

March 4, 2021

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 Supervisor Gary Hadden present. William Klein was unable to attend due to a medical issue.

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

Visitors- Kelly Burdick, Fred Harrison (Ontelaunee Twp.), Heather Schoener (Maidencreek Township), Scott Eaken (Maidencreek Township), Attorney Barbara Dietrich, Robert Wood (Maidencreek Township), Kevin Orman, Johanna Chervak (Crow Holdings Industrial), Jose Lazo (BL Companies), Anthony Cronrath (Ontelaunee Township)

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve the minutes from the regular meeting of February 4, 2021. Vote 2:0

An Executive session was held on February 4, 2021 at 6 p.m. to discuss personnel.
An Executive session was held on February 15, 2021 at 1 p.m. to discuss personnel.
An Executive session was held on February 26, 2021 at 10 a.m. to discuss litigation.
An Executive session was held on March 1, 2021 at 9 a.m. to discuss litigation.

POLICE DEPARTMENT – February report

FIRE DEPARTMENT – February report

BUSINESS FROM FLOOR –

Barbara Dietrich, Solicitor for the developer of the Gaspari Tract, was present to discuss the EDU's for the property. According to Attorney Dietrich there is an agreement from 2004 purchasing EDU's, however the developer went out of business and the asset of EDU's was given to the Harleysville Bank.

Kevin Orman, developer of Gaspari Tract then stated that the EDU's go with the property and is not an asset of the bank.

Discussion was held regarding the EDU's and what needs to happen with them. Discussion was also held regarding an Indemnification Agreement that the Board will consider.

TAX COLLECTION: A motion was made by Kenneth Stoudt and seconded by Gary Hadden to approve the Tax Collector report for February 2021 as follows: Vote 2:0

Real Estate Taxes -	\$4,342.38
Real Estate Interims -	\$ 872.69
Street Light Tax -	\$ 0.00

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ROADMASTERS REPORT DECEMBER 2020 & JANUARY 2021

FUEL USED

GMC dump - 32.25 gal diesel
GMC utility – 69.53 gal diesel
M2 #7 – 41.66 gal diesel
M2 #4 – 11.00 gal diesel
Ford – 66.02 gal diesel
Kubota Loader – 17.25 gal diesel
Blue Ford – 15.81 gal unleaded

HOURS WORKED

December 106.50 total hours
January 34.25 total hours

WORK PREFORMED

Plow and Cinder – Dec. 16, 17, 18, 26
Plow and Cinder – Jan. 3, 5, 26, 27
Cleaned up trucks after cindering
Repaired plows and spreaders
GMC utility to Highland for repairs

PURCHASES & EXPENSES

Highland Auto (repairs to 4 x 4 on GMC Utility) 682.55

Total \$ **682.55**

Roadmaster Kenneth Stoudt

ROADMASTERS REPORT FEBRUARY 2021

FUEL USED

GMC dump - 56.29 gal diesel
GMC utility – 136.77 gal diesel
M2 #7 – 169.56 gal diesel
M2 #4 – 63.78 gal diesel
Ford – 105.28 gal diesel
Kubota Loader – 12.01 gal diesel
Blue Ford – 19.673 gal unleaded
Kubota snow blower – 5.6 gal diesel
Gas cans – 18.560 gal unleaded

HOURS WORKED

February 343.25 total hours
Plow & Cinder – 300.25

WORK PREFORMED

Plow and Cinder – Feb. 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 16, 18, 19, 20, 22, 23, 24
Replaced spinner motor on GMC dump
Cleaned up trucks after cindering
Repaired & replaced cutting edges on plows
Replaced cinder lite on GMC dump
Install and replace chains on trucks
#4M2 to Highland then to Berman
Maintenance to trucks, spreaders and plows

5. Reitnouer Land Development Plan

Revised final plans and documents were received February 11, 2021 for compliance to the conditions of approval.

A recommended motion to approve and execute all documents (Resolution, cover letter Component 3 Sewer Module) for the 73 EDU's, 48 for Crow Holdings and 25 for Reitnouer, sanitary sewer from the GBDF site conditioned on receipt of all documents from the developer(s) is listed on the agenda.

The revised design (pump station and force main) for acceptance of the improvements by the Township is currently under review by ARRO personnel.

The Area Wide TIS study revision dated February 11, 2021 is being reviewed. The cost sharing aspect of the document will be summarized and provided to the Board of Supervisors for their review and approval.

6. Adams Subdivision

A subdivision predominantly located in Perry Township will be presented to the Ontelaunee Township Planning Commission at their March 18, 2021 meeting requesting a waiver from review requirements under the Ontelaunee Township Subdivision and Land Development Ordinance.

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

ARRO is conducting conduct periodic improvement installation observations as necessary.

An escrow release recommendation in the amount of \$50,616.00 was forwarded to the Township under separate cover.

