

May 5, 2022

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 Gary Hadden, in the Ontelaunee Township building, with Board Supervisor Josh Steingraber present. Rudy Schmehl was not in attendance.

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

Visitors- Kenny Stoudt, Kelly Burdick, Chief Jim Keiser, David Cordier, Brenda Cordier, Joseph Plunkett, Esq., Ronald Bruchez, Nicole Schwenk, Matt Fessler

A motion was made by Josh Steingraber and seconded by Gary Hadden to approve the minutes from the meeting of April 7, 2022. Vote 2:0

POLICE DEPARTMENT – April report

National Night Out will be held August 2, 2022 at the High School

For the warehouse on 61, blasting of the rock is moving closer to the highway. Both lanes of 61 will be closed sporadically for five to ten minutes at a time two to three times a week while the blasts are occurring. Concerns of dust or flying debris are the main reasons for the closure.

FIRE DEPARTMENT – no report

BUSINESS FROM FLOOR

Attorney Joseph Plunkett was present representing the owner of Shellhammers, Dave Cordier. Mr. Cordier was asked to attend the meeting to discuss the Racetrack and the NOV that he received from the townships Zoning Officer.

Mr. Plunkett stated that they have received the NOV regarding the foodstand in the storage building and they have contracted with an engineer to work on remedying the situation.

The dangerous situation with attendees parking along Mohrsville Road was also discussed.

A question was raised as to where the wastewater is going. Mr. Cordier doesn't know but it will be addressed as part of the issues they are working on.

Ronnie Bruchez was present regarding the Gasperi Tract and the Zoning Hearing Board meeting to be held. This will be discussed under the Solicitor's report.

TAX COLLECTION: A motion was made by Josh Steingraber and seconded by Gary Hadden to approve the Tax Collector report for April 2022. Vote 2:0

May 5, 2022

Real Estate Taxes -	\$531,882.92
Real Estate Interims -	\$ 3,323.89
Street Light Tax -	\$ 5,909.40

ROADMASTERS REPORT MARCH 2022

FUEL USED

Chevy Pick up – 60.28 gal unleaded
Kubota Loader – 15.124 gal diesel
Gas cans – 10.972 unleaded gas

HOURS WORKED

192.75 total hours
49 hours Rec A and B

WORK PREFORMED

Equipment Mtce.
Drug ballfield
Mowed at Township building
Mowed Rec A & B
Brush cut Snyder Road
Sprayed weed and feed on Township building lawn
Removed tree on Slater Road to open for traffic
Had Full line service clean up tree on Slater Road (too large for township to handle)
Filled in sink hole on Bewley retention pond
Emptied trash at Rec A & B
Washed out Pavilion
Helped Nate to install electric at pavilion
Removed blower on F/installed mower
Pick up blades at Stichters
Patched Mohrsville Road
Picked up plastic skids for VBox storage
Attended PSATS convention April 25, 26, 27
 Attended: What your public works director wants you to know
 Pavement presentation
 PA Electric vehicle incentives program
 The Future of electric vehicles in PA
 Paving for the future: Pay now, save later
 Roadmaster Roundtable

PURCHASES & EXPENSES

Miller Municipal (signs)	557.10
Lowes (round up, cold patch)	182.12
Lift (sprayer)	121.00
Berks Soil (millings for Bewley and Bowers Road)	110.00
Tractor Supply (weed and feed for twp. building)	105.98

Total **\$1,076.20**

Kenneth Stoudt
Roadmaster

Mr. Stoudt stated that mowing along the roadways will be starting soon.

Mr. Stoudt mentioned that the electric at the pavilion should be finished in the next few weeks.

Engineers Report April 2022

Subdivisions and Land Development Projects

1. McIntosh Farms II

ARRO is providing on-site for RPR services for improvement installation.

A proposal has been provided to Attorney Magovern's office regarding the proposed sub-phasing (Phase 2A & 2B) for Phase II of the development.

A meeting was held with property owners adjacent to the widening occurring along Ida Red Road. The locations necessary for access to their adjacent fields were identified to the developer and their representatives.

2. Reitnouer Land Development Plan

The Township received notice that a WQM Application for the Reitnouer Pump Station was returned for technical deficiencies.

3. Crow Holdings Land Development

ARRO is providing on-site for RPR services for improvement installation.

