

May 6, 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- Scott Eaken (Maidencreek Township), Robert Wood (Maidencreek Township), Lisa Unrath (Ontelaunee), Mike Bercek (Adams Subdivision), Heather Schoener (Maidencreek Township), Charlotte Mercado (Ontelaunee Township), Karl Lippold (Ontelaunee Township), Robyn McGrew, Gregg Bogia (Bogia Engineering)

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve the minutes from the regular meeting of April 1, 2021. Vote 2:0

An Executive session was held on May 6, 2021 at 6:30 p.m. to discuss possible litigation.

POLICE DEPARTMENT – No report

FIRE DEPARTMENT – No report

BUSINESS FROM FLOOR –

Charlotte Mercado, 5696 Allentown Pike was present to discuss the flooding that is occurring on her property since the neighbor has put up a fence. Ms. Mercado presented pictures of flooding from 2018 as well as August 2020. Unfortunately there has been more rain than usual. The incident in 2020 we received around 10 inches of rain within a few hours which caused a lot of flooding along creeks, rivers, etc.

Ms. Mercado stated that she has been in contact with DEP as well as the conversation district.

Mike Bercek (Adams Subdivision), on behalf of the property owner Ron Adams. There are two lots that will need the lot lines adjusted. There is a motion on the agenda regarding granting a waiver to allow Perry Township to oversee the review and approval of the subdivision of the Adams parcel being subdivided as presented to the Planning Commission; however, Perry Township should keep Ontelaunee copied on the subdivision.

Karl Lippold, Cider Mill Road was present to discuss the addition of sheds that have been installed on the Trailer Park lots. Mr. Lippold states that one of the sheds is 1 ft. from his property line. Mr. Holmgren (Zoning Officer) stated that he sent an NOV to address the issue with the person who installed the shed. They have applied for a zoning permit. This may mean the property owner may

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have to get the land surveyed or have to apply for a variance. Mr. Lippold stated the wants the shed moved. If a variance is necessary Mr. Lippold can appeal to the Zoning Hearing Board at that time.

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

Real Estate Taxes -	\$355,544.28
Real Estate Interims -	\$ 68.85
Street Light Tax -	\$ 5,556.60

ROADMASTERS REPORT APRIL 2021

FUEL USED

Chevy Pick up - 29.13 gal diesel
Cans – 10. 64 gal unleaded gas

HOURS WORKED

206 total hours
18 hours - Rec A & B
12.25 – Twp. building

WORK PREFORMED

Took pick up to Kutz to have lights and plow installed
Had all trucks inspected at Highland
Had 3 Exmark mowers serviced at lift
Removed 2 Vbox spreaders and put into storage
Removed all plows, serviced and put into storage
Removed blower on F-Kubota and installed mower
Mowed Rec A & B
Emptied trash at Rec A & B
Washed down pavillion at Rec A
Took 21 tires for recycling
Maintenance to Kubota, john Deere and JD Zero turn
Mowed at township bldg.
Mowed along roads
Removed tree on Gernants Church Road
Sprayed for weeds at twp. Building
#4M-2 to Kutz to have plow worked on
Patched Berkley Road and Slater Road
Met with Wawa Reps. on road issues
Met with Bill McMullen on Harvest Streets
Mowed Bewley Retention pond
Maintenance to replace pump and parts on lawn sprayer

Replaced curve ahead sign – Willow Creek Road

PURCHASES & EXPENSES

Tractor Supply (weed & feed; pump and parts)	479.08
Highland Auto (inspections for 4 trucks)	377.05
Kuzans (April expenses)	322.52
Lift (service mowers)	1,215.43

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Miller Municipal (5 sign posts)	350.40
Northern Tools (hydraulic jack)	394.99
Blatt Construction (replace hydraulic door closer)	274.50
EM Kutz (step for utility, cutting edges, plow blade)	946.33
Lowes (cold patch)	130.17
Deer Country (Maintenance kit for John Deere)	53.20
Total	\$4,543.67

Roadmaster

Kenneth Stoudt

ENGINEER REPORT FOR APRIL 2021

Subdivisions and Land Development Projects

1. McIntosh Farms II

The Ontelaunee Township Planning Commission reviewed the initial Final Plan submission at their meeting on April 15, 2021. The plan was tabled by the Planning Commission to address ARRO review comments and recommendations regarding the cul-de-sacs. Recommended motions regarding waiver requests are listed on the meeting agenda.

