

July 2, 2020

Township of Ontelaunee
35 Ontelaunee Dr.
Reading, PA 19605

The regular meeting of the Ontelaunee Township Board of Supervisors was called to order at 7:00 pm by the Chairman Kenneth Stoudt, in the Ontelaunee Township building, with Board Supervisors William Klein and Gary Hadden present.

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

Visitors- Kenny Quell and Dane Miller, Sr.

A motion was made by Gary Hadden and seconded by William Klein to approve the minutes from the regular meeting of June 4, 2020. Vote 3:0

POLICE DEPARTMENT – May report

FIRE DEPARTMENT – No report

BUSINESS FROM FLOOR –

Mr. Quell mentioned that there was a call today regarding a tree down at Ohlinger and Shoemakersville Road. It should be looked at, since it is very close to the road.

TAX COLLECTION: A motion was made by Gary Hadden and seconded by William Klein to approve the Tax Collector report for June 2020 as follows:

Real Estate Taxes -	\$13,869.33
Real Estate Interims -	\$ 985.71
Street Light Tax -	\$ 0.00

Vote 3:0

ROADMASTERS REPORT JUNE 2020

FUEL USED

GMC Pick up –29.1 gal diesel
Gas cans – 50.225 gal – unleaded
Tiger – 149.096 gal diesel
GMC utility – 26.54 gal unleaded

HOURS WORKED

211.25 total hours
8.5 hrs. – twp building
29.75 hrs - Rec A & B mowing

WORK PREFORMED

3. **McIntosh Subdivision – Phase I**

Conditions of plan approval were met July 1st and the plans and approval correspondence have been prepared by the Ontelaunee Township staff for pick-up by the developer.

A pre-construction meeting was held with BCD on June 26th. We have received submittals from the developer's excavator (Schlouch) for storm sewer, sanitary sewer and water improvements. ARRO will review and provide approval/comments regarding the submissions.

The developer has inquired to our office if Adams Road can be detoured and temporarily closed during the day between Sunglo and Rome for water and sewer installation.

An inquiry was also received if Road Opening Permits are required for water and sewer main and laterals to be installed on Adams Road. Given that the improvements are contained on the Improvement Agreement and the provided escrow it is our opinion they are not required.

4. **Allan Myers Land Development**

ARRO personnel are conducting periodic site reviews of the improvement installations.

5. **Berman Freight Land Development Plan**

The Non-Residential Sewer User Questionnaire was received March 4, 2020 and a review of the EDU's and need for a sanitary sewer capacity agreement provided to Attorney Magovern's office.

A representative of Berman Freightliner contact ARRO and the Township requesting a meeting on Wednesday, July 8, 2020 at 10:00 a.m. to discuss the calculation of EDU's for the facility.

6. **Brassler Parcel (Berks 222) Land Development Plan**

ARRO personnel are conducting periodic site reviews of the improvement installations.

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

ARRO personnel are conducting periodic site reviews of the improvement installations and resolution to the driveway pipe to be installed.

8. **Willow Glen Subdivision**

Improvement inspection reports are attached.

A site meeting was conducted with Forino, C2C, Folk Paving and Township representatives on June 10th. All areas of base repair were marked and the areas for scratch/leveling course identified as well as resolutions required for water valve repairs. Since the meeting the proposed paving operations listed below have been outlined by C2C. The map exhibit referenced is attached to this report.

- a. The area of Nantucket from lot 115 to 106 (Shown in Red on the Exhibit) is going to be topped once the base repair and scratch/leveling course is complete.
- b. The Loop (shown in Yellow on the Exhibit) including Solvay and Nantucket (from lot 114 to 106) is going to be dedicated once all the paving has been completed to the satisfaction of the Township.

July 2, 2020

- c. The section of Nantucket from Solvay to the first intersection of Edinboro (from lot 45-36, shown in Green on Exhibit) is also ready for topping at this time once the scratch/leveling course is complete. This area will not be offered for dedication until all of Nantucket (shown in Purple on Exhibit) is topped and at least 80% of all homes constructed.
- d. The section of Nantucket from lots 99-88 (shown in orange on the Exhibit) is going to have only scratch/leveling course completed at this time. Topping of this section will hopefully occur this fall depending on the number of homes remaining to be constructed at the time.

We received a call from Shawn Sweigart on July 1st and Shawn indicated that item d. would not be completed at this time until the homes along this segment were constructed (contrary to item c. note). Notice was also provided by Shawn that the paving operations are scheduled for July 15 through 17.

As with the Solvay Drive wearing course paving, please note item c. that proposes to place paving on Nantucket in an area where dedication is not occurring. I would also ask for confirmation that dedication of Nantucket will be accepted for dedication upon 80% of home construction. This was not the case for Nantucket from Edinboro to Solvay.

ARRO operations personnel assisted with a sewer blockage on 6/10/20 within the Forino Willow Glenn Development between Danbury Court and Edinboro Lane. The blockage was excavated and repaired within six hours of notification. A report was provided to the Township under separate cover.

9. Harvest Subdivision

Improvement inspection reports are attached.