Attorney Magovern's office has been in communications with representatives of Crow Holdings and Reitnouer regarding Crow Holdings desire to record the Land Development Plan. Revised/additional documents were prepared by Attorney Magovern's office and forwarded to the developer that address Crow Holding construction all of the necessary improvements to service their facility as well as the roadway improvements along SR 0073 and Ontelaunee Drive.

4. McGrew Dealership (Bobcat)

ARRO is providing on-site RPR services for improvement installation.

5. Harvest Subdivision

ARRO is providing on-site RPR services for corrective actions to improvements including new curb ramps and resolutions to street lights.

6. Willow Glen Subdivision

ARRO is providing on-site RPR services for corrective actions to improvements including new curb ramps and resolutions to street lights.

7. **Epting Tract Subdivision**

A municipal land use compliance form was provided to the developer's consultant.

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

A project bond status inquiry was received from the developers bonding agent. A response to the inquiry was provided.

The following subdivision/land development plans remain active (*Items #9 through #13*); however, there is no activity since our last report.

9. **McIntosh Farms – 16 Lots on Adams Road**

A recommendation to execute the Met-Ed agreements pertaining to six Met-Ed poles mounted street lights along Adams Road (shown on this development and The Harvest) is listed on the agenda.

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

An escrow release request for the project is listed on the meeting agenda.

11. **Gaspari Tract**

Inquiries regarding the potential development of the tract for single family units was received. A meeting with the developer was held on September 10, 2021 to discuss project and sanitary sewer. Developer has purchased EDU's from previous agreements however project may require additional capacity EDU's for more units. Developer is researching additional sewer service.

12. **Berman Freight Land Development Plan**

A discussion was held with a representative of Berman Freightliner (Paul Zydyk) regarding the potential of paving the locations originally presented to be stone. We advised the representative to provide calculations regarding any changes to impervious coverage calculations and stormwater flows.

13. **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.

14. **General Engineering**

- a. Information received from the Berks County Conservation District and RAWA was received and reviewed regarding the proposed Ordinance for rezoning the parcel located south of Kindts Corner Road and east of Ontelaunee Drive from A-1 to LI.

- b. ARRO will finalize an estimate of probable construction cost for the roads reviewed with road foreman Stoudt for consideration as part of the 2022 Road Improvement Project.
- c. A Road Opening Permit was received from CenturyLink Communications for boring a communications cable under Willow Creek Road.

15. Water System Engineering & Reporting

- a. Water meter readings were reviewed and the data entered into the PADEP Greenport site.
- b. ARRO is continuing revisions and additions to the water system portion of the Ontelaunee Township Rules and Regulations, both text and standard details.

16. Sanitary Sewer System Engineering

- a. The Bids for the PS #7 Force Main and PS Upgrade and Modernization Project received via PennBID on April 6, 2022 remain open for 60 days from April 6th. Three bidders submitted bids. Blooming Glen Contractors - \$590,761.00, Descoco Design and Construction, Inc. - \$753,808.00 and Eastern Environmental Contractors, Inc - \$807,600.00. ARRO recommends award of the contract to Blooming Glen Contractors for the amount of \$590,761.00

ARRO has spoken to PA DEP requesting a time extension for the response to their technical deficiency comments. PA DEP has granted that extension. ARRO is awaiting a response from Leesport that will facilitate the finalizing of the response to DEP. Once Leesport's input is received, ARRO shall submit a response letter to DEP.

The start date for the force main replacement portion of the project would be contingent on timing associated with the receipt of the Part II permit.

- b. ARRO and Township staff are coordinating industrial discharge permitting and site visits in association with the 2022 IU Permitting cycle.
- c. ARRO is continuing revisions and additions to the sanitary sewer system portion of the Ontelaunee Township Rules and Regulations, both text and standard details.

17. Sanitary Sewer Operations

- a. Services/activities were conducted as identified under the Routine Operations scope of services outline in the Professional Services Agreement between Ontelaunee Township and ARRO.
- b. A manhole was repaired on West Huller Lane.
- c. ARRO personnel replaced the blower fan belt at PS #1.
- d. Housekeeping was conducted at PS #1.