A revised final plan has been submitted and will be reviewed by the Planning Commission at their meeting to be held May 20, 2021.

Action by the Board of Supervisors is required on the Final Plan submission on or before June 23, 2021.

2. McGrew Dealership (Bobcat)

The developer's consultant acknowledged the need to provide a Component 3 Sewage Facilities Planning Module to Leesport Borough Authority related to treatment capacity. The Sewage Facilities Planning Module will then be provided to Ontelaunee Township for review and signature based on the conditional approval granted by the Board of Supervisors at their March 4, 2021 meeting.

3. Reitnouer Land Development Plan

A final conditions review correspondence was issued for the Land Development on April 15, 2021. A sanitary sewer and water service review correspondence was issued to developer May 6, 2021.

The revised Component 3 Sewage Facilities Planning Module including the Reitnouer and CHI development was received and submitted by the Township to PADEP. PADEP rejected the submission due to the organic overload at the LBA treatment facility. Upon approval of the LBA 2020 Chapter 94 Report and Corrective Action Plan (CAP) LBA should be in a position to

issue approval of the connection. The PADEP denial correspondence of the Sewage Facilities Module was provided to the Township under separate cover.

Communications regarding the Area Wide TIS and associated improvement costs and project agreements (Improvement, SWM, and Water Capacity) are or have been prepared and or discussed with the developer's representative.

The design, permitting and total improvement cost for the intersection of SR 0073 and Ontelaunee are proposed for inclusion in the Reitnouer Improvement Agreement with a cost sharing agreement being developed by Reitnouer and CHI.

Crow Holdings Land Development

Communications regarding the Area Wide TIS and associated improvement costs and project agreements (Improvement, SWM, and Water Capacity) are or have been prepared and or discussed with the developer's representative.

4. Adams Subdivision

A recommendation is provided on the agenda for the subdivision predominantly located in Perry Township.

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

ARRO is conducting conduct periodic improvement installation observations as necessary.

A recommendation for escrow release #3 is listed on the agenda.

6. Potts Minor Subdivision

A final condition review was forwarded to the developer's consultant April 5, 2021.

7. Harvest Subdivision

Improvement observation reports are attached.

8. Willow Glen Subdivision

Improvement observation reports are attached.

9. McIntosh Subdivision – 16 Lots

Improvement observation reports are attached.

The following subdivision/land development plans remain active (*Items #11 through #18*); however, there is no activity since our last report.

10. 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 West Huller Lane is not dewatering correctly and causing the water ponding on the road. To date we have not received any suggestions/resolution from the developer or their consultant.

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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. General Engineering

- a. H & K was forwarded the Notice to Proceed for the 2021 Liquid Fuel paving work and pipe replacements/abandonment work proposed for Gernant's Church Road between Loose Lane and Cedar Mill Run.

To date, the pre-construction conference or the start of work have not been scheduled.

- b. ARRO personnel reviewed the area of Calais Drive and Versailles Court with Supervisor Stoudt. We received one quote (L & N Zimmerman Excavating) for the installation of conduit, via directional (trenchless) boring, to power a currently inoperable light pole. The quote does not include the launching and receiving pit excavation. Due to a number of questions/concerns we have it will be necessary to make inquiries/meet with the Township electrician, and excavator and L & N regarding the methodology and final cost for the project.
- c. A contact has been made to PennDOT District 5-0 representatives regarding the procedure they would like to occur for the submission of the Area Wide TIS. To date no response has been received by the PennDOT representatives.
- d. Notification was received that the PennDOT MMF grant application for roadway improvements (SR 0073 & Ontelaunee Drive and SR 0073 & SR 0061) was not funded.

PA DCED has a Multimodal Grant program. Grant applications for the program are accepted until July 31. These funds may be used for the development, rehabilitation and enhancement of transportation assets to existing communities, streetscape, lighting, sidewalk enhancement, pedestrian safety, connectivity of transportation assets and transit-oriented development. Request amount limits are \$100k - \$3 million with matching requirement of 30% of total project cost.

If interested in pursuing this funding source the ARRO grant department can prepare the application on behalf of the Township.

18. Water System Engineering & Reporting

- a. ARRO will prepare the 2020 CCR on behalf of Ontelaunee Township.
- b. Water meter readings were reviewed.

- c. Chapter 110 reporting was completed through the PADEP Greenport site.
- d. A map of fire hydrant locations was developed and provided to the Township.
- e. Raw data regarding GIS mapping for water and sanitary sewer facilities in the Township was provided to Entech pursuant to their request on behalf of LBA.