8. Brassler Parcel (Berks 222) Land Development Plan

ARRO personnel recently conducted a site review of the improvement installation and will be forwarding an inquiry to the developer and their consultant regarding water ponding on West Huller Lane. The inlet placed along East Huller Lane is not dewatering correctly and causing the water ponding on the road.

The following subdivision/land development plans remain active (*Items #9 through #17*); however, there is no activity since our last report.

9. McIntosh II

ARRO provided the Township and developer our review correspondence regarding sanitary sewer and water service for the project.

10. McIntosh Subdivision – 16 Lots

ARRO personnel are conducting site visits as necessary regarding improvement installations. Improvement observation reports are attached.

11. *Flex Membrane International Corporation Land Development*

ARRO personnel conducted on-site observations for the connection of the facility to the existing low-pressure system located on Noll Pallet property.

12. *Allan Myers Land Development*

E-mails and conversation regarding follow-up to the PennDOT HOP's issued for the project (water and sewer connections on Leesport Avenue in the name of Ontelaunee Township) was forwarded to the developer and their consultant. An extension is required for the sanitary sewer opening and revision for the water opening is required. The developer was provided access to both applications for submission of the documents under the e-permitting system.

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

ARRO personnel inquired to the developer's contractor regarding site improvements and the installation of a driveway pipe.

14. *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.

15. *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.

16. *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.

17. *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.

18. General Engineering

- a. The bid opening for the 2021 Liquid Fuel paving work and pipe replacements/abandonment work proposed for Gernants Church Road between Loose Lane and Cedar Mill Run is being scheduled for opening at the Supervisors April 1, 2021 Supervisors meeting.
- b. The Area Wide TIS was forwarded to a potential developer for redevelopment of a parcel north of SR 00763 and East of SR 0061.

19. Water System Engineering & Reporting

- a. Water meter readings were reviewed.

20. Sanitary Sewer System Engineering

- a. Tributary Chapter 94 Report information will be prepared and provided to both LBA and MTA.
- b. A draft of the LBA's consultants requested a list of all potential and requested EDU's over the next five years has been developed and forwarded to the Township for review.
- c. ARRO continues incorporating revision to the draft Ontelaunee Pump Station Modernization and Upgrade Report prepared and provided to the Board of Supervisors at their November 2020 meeting for review. The total probable cost of identified short term and long-term upgrades and modernization items was approximately \$1,500,000.00.

Loan interest rates are 1.107% for the first five years and 1.861% for years six through 20 (maximum term, however there are exceptions).

A \$1,500,000.00 loan for 15 years would have a yearly payment obligation of \$113,200.00 (\$9,450.00 monthly) with a 20-year loan yearly payment obligation of \$88,300.00 (\$7,360.00 monthly).

- d. Wastewater sampling data was reviewed. Additional sampling and the methodology of sampling has been discussed and will be scheduled with MJ Reider for the industrial facilities as needed.
- e. ARRO is compiling a running list of revisions and will provide updates for the Rules & Regulations to Attorney Magovern's office.

21. Sanitary Sewer Operations

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- 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 is reviewing options to provide permanent emergency power at PS #8.
- c. The following alarm responses occurred during the period.
 1. Power failure at PS #1 & #8 on 2/1/2021 (during Snow event).
 2. Power failure at PS #1, #3, #4, #6 & #8 on 2/2/2021 (following Snow event).

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to authorize the chairman to sign the sewer facility planning Module for Crownstone contingent upon approval from the engineer. Vote 2:0

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve the escrow release #2 requested for Reading Berks Storage in the amount of \$50,616.00 from the LOC #540002831. Vote 2:0

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve and execute all documents (Resolution, cover letter Component 3 Sewer Module) for the 73 EDU's, 48 for Crow Holdings and 25 for Reitnouer, sanitary sewer from the GBDF site conditioned on receipt of all documents from the developer(s). Vote 2:0

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve the sewer capacity agreement for the purchase of 41 EDU's by Greater Berks Development Fund in the amount of \$307,500. Vote 2:0

Discussion: Regarding the townhouses/apartments/condos that are coming before the Planning Commission, Mr. Fred Harrison wanted to know if there would be a separate sewer and water meter for this facility. The supervisors stated that there would be.

Mr. Harrison questioned the driveway that would come off of Loose Lane. He stated that in 1989 he wasn't allowed a circular driveway and that they should not be permitted to have an additional driveway. He was instructed to attend the next Planning Commission. This plan is a sketch plan and this would be discussed at the Planning Commission meeting.

