

August 6, 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
Kim Y. Berger, Secretary

Visitors- Kenny Quell

A motion was made by Gary Hadden and seconded by William Klein to approve the minutes from the regular meeting of July 2, 2020. Vote 3:0

POLICE DEPARTMENT – June report

FIRE DEPARTMENT – July report

BUSINESS FROM FLOOR – Nothing

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

Real Estate Taxes -	\$33,420.28
Real Estate Interims -	\$ 323.44
Street Light Tax -	\$ 270.00

Vote 3:0

ROADMASTERS REPORT JULY 2020

FUEL USED

GMC Pick up –22.0 gal diesel
Gas cans – 26.0 gal – unleaded
Tiger –104.65 gal diesel

HOURS WORKED

247 total hours
10 hrs. – twp building
26.50 hrs - Rec A & B mowing

WORK PREFORMED

Mowed at Township Building
Mowed rec A & B
Mowed twp roads and intersections
Oiled and chipped Peach Street and Grube Lane
Remove and install broom on Tiger
Remove and clean up pine tree on Gernants Church Road

ENGINEER REPORT JULY 2020

Subdivisions and Land Development Projects

1. McIntosh II (Single Family & Duplex)

A Sketch Plan was received and will be first reviewed by the Ontelaunee Township Planning Commission at their meeting to be held on August 20, 2020.

Information regarding the previous agreement regarding conditional use structures have been received from the developer's consultant and Attorney Magovern's office.

2. Reitnouer Land Development Plan

Final plans were received and reviewed by the Ontelaunee Township Planning Commission at their meeting held July 16, 2020. Motions regarding waivers and conditional plan approval, as recommended by the Planning Commission, are listed on the meeting agenda.

ARRO provided comments regarding the overall Traffic Impact Study prepared by Bogia Engineering to Gregg Bogia and the Township under separate cover.

3. Berman Freight Land Development Plan

A discussion was held with representative of Berman Freightliner and the Township on Wednesday, July 8, 2020 to discuss the calculation of EDU's for the facility. Following research by the Township staff the Sewer Capacity Agreement was revised by Attorney Magovern's office and forwarded to Berman Freightliner.

4. Willow Glen Subdivision

Improvement inspection reports are attached.

Paving operations were completed between July 15th and 17th on Nantucket Drive. Notice was provided to the developer that any intended dedications of roads to the Township must be provided to PennDOT on or prior to September 1st.

A storm sewer pipe between Danbury Court and Edinboro Lane (inlet to inlet) was partially completed. A previous gas line installation prevented the connection of the pipe to the inlet on Edinboro Lane. The developer's consultant will be providing potential resolutions for review and approval.

5. McIntosh Subdivision – Phase I (Single Family)

ARRO is conducting full-time on-site observation of the improvement installations.

The developer's consultant indicated that they will be proposing alternatives for the layout of curb ramps at the intersection of Ida Red Drive and Sunglo Drive.

6. Flex Membrane International Corporation Land Development

The Ontelaunee Township Supervisors provided conditional Final Plan approval at their May 7, 2020 meeting. Revised plans have been received and are being reviewed for conformance to the conditions of plan approval.

7. Brassler Parcel (Berks 222) Land Development Plan

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

8. UGI – Temple LNG Parking Land Development Plan

ARRO personnel are conducting periodic site reviews of the improvement installations. Based on recent rainfall events, the lack of the installation of the storm sewer pipe under the driveway does not appear to impeded stormwater flows along Willow Creek Road.

The following subdivision/land development plans remain active (*Items #9 through #14*); however, there is no activity since our last report.

9. Harvest Subdivision

Improvement inspection reports are attached.

10. Allan Myers Land Development

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

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. A pre-construction meeting was held on August 6, 2020 with H & K for the Willow Creek Road Project. We will inform the Township of the perspective start date for the project.
- b. A seal coat project was conducted on Grube Lane and Peach Street via the purchase of stone and oil through CoStars and rental of equipment from AMS for the application of the materials.

16. **Road Opening Ordinance**

The following are Road Opening Permit activities for the above referenced period.