21. Sanitary Sewer System Engineering

- a. ARRO is compiling industrial and commercial system users in cooperation with Ontelaunee staff as requested by LBA's consultant (Entech).
- b. LBA's consultant provided the Chapter 94 Report and Corrective Action Plan (CAP) submitted to PADEP.
- 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.

ARRO remains prepared to proceed with an application to PennVest and to commence the design of the improvements upon authorization by the Board of Supervisors.

- d. Wastewater sampling data was reviewed. Additional sampling will be scheduled with MJ Reider for the industrial facilities as needed.

A pre-treatment facility application and permit for Materion (225 Peach Street) was reviewed by ARRO and was forwarded to LBA for their review and approval.

- e. ARRO is compiling a running list of revisions and will provide updates for the Rules & Regulations to Attorney Magovern's office.

22. 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. Operations personnel responded/verified Pa One Call marking for facilities located on Adams Road, Rome Court and Cider Mill Run as a result of PennDOT maintenance operations.
- c. ARRO personnel measured and ordered manhole risers for West Huller Lane and an in-stock supply for future manhole issues within the Township. The first repair will be the West Huller Lane.
- d. Manholes at various locations were marked out for PennDOT to come in and remove the tar and chips from the lids so they can be opened again. They are currently sealed shut.

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- e. The control panel for Pump Tank #1 at Pump Station #8 was completely replaced by Chris Hemmig on April 24th. This now puts up back into full operation the 2 pump tanks, each containing two pumps that run as designed.

As requested by the Board of Supervisors we have researched the cost for permanent or a mobile generator unit for pump station #8. In all, we appear to be in the \$30k ballpark for a trailer and the stationary Kohler coming in a little lower than that. Adding in the transfer switch, accessories, and labor our quick estimate is in the \$60k-\$80k range for a full bid price.

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve the escrow release #3 requested for Reading Berks Storage in the amount of \$456,640.85 from the LOC #540002831. Vote 2:0

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to proceed with the design and permitting for the upgrades to the pump stations and to proceed with completing the PennVest Application. Vote 2:0

WATER DEPT.: April Report submitted

MS4: Nothing to report

SOLICITOR : Solicitor Magovern

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve the Memorandum of Transfer of seven (7) EDU's from Greater Berks Development fund to M & G Realty for the property on Pottsville Pike (Bobcat). Vote 2:0

A motion was made by Kenneth Stoudt and seconded by Gary Hadden to approve Resolution #2021-8 having the Township entering into the Intergovernmental Cooperation Agreement to re-join the County's UCC Board of Appeals. Vote 2:0

CODE ENFORCEMENT – Report submitted

Discussion was held regarding a NOV that was sent to a property along Pottsville Pike. The property owner has not responded to the NOV. The supervisors would like the Zoning Officer to continue with issuing a final notice of violation.

EMA COORDINATOR – Nothing to report

POLICE COMMISSION – Mr. Hadden stated that there have been interviews for an interim Chief.

PLANNING COMMISSION –

Adams subdivision 2 lots to be subdivided from large lot. (Perry Township)

On the recommendation of the Planning Commission, a motion was made by Gary Hadden and seconded by Kenneth Stoudt to grant a waiver to allow Perry Township to oversee the review and

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approval of the subdivision of the Adams parcel being subdivided as presented to the Planning Commission; however, Perry Township should keep Ontelaunee copied on the subdivision. Vote 2:0

Bobcat Dealer Final land development (Crownstone dealership)

On the recommendation of the Planning Commission, a motion was made by Gary Hadden and seconded by Kenneth Stoudt to conditionally approve the Final land development plan with the conditions being based on meeting the requirements of the Arro letter of April 15, 2021. Vote 2:0

McIntosh Development: C2C design group. Arro letters dated April 14, &15, 2021

On the recommendation of the Planning Commission a motion was made by Kenneth Stoudt and seconded by Gary Hadden to approve the following waivers:

- ❖ waiver of section 301.1 for Plan scale of the Subdivision and land development Ordinance
- ❖ waiver so Section 308.A for Storm water reduction 2 to 1(This relates to homes on top of hill per plan) of the Stormwater Management Ordinance
- ❖ waiver of Section 3.14.A.4.C Basin bottom at 3 % grade (Basin bottom has a built in drain that can be opened) of the Stormwater Management Ordinance.

