

June 5, 2025

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 p.m. by Chairman Josh Steingraber in the Ontelaunee Township building with Supervisor Jeremy Hoagland and Charles Grebloski present.

Additional Meeting Attendees: Bill McMullen, Engineer
Elizabeth MaGovern, Solicitor
Kim Y. Berger, Secretary

Visitors- Amy, Haas-Rohricht, Nancy Sandoval, Sonia Quintero, Rogelio Chavoya, Kenny Quell

A motion was made by Jeremy Hoagland and seconded by Chuck Grebloski to approve the minutes from the May 1, 2025 meeting. Vote 3:0

FIRE DEPARTMENT – April and May report was submitted

POLICE DEPARTMENT – April report was submitted.

BUSINESS FROM FLOOR:

Amy Haas-Rohricht, Bewley Lane was present to discuss the new ordinance which is being introduced regarding the keeping of fowl. Ms. Haas-Rohricht explained a situation that is currently happening in her neighborhood. A neighbor has chickens, a rooster and a turkey. She explained the issues with smell, noise and the inhumane conditions the turkey specifically is enduring. She explained that the zoning officer had been out to the neighborhood and stated that he hadn't seen or heard anything from the street. Ms. Haas-Rohricht stated that they cannot enjoy the outside due to the noise and smell. Ms. Haas-Rohricht played a video where the sound of the animals could be heard. The supervisors explained that the ordinance will be changing and two of her concerns (the turkey and rooster) will go away with the new ordinance. However, the Board will ask the zoning officer to follow up with her in the interim.

Las Cabanas representatives were present to ask for permission for two events. These events are on the agenda for review and consideration. In reference to past events, the supervisors stated that they received noise complaints. The representatives were asked to lower the music around 10 p.m. to prohibit more noise complaints from coming to the township.

TAX COLLECTION: A motion was made by Chuck Grebloski and seconded by Jeremy Hoagland to approve the Tax Collector report for May 2025. Vote 3:0

Real Estate Taxes -	\$212,672.07
Real Estate Interims -	\$ 348.00

June 5, 2025

May 2025 Public Works Daily Log

May 1, 2025

- PA One Calls
- Pumpstation Mowed/ Weed Whacked
- Fixed Park Locked at Shed
- Retention Pond Mowed
- Expense Report
- Monthly Report
- Weed spray all our Boom Mower Roads
- Greased Backhoe
- Milling on Bowers Rd
- Painted post at Dumpster

May 2, 2025

- PA One Calls
- Pumpstation Trash
- Drag Ball Field
- Payroll
- Finished Milling on Bowers
- Park Trash
- Park Debris Pick Up

May 3, 2025

- Saturday

May 4, 2025

- Sunday

May 5, 2025

- Hydrant Flushing
- Park Trash
- Park Debris Pick Up
- John Deere Issue (Batteries)
- Payroll
- Utility Truck Upgrade
- Park Graffiti
- Static Pressure Reading for IDA Red
- Indian Manor Removal of leaves and removed debris out of outlet
- Battery Installed
- Supply Run

May 6, 2025

- Shut Off Notices
- Bowers Rd Issue (Embankment)
- Indian Manor Swell Finished

June 5, 2025

- Adams Rd Home Pressure Issue
- Slater Road Boom Mowing

May 7, 2025

- Willow Creek Boom Mowing
- S. Riverside Tree Down
- Shoemakersville Rd Trimming Limbs Back
- Ex Mark Issue
- Slater Boom Mowing Completed
- PA One Calls
- Township Mowed/ Weed whacked
- Water Meter Installed

May 8, 2025

- Willow Creek Embankment Park Training
- Synder Rd Boom Mowing Started
- Verdun Sewer Issue
- Rd Close/ Detour Sign Installed for Embankment Mowing
- PA One Calls

May 9, 2025

- Park Trash
- Park Debris Pick Up
- Shop Cleaning
- Pumpstation Trash Can
- Down Tree Shoemakersville Rd
- Township Check
- Storm Drain Clean Ups
- Verdun Sewer Issue Done