- a. Level 3 Communications – for 619 Snyder Road: Application and plans received for the excavation in an unimproved shoulder for the installation of fiber optic to the structure. An escrow and application calculation were prepared and forwarded to the applicant.

17. **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.

18. Water System Engineering & Reporting

- a. Flow data was entered into the Greenport site (PADEP Reporting site).

19. Sanitary Sewer System Engineering

- a. 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. Correspondence to and from Quacker Packers regarding wastewater discharge have been forwarded under separate cover to the Township and Attorney Magovern's office.
- c. Additional sampling will be scheduled with MJ Reider for the industrial facilities.
- d. 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.

20. 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 pump station alarms on July 8th, 13th and 16th.
- c. An air pump for PS #4 and a spare unit were ordered as well as an engine timer for PS #2.

WATER DEPT.: July report submitted

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

SOLICITOR : No report

CODE ENFORCEMENT – Report submitted

EMA COORDINATOR – No report

POLICE COMMISSION – Mr. Hadden reported that there is now a Police Budget – effective 8/1/20.

PLANNING COMMISSION –

Reitnouer Production facility

On the recommendation of the Planning Commission, a motion was made by Kenneth Stoudt and seconded by William Klein to grant a waiver of Section 5.8824 Hydrogeological Impact study (Going to connect to Rawa), Section 5.2194 on intersection not to exceed 5% grade (existing grade 9.8% will match existing with additional 3.11% grade transition) and give final plan approval based on meeting all the conditions on the Arro review letter dated July 15, 2020. Vote 3:0

EXPENDITURES

A motion was made by Gary Hadden and seconded by William Klein to approve expenditures for July in the amount of \$293,705.77 Vote 3:0

General	\$127,362.13
Developers A/C	\$ 3,027.20
Water	\$ 36,695.28
Sewer	\$ 61,487.66
Liquid Fuels	\$ 65,133.50

21st Century Media - Philly Cluster	768.98
A-1 Traffic Control Products, LLC	8,929.01
Arlan R. Wessner, Inc.	12,090.65
ARRO Consulting, Inc.	22,607.61
Berks Soil & Stone	52.00
Bertolet Construction Corporation	65,133.50
Borough of Leesport	1,420.92
Checks For Less	76.80
Comfort Pro, Inc	1,171.74
Commonwealth of Pennsylvania	630.00
COUNTY PLUMBING & ELECTRIC	1,627.54
Deer Country Farm & Lawn Inc.	1,196.31
Delaware Valley Regional Finance Authori	6,460.80
Envirep Inc	1,183.93
Frederick K. Hatt, Attorney-at-Law	2,661.85
Hartman Valeriano Magovern & Lutz P.C.	4,842.15
Hemmigs Plumbing	4,240.00
J.P.Mascaro & Sons	1,530.66
JB Environmental Services LLC	312.50
Leesport Borough Authority	50,521.66
LIFT, Inc.	594.03
M.J. Reider Associates Inc	965.00
Met Ed	4,058.12

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MET ED	842.42
Miller Municipal Supply LLC	434.80
Nester's Sanitation Inc.	98.00
NORTHERN BERKS REGIONAL POLICE DEPT.	68,734.24
POSTMASTER	275.00
Reading Area Water Authority	25,034.31
Reading Office Maintenance	170.00
Ready Refresh	7.98
Rhoads Energy Corporation	295.27
SOS Business Machines	208.46
Stichter Sharpening & Custom Machining	108.00
TELCO, INC.	4,149.83
VERIZON	90.98
Wex Bank	180.72
Grand total	293,705.77
General	127,362.13
Water	36,695.28
Sewer	61,487.66
Escrow	3,027.20
Liquid Fuels	65,133.50
	293,705.77

OLD BUSINESS:

NEW BUSINESS:

UPCOMING MEETINGS/INFO:

ADJOURNMENT

A motion was made by Gary Hadden and seconded by William Klein to adjourn the monthly meeting at 8:20 p.m. Vote 3:0

Respectfully

Kim Y. Berger
Secretary