WATER DEPT.: February Report submitted

MS4: Nothing to report

SOLICITOR : Solicitor Magovern

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to authorize the solicitor's office to advertise the Stormwater management Ordinance for review and adoption at the April Supervisors meeting. Vote 2:0

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A motion was made by Gary Hadden and seconded by Kenneth Stoudt to authorize the solicitor's office to advertise the ordinance repealing the Townships Pre UCC Plumbing Code. Vote 2:0

CODE ENFORCEMENT – Report submitted

EMA COORDINATOR – Nothing to report

POLICE COMMISSION –

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to authorize Gary Hadden, Police Commissioner, to rescind the motion regarding the dissolution of the Northern Berks Regional Police Department at the next police commission meeting on March 8, 2021. Vote 2:0

PLANNING COMMISSION –

On the recommendation of the Planning Commission, a motion was made by Gary Hadden and seconded by Kenneth Stoudt to grant a waiver of Section 7.29 Monuments for the Potts Subdivision. They will be using pins instead. Vote 2:0

On the recommendation of the Planning Commission, a motion was made by Kenneth Stoudt and seconded by Gary Hadden to grant final plan approval for the Potts Subdivision based upon satisfying the Arro review letter of February 18, 2021. Vote 2:0

BL companies (Crow Holdings Industrial) Warehouse project along Route 61 connecting to Ontelaunee Drive.

On the recommendation of the Planning Commission, a motion was made by Kenneth Stoudt and seconded by Gary Hadden to grant the following waivers for Crow Holdings Industrial:

A waiver of Section 4.351906(trees)

A waiver to Section 4.3568(lighting height to be 27 ft.) ordinance 20 ft.

A waiver to Section 5.3611(proposed slope 2 to 1)

A waiver of Section 5.881(traffic impact) Study to be addressed in area wide traffic study

A waiver to Section 5.9142& 5.9143(slopes)

A waiver to Section 7.23(curbs)

A waiver to Section 305.c (BMP) water to be pretreated

A waiver to Section 305.K (to allow a 4 ft set back)

A waiver to Section 312.A (percolation rate)

A waiver to Section 314.A.4,C

Waivers under Section 5.8821 article V, (Utilities impact study), Section 5.8833 article V (Fiscal impact analysis), Section 5.8823 article V (Environmental impact study) Section .8824 article v (Hydro geologic impact study), Section 5.8825 article V (Steep slope analysis)

Vote 2:0

On the recommendation of the Planning Commission, a motion was made by Gary Hadden and seconded by Kenneth Stoudt to grant Conditional preliminary final plan approval to Crow Holdings Industrial, based on satisfying the Arro review letter dated 2/18/21. Vote 2:0

EXPENDITURES

A motion was made by Kenneth Stoudt and seconded by Gary Hadden to approve expenditures for February in the amount of \$153,961.53. Vote 2:0

General	\$68,151.67
Developers A/C	\$ 9,201.21
Water	\$40,321.95
Sewer	\$36,286.70

FEBRUARY - LIST OF BILLS PAID

21st Century Media - Philly Cluster	1,432.50
Amazon	14.77
American Rock Salt Company, LLC	10,397.44
ARRO Consulting, Inc.	20,906.76
BERKS COUNTY TREASURER	325.20
Bob Fisher Chevrolet	32,655.67
David A. Mettin	787.50
Delaware Valley Regional Finance Authori	2,942.40
E.M.KUTZ, INC.	2,012.50
Elite Fuel Service, LLC	3,467.97
Envirep Inc	535.75
Exeter Supply Co, Inc	7,363.62
Gary S. Hadden	221.12
Hartman Valeriano Magovern & Lutz P.C.	6,716.00
Hemmigs Plumbing	9,752.00
J.P.Mascaro & Sons	765.33
JB Environmental Services LLC	162.50
Kline's Services	1,772.26
Leesport Borough Authority	427.81
M.J. Reider Associates Inc	730.00
Maidencreek Notary	40.00
Maidencreek Township Authority	16,880.32
MET ED	1,118.61
Met Ed	4,116.40
Nester's Sanitation Inc.	98.00
OFFICE SERVICE CO.	97.15
POSTMASTER	330.00

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Reading Area Water Authority	25,216.24
Reading Office Maintenance	170.00
Ready Refresh	7.98
Rhoads Energy Corporation	149.51
Running Board Warehouse	718.34
Schultz Technology Solutions	344.04
TELCO, INC.	87.95
V & M Towing	562.50
Web Hydroponics	199.50
Yellow Rose Enterprises LLC	420.00
Zoom Video Communications Inc.	15.89
GRAND TOTAL	153,961.53
General	68,151.67
Water	40,321.95
Sewer	36,286.70
Developer	9,201.21

OLD BUSINESS:

NEW BUSINESS:

UPCOMING MEETINGS/INFO:

March 8 – 6:00 p.m. – NBRPD
March 18 – 7 p.m. – Planning Commission
April 1 - 7 p.m. - Board of Supervisors meeting

ADJOURNMENT

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to adjourn the monthly meeting at 7:50 p.m. Vote 2:0

Respectfully

Kim Y. Berger
Secretary