May 5, 2022

A motion was made by Josh Steingraber and seconded by Gary Hadden authorizing Arro to issue a Notice of Intent to award the bid for the pump station modifications to Blooming Glen Contractors in the amount of \$590,761.00. Vote 2:0

A motion was made by Josh Steingraber and seconded by Gary Hadden to approve the plan of action prepared by Alston Construction to relocate the 20" water main at 5291 Pottsville Pike. This plan will include a water service interruption to customers north of Route 73. Customers will be notified when the proposed shutdown will occur. Vote 2:0

WATER DEPT.: April Report submitted

MS4: Nothing to report

SOLICITOR :

A motion was made by Josh Steingraber and seconded by Gary Hadden to adopt Ordinance # 2022-3—no parking on Koch Road from W. Huller to Helen Lane. Vote 2:0

Discussion was held regarding the rezoning request for the Geiger Property. Solicitor Magovern stated that the township did receive a letter from both the Berks County Planning Commission and well as RAWA. The Berks County Planning Commission was not in favor of the rezoning. RAWA would prefer it not be rezoned, however if it was rezoned that it would have certain set backs to protect the watershed.

Solicitor Magovern stated that if the supervisors decide to move forward there would have to be a public hearing.

A motion was made by Gary Hadden and seconded by Josh Steingraber to authorize the solicitor to draft the ordinance and advertise it for changing the zoning for the Geiger property. Vote 2:0

A motion was made by Gary Hadden and seconded by Josh Steingraber to accept the Application for an agricultural security area by the Adams family for the following parcels 68449102986681, 68449102979225, 68449102963887, 68449102869536, and 68449102863229 along Ida Red Drive, Ontelaunee Drive and Gernant's Church Road, and to authorize advertisement of the initial public notice regarding the application. Vote 2:0

A motion was made by Josh Steingraber and seconded by Gary Hadden to authorize the solicitor to draft an Ordinance to change the zoning of five parcels (68449102986681, 68449102979225, 68449102963887, 68449102869536, and 68449102863229). The proposed change of zoning district would be from partially or entirely R-1 to entirely A-1. An escrow of \$2,000 will be required to cover all legal and advertising costs. Vote 2:0

Leesport Borough Authority invoice:

Discussion was held regarding the invoice the township received from Leesport Borough Authority which is due June 27, 2022 for the capital project regarding the Sewer Plant Construction.

May 5, 2022

A motion was made by Gary Hadden and seconded by Josh Steingraber to authorize the Solicitor to draft a letter to LBA letting the board know that the Township will not be forwarding these funds until such time as the bids are received and reviewed. At that time, discussion will be held as far as the portion that the township will pay over the term of the project. Vote 2:0

Gasperi Tract: (403 Snyder Road)

Solicitor Magovern described the Zoning Hearing Board application with the board. The applicant is requesting a Variance of Section 406.5 minimum lot size for two family detached dwellings. Reducing the lot size from 15,000 square feet to 10,330 square feet.

The applicant is also seeking a special exception under Section 406.3.E, to permit constructing proposed townhouses.

Concerns were raised regarding the emergency access and the bridge.

Solicitor Magovern stated that the supervisors could take a stand against this project, opposing the project.

Unfortunately Solicitor Magovern and her office would have a conflict in representing the township.

A motion was made by Gary Hadden and seconded by Josh Steingraber to hire Alexander Elliker, Esq. as special conflict Counsel to represent the Township at the Zoning Hearing Board. Vote 2:0

Discussion was held on the request from Forino to have two phases for McIntosh II - phase 2, that being Phase 2A and Phase 2B.

A motion was made by Gary Hadden and seconded by Josh Steingraber to authorize Forino to break McIntosh II Phase 2 into two phases, that being Phase 2A and Phase 2B. Vote 2:0

A motion was made by Josh Steingraber and seconded by Gary Hadden to agree to the LERTA for the Crow Holdings property at 5291 Pottsville Pike for the term of 7 years, contingent upon the Schuylkill Valley School District and the County of Berks also authorizing the LERTA and that an escrow of \$2,000 be given to cover the preparation and advertising of the LERTA ordinance. Vote 2:0

CODE ENFORCEMENT – April report submitted

EMA COORDINATOR – Nothing to report

POLICE COMMISSION – Next meeting is scheduled for Monday, May 9, 2022 at 6 p.m.