The following subdivision/land development plans remain active (*Items #10 through #14*); however, there is no activity since our last report.

10. *Flex Membrane International Corporation Land Development*

The Ontelaunee Township Supervisors provided conditional Final Plan approval at their May 7, 2020 meeting. Revised plans have not been received addressing the conditions of plan approval.

11. *Reading-Berks Storage LLC (19 Willow Creek Land Development Plan)*

The Ontelaunee Township Supervisors granted conditional approval of the Final Plan submission. The conditions of approval were receipt of an NPDES approval, Improvement Agreement, Stormwater Operations & Maintenance Agreement and submission of fully executed final plans.

NPDES approval correspondence was received for the project on October 31, 2019.

To date we have not received the remaining documents required by the conditional plan approval. The Improvement and Stormwater Maintenance Agreements were forwarded to the developer by Attorney Magovern's office on January 17, 2018.

12. *Five Star International*

The final plan was conditionally approved at the February 7, 2019 Supervisors meeting.

A final conditions review correspondence was provided to the developer and their consultant on July 17, 2019.

A sewer capacity agreement was provided by Attorney Magovern's office and forwarded to the developer's consultant on January 16, 2019.

An information request to the developer's engineer was sent on September 4, 2019 for additional escrow cost agreement information as well as notification that sewer capacity agreement and fees have not been received. Upon receipt of revisions to the project cost estimate ARRO will forward information to Attorney Magovern's office for preparation of the required agreements.

13. *UGI – Berkshire Mechanical Land Development Plan*

Approval of waivers and conditional plan approval was granted by the Board of Supervisors at their December 6, 2018 meeting. No additional plan submission has been received from the developer to address the conditions of approval.

14. *Perdue Driver Depot Land Development Plan*

At their meeting held April 5, 2018, the Board of Supervisors provided Preliminary/Final Conditional Approval based on satisfying the conditions in the ARRO review correspondence of March 13, 2018 and executing a sewer capacity agreement.

Attorney Magovern's office revised the project agreements (Improvement & Stormwater Maintenance) as requested by the developer's Attorney and forwarded them along with the Sewer Capacity Agreement to the developer on September 14, 2018. The developer's Attorney has indicated that the Sewer Capacity Agreement, Improvement Agreement and the SWM Maintenance Agreement and associated fees would not be forwarded by the developer until January of 2019.

15. **General Engineering**

- a. Bertolet Construction Corporation completed the 2020 Road Project improvements on Gernants Church Road.

An Application for Payment was received and a recommendation for approval was forwarded to the Township in the amount of \$65,133.50. This value is \$1,037.50 above the awarded value of \$64,096.00 due to a reduction in the lineal footage of pipe, addition of square yards of shoulder construction and a line striping mobilization charge.

July 2, 2020

- b. The Willow Creek Road Project Notice to Proceed was issued to H&K Group. We have been not informed/contacted regarding a schedule for the project.
- c. Supervisor Stoudt and ARRO personnel reviewed a number of locations for potential road improvement projects (Grube Lane – Oil & Chip, Berkley Road – Paving and SWM facilities and Indian Manor Drive – Shoulder SWM removal and improvements). An approximate cost for a single seal coat (Oil and Chip) on Grube Lane was provided to Supervisor Stoudt under separate cover.

16. MS4 Program

- a. ARRO is progressing with the planning and design of the wet pond and two bio swales identified in the PRP. Following the planning and design phases of the project we will, upon approval of the Board of Supervisors, commence with bidding, construction and post construction aspects of the project.

17. Water System Engineering & Reporting

- a. Flow data was entered into the Greenport site (PADEP Reporting site).
- b. Draft CCR comments were received by PADEP with revisions being incorporated and the final CCR provided to the Township late in the day June 30, 2020.
- c. The revised sampling location plan (revised to PS #8) was forwarded to PADEP by Ontelaunee Township staff.

18. Sanitary Sewer System Engineering

- a. As authorized at the December Supervisors meeting, ARRO continues the review of the Ontelaunee Pump Stations. A draft report is currently being prepared by ARRO to include recommendations regarding potential modernization/upgrade options. An estimate of probable construction cost along with priority recommendations will be provided to the Board of Supervisors.
- b. ARRO personnel met with and reviewed a number of surcharge sampling locations and results for resolution of future testing (Rutter's & Leesport Diner).
- c. Quacker Packers consultant presented a proposal for an alternate EDU calculation utilizing waste loading. The proposal was reviewed by ARRO staff and Attorney Magovern's office. A denial of the proposed methodology was forwarded to Quacker Parkers on July 1, 2020. Additional information regarding the request and denial was provided to the Board of Supervisors under separate cover.
- d. Additional sampling will be scheduled with MJ Reider for the industrial facilities as allowed/permitted under constraints of Covid-19 orders and directives.
- e. ARRO operations personnel assisted a resident at 297 Gernants Church Road with troubleshooting a blocked sewer trap.
- f. ARRO will provide updates for the Rules & Regulations to Attorney Magovern's office. Proposed additions to the document include flow meter and monitoring manhole details

for non-residential facilities, sewer saddle tap details, revisions to responsibilities regarding water meter purchase above ¾" meters and specifications for individual grinder pump units.