Vote 2:0

During the Planning Commission meeting the requested waiver regarding cul-de-sacs were discussed. The Commission request that the cul-de-sacs be reviewed. Three options 1. Redesign cul-de-sac, 2 remove cul-de-sac, 3. HOA take care of removal of snow.

EXPENDITURES

A motion was made by Kenneth Stoudt and seconded by Gary Hadden to approve expenditures for the month of April in the amount of \$283,605.24. Vote 2:0

General	\$144,196.64
Developers A/C	\$ 10,879.34
Water	\$ 39,657.03
Sewer	\$ 88,872.23

LIST OF BILLS - APRIL

21st Century Media - Philly Cluster	748.17
Albright College, Center for Excellence	650.00
ARRO Consulting, Inc.	23,892.75
BB & T Governmental Finance	27,928.31
Blatt Construction	274.50
Borough of Leesport	2,953.92
Checks For Less	58.78
Comfort Pro, Inc	527.99
DCED	144.00

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Deer Country Farm & Lawn Inc.	53.20
Delaware Valley Regional Finance Authori	2,942.40
E.M.KUTZ, INC.	946.33
Envirep Inc	9,366.14
Exeter Supply Co, Inc	2,013.00
Gary S. Hadden	369.94
Hartman Valeriano Magovern & Lutz P.C.	5,761.00
Hemmigs Plumbing	5,710.00
Highland Auto & Truck Repair	376.95
J.P.Mascaro & Sons	765.33
JB Environmental Services LLC	130.00
Jordan Munoz	50.00
JWC Environmental	10,191.16
Kraft Code Services LLC	11,245.25
KUZANS HARDWARE	242.42
LB Water Service, Inc.	2,048.00
Leesport Borough Authority	53,015.08
LIFT, Inc.	1,215.43
Long, Barrell & Co., LTD.	7,587.67
Lowes Home Centers	130.17
M.J. Reider Associates Inc	820.00
MET ED	1,392.69
Met Ed	4,155.17
Millennium Filters	40.05
Miller Municipal Supply LLC	350.40
Nester's Sanitation Inc.	98.00
NORTHERN BERKS REGIONAL POLICE DEPT.	75,022.90
OFFICE SERVICE CO.	98.11
PA Dept of Environmental Protection	4,000.00
Pitney Bowes	705.50
Reading Area Water Authority	21,197.88
Reading Office Maintenance	255.00
Ready Refresh	44.70
Rhoads Energy Corporation	58.37
Rieck's Printing	1,215.00
Schultz Technology Solutions	561.70
SOS Business Machines	361.57
SwiftReach Networks, Inc	350.00
T. M. Bailey Services, LLC	176.30
TELCO, INC.	657.35
Tom Masano	42.35
Tractor Supply Co.	479.08
VERIZON	169.34

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Zoom Video Communications Inc.	15.89
GRAND TOTAL	283,605.24

General	144,196.64
Water	39,657.03
Sewer	88,872.23
Escrow	10,879.34

OLD BUSINESS:

NEW BUSINESS:

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to return the remaining escrow amounts to the following developers/contractors:

SVSD – Stadium project	\$4,627.01
UGI – Land Development	\$ 548.76
Schlouch – 31 Adams – road opening permit	\$1,808.68
Comcast – Wingco Lane – road opening permit	\$2,496.12
Vote 2:0	

A motion was made by Kenneth Stoudt and seconded by Gary Hadden to approve Willow Glen Development to hold a food truck party at the Willow Glen Playground on May 15, 2021 from 4:30 p.m. to 8 p.m. contingent upon receiving certificates of insurance from the food truck vendors and following all the guidelines as spelled out in the permit application received. Vote 2:0

A motion was made by Kenneth Stoudt and seconded by Gary Hadden to authorize the Solicitor to advertise an amendment to the No Parking Ordinance. Vote 2:0

UPCOMING MEETINGS/INFO:

May 10 – 6:00 p.m. – NBRPD
May 18 – Office Closed – Election day
May 20 – 7 p.m. – Planning Commission
May 31 – Closed – Memorial Day
June 3- 7 p.m. - Board of Supervisors meeting

ADJOURNMENT

A motion was made by Kenneth Stoudt and seconded by Gary Hadden to adjourn the monthly meeting at 7:52 p.m. Vote 2:0

Respectfully
Kim Y. Berger
Secretary