PLANNING COMMISSION – Next meeting is scheduled for Thursday, May 19, 2022 at 7 p.m.

EXPENDITURES

A motion was made by Josh Steingraber and seconded by Gary Hadden to approve expenditures for the month of April in the amount of \$484,929.45 Vote 2:0

May 5, 2022

General	\$286,610.39
Water	\$ 46,343.65
Sewer	\$ 151,975.41

LIST OF BILLS PAID APRIL 2022

21st Century Media - Philly Cluster	867.31
Alarm Tech Suppression	237.50
ARRO Consulting, Inc.	61,672.91
Berks Soil & Stone	110.00
Borough of Leesport	3,088.09
Comfort Pro, Inc	527.99
COUNTY PLUMBING & ELECTRIC	4,672.15
Cummins Power System, LLC	2,093.19
DCED	166.50
Delaware Valley Regional Finance Authori	5,299.20
Elite Fuel Service, LLC	3,305.78
Envirep Inc	430.00
Exeter Supply Co, Inc	7,583.45
Frederick K. Hatt, Attorney-at-Law	185.00
Full Landscaping & Tree Services LLC	1,500.00
Gary S. Hadden	184.27
Grainger	24.68
Hartman Valeriano Magovern & Lutz P.C.	8,251.00
Hemmigs Plumbing	4,310.00
Hilton Garden Inn	547.02
J.P.Mascaro & Sons	803.60
JB Environmental Services LLC	390.00
Kenneth M.STOUDT	106.51
Kraft Code Services LLC	22,091.64
KUZANS HARDWARE	523.11
Leesport Borough Authority	3,356.48
Lendacki Enterprises LLC	1,320.00
LIFT, Inc.	121.00
Long, Barrell & Co., LTD.	348.69
M.J. Reider Associates Inc	564.85
Met Ed	4,271.37
Miller Municipal Supply LLC	557.10
Nester's Sanitation Inc.	98.00
PSATS UC GROUP TRUST	691.31
Reading Area Water Authority	23,462.30
Reading Office Maintenance	285.00
Rhoads Energy Corporation	273.42

May 5, 2022

Rieck's Printing	1,755.00
Rudy Schmehl	138.06
SAM'S CLUB	90.67
Schultz Technology Solutions	387.82
SOS Business Machines	450.51
Spayds Greenhouses, Nursery & Floral	12,200.00
SwiftReach Networks, Inc	350.00
T. M. Bailey Services, LLC	272.82
TELCO, INC.	567.00
Tom Masano	63.37
Truist Governmental Finance	182,925.75
W. B. Mason Co. Inc.	209.27
Wilmington Trust Company	121,198.76
TOTAL	484,929.45
General	286,610.39
Water	46,343.65
Sewer	151,975.41

OLD BUSINESS: Nothing to report

NEW BUSINESS:

Parking lot sealing – the township building parking lot will be sealed and striped (weather permitting) on Saturday and Sunday, May 14 and 15. Vehicular traffic will be prohibited until Monday, May 16, 2022. Employees and police cars should plan on parking in the grass area by the tower.

A motion was made by Josh Steingraber and seconded by Gary Hadden to approve the special event permit for Las Cabanas Quintas to hold the Celtic Festival on June 4, 2022 with the following conditions 1) certificate of insurance as required, being furnished to the township; 2) due to the projected number of attendees a letter from a designated medical services company who should be contracted to be on site during the event; 3) a letter from the police department who should be contracted to have police officers on site during the event. Both medical and police services would be paid for by the applicant of the special event permit. The conditions would need to be met 20 days in advance of the event. Vote 2:0

UPCOMING MEETINGS/INFO:

May 9 – 6 p.m. – NBRPD Commission meeting
May 17 – OFFICE CLOSED – ELECTION DAY
May 19 – 7 p.m. – Planning Commission
May 30 – OFFICE CLOSED – MEMORIAL DAY
June 2 – 7 p.m. – Supervisors meeting

May 5, 2022

ADJOURNMENT

A motion was made by Josh Steingraber and seconded by Gary Hadden to adjourn the monthly meeting at 8:05 p.m. Vote 2:0

An executive session was held after the meeting with no action being taken.

Respectfully

Kim Y. Berger
Secretary