19. Sanitary Sewer Operations

- a. Services/activities were conducted identified under the Routine Operations scope of services outline in the Professional Services Agreement between Ontelaunee Township and ARRO.
- b. ARRO operations personnel responded to multiple pump station power failure alarms on June 4th & 20th.

A motion was made by Gary Hadden and seconded by William Klein to approve the payment from the Liquid Fuels account to Bertolet Construction Corporation in the amount of \$65,133.50 for the road improvement project on Gernant's Church Road. Vote: 3:0

Discussion was held regarding the Reitnouer project. Mr. Quell asked about the fire hydrants. There was no sheet included that showed fire hydrants. Bill McMullen will check with Bogia Engineering. Also Mr. Quell asked that the fire hydrants have Storks connections.

WATER DEPT.: June report submitted

MS4: Nothing to report – already covered under Engineer's report

SOLICITOR :

A public hearing was held regarding the following ordinance:

AN ORDINANCE OF THE TOWNSHIP OF ONTELAUNEE, BERKS COUNTY, PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF ONTELAUNEE, CHAPTER 27 ENTITLED "ZONING", ARTICLE V ENTITLED "GENERAL REGULATIONS ", SECTION 515 ENTITLED "HEIGHT EXCEPTIONS" TO INCREASE PERMITTED BUILDING HEIGHT TO FIFTY FEET (50') FOR ANY BUILDINGS OR STRUCTURES OVER 200,000 SQUARE FOOT

A motion was made by William Klein and seconded by Kenneth Stoudt to adopt Ordinance #2020-4 amending the zoning to increase permitted building height to fifty (50) feet for any buildings or structures over 200,000 square feet.

Vote 3:0

A motion was made by Gary Hadden and seconded by William Klein to adopt Resolution #2020-5 naming Kim Berger as a deputy tax collector. Vote 3:0

A motion was made by Kenneth Stoudt and seconded by Gary Hadden to authorize the solicitor to obtain an administrative warrant to enter a home on Furnace Row to change the water meter. Vote 3:0

CODE ENFORCEMENT – Report submitted

July 2, 2020

EMA COORDINATOR – No report

POLICE COMMISSION – Mr. Hadden reported that we are hopeful to have the 2020 budget approved at the July meeting.

PLANNING COMMISSION – Discussion was held regarding the zoning ordinance amendment.

EXPENDITURES

A motion was made by Gary Hadden and seconded by William Klein to approve expenditures for May in the amount of \$232,508.64 Vote 3:0

General	\$164,418.76
Developers A/C	\$ 11,024.15
Water	\$ 32,931.44
Sewer	\$ 24,134.29
21st Century Media - Philly Cluster	320.78
A-1 Traffic Control Products, LLC	13,640.76
ARRO Consulting, Inc.	42,495.41
Berks Court Reporting Service	195.00
Berks Nature	144.00
Berks Soil & Stone	3,500.00
Borough of Leesport	569.55
Brian's Window Cleaning	450.00
Comcast 1	275.27
Commonwealth of Pennsylvania	4,000.00
Cummins Power System, LLC	358.44
Dallas Data Systems, Inc.	163.13
DCED	117.00
Elite Fuel Service, LLC	615.26
Exeter Supply Co, Inc	804.84
Hartman Valeriano Magovern & Lutz P.C.	808.00
Hemmigs Plumbing	3,960.00
Highland Auto & Truck Repair	431.19
J.C.EHRLICH	987.00
JB Environmental Services LLC	1,972.50
KDI Office Technology	205.00
Kline's Services	2,211.23
Kraft Code Services LLC	43,861.67
KUZANS HARDWARE	76.57
LIFT, Inc.	26.76
M.J. Reider Associates Inc	2,055.00
MET ED	2,343.55

July 2, 2020

Met Ed	4,261.29
Nester's Sanitation Inc.	98.00
NORTHERN BERKS REGIONAL POLICE DEPT.	68,734.24
Pitney Bowes	180.66
ProAsys	235.00
Reading Area Water Authority	23,376.29
Reading Office Maintenance	425.00
Ready Refresh	7.98
Rhoads Energy Corporation	335.28
Straub Roofing & Concrete Inc.	4,210.00
T. M. Bailey Services, LLC	360.00
TELCO, INC.	3,171.85
VERIZON	179.20
WB Mason	80.94
Yellow Rose Enterprises LLC	265.00
Grand Total	232,508.64
General	164,418.76
Developer Escrow	11,024.15
Water	32,931.44
Sewer	24,134.29

OLD BUSINESS:

NEW BUSINESS:

UPCOMING MEETINGS/INFO:

July 13 – 6:00 p.m. – NBRPD
July 16 – 7 p.m. – Planning Commission
July 27 – 5 p.m. – Welker ZHB
August 4 – 3:30 p.m. – Worksession
August 6 - 7 p.m. - Board of Supervisors meeting

ADJOURNMENT

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

Respectfully

Kim Y. Berger
Secretary