May 10, 2025

- Saturday

May 11, 2025

- Sunday

May 12, 2025

- Hamburg Street Sweeper
- R.A.W.A Meeting
- Forino's Meeting
- Arro Meeting
- Park Trash
- Park Debris Pick Up
- Hydrant Flushng
- Drag Baseball Field

June 5, 2025

- Sink hole at Rutters

May 13, 2025

- Hamburg Street Sweeper
- PA One Calls
- Upgraded Utility Truck
- Serviced Weed Whackers
- Key Run- Pumpstation/ Parks
- Township Property manhole location
- Hydrant Flushing Finished
- Fuel Can Run
- Tablet Refill at Sampling Station

May 14, 2025

- Boomed Mowed Shoemakersville Rd
- PA One Calls
- Rust off Vehicles
- Painted Vehicles
- Birch Hill Inlets Cleaned out
- Shoemakersville Rd Inlet Clean Out

May 15, 2025

- Mowed Township
- Mowed Wiley's Rd
- PA One Call
- Boom Mowed Shoemakersville Rd Finished
- Installed Water Meter

May 16, 2025

- Milling on Bowers Rd
- Boomed Mowed IDA Rd
- Boomed Mowed Kerns RD
- Boom Mowed Parts of Ontelaunee Rd
- Flash Flood – Open drains, remove debris, checked township check
- Issue with Township Building due to rain
- Park Check
- Pumpstation Trash Check

May 17, 2025

- Saturday
- OT- IS, ZB- Down Tree on Ohlinger Rd

May 18, 2025

- Sunday

May 19, 2025

June 5, 2025

- Hydrant Flushing
- Park Trash Can
- Park Debris Pick Up
- Township Check
- PA One calls

May 20, 2025

- Holiday

May 21, 2025

- PA One Call Safety Day Training

May 22, 2025

- Continued Upgrading Utility Truck
- Pumped Out Vaults
- Supply Run
- PA One Call
- Picked Up Cones
- G.I.S Meeting
- Pump station Key Installation
- Clean Shop Clean Vehicles

May 23, 2025

- Park Trash Can
- Park Debris Check
- Pump station Work Order
- Weed Whack Pump stations
- Picked Up Hose from Rec B
- Township Check for Debris, Down/ Damaged Signs, Storm Drains

May 24, 2025

- Saturday

May 25, 2025

- Sunday

May 26, 2025

- Holiday

May 27, 2025

- Hydrant Flushing
- Parks Trash Can
- Park Debris Pick Up
- Drag Baseball Field
- Mowed Township
- Mowed North Point
- Mowed Bewley Retention Pond

June 5, 2025

- Roofer Onsite at Township
- Arro Meeting
- Swell Outfall issue Discussion on Orchard
- Issue at School Discussion
- Carboard Issue at Township
- Park Trash Issue
- Township Check

May 28, 2025

- PA One Calls
- Outfall Numbering
- RT.61 Outfall/ Swell Issue
- Supply Run
- Weed whacked Corner on Helen Ln & W. Huller
- Continued to treat Rust on Vehicles
- Police Shelves for Gun Cleaning Area

May 29, 2025

- Continued servicing trucks
- PA One Calls
- Outfall Numbering Finished
- Millings on Bowers Rd
- Supply Run
- Monthly Report Updated

May 30, 2025

- Water Meter Reading Run
- Pump station #6 Trash/ Debris Pick up
- Police Investigations
- Read Unread Water Meters
- Parks Soccer Field Maintenance
- OT- IS, MK- Parks

May 2025 Engineer's Report

Subdivisions and Land Development Projects

1. McIntosh Farms III Development

A Preliminary Subdivision Plan was received and at the request of the developer was not presented at the Planning Commission held April 15, 2025. A Planning Commission meeting was not held in May. The plan will be presented at the June 19th Planning Commission meeting. The last action date by the Board of Supervisors in July 3, 2025 unless an extension to the review period is granted by the developer and accepted by the Supervisors.

June 5, 2025

A request for a water will serve correspondence was received from the developer. This correspondence will be held until a review of the facilities are completed and/or a discussion held with RAWA.

