of BCIU, at this time there will be no action taken.

As far as road openings/driveway permits, Mr. Stoudt has a concern regarding the driveway that is being constructed onto Wiley's Road from the first property at Pillar Drive. Mr. McMullen will check into it.

MS4: Covered in Engineer's report

SOLICITOR

A motion was made by Kenneth Stoudt and seconded by William Klein to ratify the termination of Michael Schwenk as the Township Zoning officer and building code officer as well as the

April 6, 2017

appointed sewer/plumber inspector for the Ontelaunee Township Municipal Authority effective March 31, 2017. Vote 3:0

A motion was made by Gary Hadden and seconded by William Klein to ratify the appointment of Kraft Code Services LLC as the Township Zoning Officer and Building code officer as well as the appointed sewer/plumber inspector for the Ontelaunee Township Municipal Authority effective April 1, 2017. Vote 3:0

A motion was made by Gary Hadden and seconded by William Klein to adopt Resolution #2017-4 changing the name of Berks Products Drive to New Enterprise Drive. Vote 3:0

A motion was made by Kenneth Stoudt and seconded by William Klein to adopt Resolution #2017-5 – amending the permit fee schedule. Vote 3:0

Request the supervisors take action to ratify the MOU with Walsh/Granite regarding a traffic detour utilizing the township owned roadway Calais Drive, during the reconstruction of the Leesport Avenue Bridge over the Willow Creek. THIS MOTION IS TABLED.

Solicitor Magovern was asked to send a letter to Walsh/Granite regarding the tabling of the motion until such time as we receive an updated map regarding the closing of the roads for the bridge repair. There are problems with signage to prevent the trucks from becoming stuck on Snyder Road or are not aware of the detour until they turn onto Snyder Road.

At this time a public hearing was opened to discuss the Ordinance 2017-4 regarding a zoning amendment. There was no discussion and the hearing closed.

A motion was made by Kenneth Stoudt and seconded by William Klein to adopt Ordinance #2017-4 Chapter 27 – Zoning amending Articles II, IV and V. (This deals with the wireless communications tower and medical marijuana dispensaries.) Vote 3:0

At this time a public hearing was opened to discuss the Ordinance 2017-5 regarding a zoning amendment to the Subdivision and Land Development ordinance. Mr. Richard Reilly asked to clarify the ordinance which Solicitor Magovern did and the hearing closed.

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to adopt Ordinance #2017-5 Chapter 23 – Subdivision and Land Development – revising the definition of the term building. Vote 3:0

CODE ENFORCEMENT - Mr. Schwenk's March report was received. Jason Holmgren from Kraft Code Services was present at the meeting to be introduced. Kraft Code Services will be the Township Code Enforcement team who will be dealing with all issues.

OTMA – nothing to report

EMA COORDINATOR – nothing to report

POLICE COMMISSION – Chief Eaken retired as of April 3, 2017. Brian Horner has taken over as Officer in Charge until his contract is approved at which time he will become the new Chief of Police.

PLANNING COMMISSION

For the Ashley Expansion project, on the recommendation of the Planning Commission, a motion was made by Gary Hadden and seconded by William Klein grant a waiver of all of Section 5.882(Impact studies) as listed per the waiver request letter by Stackhouse Bensinger Inc. dated March 10, 2017. Vote 3:0

For the Ashley Expansion project, on the recommendation of the Planning Commission, a motion was made by Gary Hadden and seconded by Kenneth Stoudt grant a waiver of Section 305(Ground water recharge) and 307(Stream bank erosion) on the condition of the Conservation District approving a General NPDES Permit for Stormwater Discharges associated with Construction Activities for the current storm water management plan. Vote 3:0

PARK & REC– There was no meeting held in March due to the winter storm

EXPENDITURES

A motion was made by William Klein and seconded by Gary Hadden to approve expenditures for March in the amount of \$181,078.56. Vote 3:0 (Gary Hadden abstained from the invoice from Morgan Rail)

Albright College,Center for Excellence	165.00
ARRO Consulting, Inc.	9,120.39
BERKS COUNTY TREASURER	520.96
Comcast 1	388.76
Comfort Pro, Inc	197.00
E.J.BRENEMAN, L.P.	617.00
E.M.KUTZ, INC.	2,505.09
Elite Fuel Service	2,359.48
Geoff Penske	97.39
H. A. Thomson Co.	113.00
Hartman Valeriano Magovern & Lutz P.C.	2,821.07
Highland Auto & Truck Repair	2,985.50
INTUIT	211.95
J.P.Mascaro & Sons	1,506.72
KIM BERGER	48.26
KUZANS HARDWARE	116.24
Larson Design Group	494.75
LIFT, Inc.	1,222.65
Long, Barrell & Co., LTD.	4,017.00
MET ED	4,714.08
MILLERS LAWNMOWER SERVICE	4.71

April 6, 2017

Morgan Rail	495.00
Nester's Sanitation Inc.	98.00
New Enterprise Stone & Lime Co	77.24
NORTHERN BERKS REGIONAL POLICE DEPT.	135,565.06
OFFICE SERVICE CO.	241.44
Omega Systems	162.50
Paul W Essig	2,491.00
ProAsys	222.50
READING EAGLE COMPANY	285.85
Reading Office Maintenance	340.00
Ready Refresh	7.98
Schwenks Code Enforcement, LLC	1,787.50
Signal Service Inc.	3,807.00
T. M. Bailey Services, LLC	136.00
TELCO, INC.	706.30
Tractor Supply Co.	190.79
VERIZON	237.40
	<u>181,078.56</u>

OLD BUSINESS: Nothing

NEW BUSINESS Nothing

UPCOMING MEETINGS/INFO:

April 10– 11 a.m. – NBRPD
April 13– 7 p.m. – OTMA
April 11 – 7 p.m. - Rec Board
April 20 – 7 p.m. – Planning Commission

ADJOURNMENT

A motion was made by William Klein and seconded by Gary Hadden to adjourn the monthly meeting at 8:15 p.m. Vote 3:0

Respectfully

Kim Y. Berger
Secretary