2. McIntosh Farms II

ARRO conducted pre-pour inspections for sidewalk installations.

The developer has requested permission to place final paving on Ida Red Drive from the end of the development to Ontelaunee Drive. This item is on the agenda for discussion.

3. Epting Tract Subdivision

We received a response to Epting's correspondence to LBA regarding sewer capacity allocation to the project. The Township received a copy of the letter under separate cover. The correspondence withdraws the previous LBA approval for the project and requests submittal of a new Sewage Facilities Planning Module Component 3.

ARRO's email to the LBA consultant requesting further clarification of sewer collection system capacity for the development as well as the McIntosh Farms III project that received an allocation from LBA has not been answered.

An extension grant from the developer is listed on the meeting agenda for action by the Supervisors.

4. Willow Creek Farms (Gaspari Tract)

An extension grant from the developer is listed on the meeting agenda for action by the Supervisors.

5. Reitnouer Land Development Plan

ARRO is conducting periodic observations of project improvements.

6. Crow Holdings Land Development (CHI)

Right-of-way and easement documents were provided to the SVSD. Right-of-way, easement and improvement agreements remain to be reviewed and approved by SVSD. The developer(s) met with SVSD regarding the terms of the agreement for off right-of-way improvements and provided the district several options.

Attorney Magovern and the developers' consultants will be attending the Reading City Council workshop of June 9th at 5:45 regarding the necessary easements and right-of way required for the SR 0073 and Ontelaunee Drive improvements project.

The developer was provided information regarding available Traffic Impact fees and the requirements regarding the use of the DCED grant funds awarded to Ontelaunee Township.

7. Pottsville Wholesale Development

A pre-submission meeting was held with the developer. The developer anticipates submitting a preliminary/final plan for the August Planning Commission meeting.

8. Miele Group Land Development

ARRO is conducting periodic observations of project improvements.

9. St. Luke's Land Development – No change since the last report.

ARRO personnel reviewed the project site and discussed escrow reduction procedures with the contractor.

10. General Engineering

a. SR 0073 Speed Study

Bowman completed the speed study from SR 0061 to the Township line on SR 0073 and provided copies to the Township under separate cover. There are two items on the agenda regarding the results of the speed study. One covering the reduction of the speed from the current 45 MPH to 40 MPH and the other a discussion regarding the existing 25 MPH bridge speed limit.

b. Full Landscape and Tree Service Stormwater Plan/Sewer Plan/Sewr Planning Module

June 5, 2025

The developer provided revised plans and documents. ARRO will review the information and provide a review correspondence under separate cover.

An addenda item is listed for approval of the Sewer Facilities Planning Module Exemption Request for the project.

c. Stormwater Management Ordinance Exemptions

ARRO provided recommendations to the Supervisors for potential revisions to the Stormwater Management Ordinance to provide for overall exemption of the ordinance requirements for certain structures/improvements. Currently the consensus is to provide relief greater than 1,000 SF for parcels over 1 acre. For consideration we are providing the following exemption areas:

0-.25 ac - 500 sf; .26-.50 - 1,000 sf; .51-1.0 ac - 1,500 sf; >1 ac - 2,000 sf

d. Orchard Lane Stormwater Management Plan

Stormwater Management Plans and supporting documents were received and reviewed for the parking area on Orchard Lane and reported under separate cover.

e. TASA Project (MS4 PRP Implementation)

An audit with PennDOT regarding right-of-way provided for the required right-of way clearance document to be issued. The project is now in PennDOT Contract Management review.

Plans and documents were finalized for bidding through ECMS. Tentatively the schedule has a Notice to Proceed being issued on September 2, 2025 and construction completion December 29, 2025.

In cooperation with the SVSD, the Township Road crew will be addressing some minor stormwater pond erosion at the pipe outlet to SR 0073 (the location of the TASA Project swale discharge).

f. Bowers Road Project

ARRO prepared and submitted the grant closeout documents to the Berks Conservation District (BCD). BCD acknowledged the documents and indicated they will review the documents and if satisfactory, release the grant funds.

g. Orchard Lane Swale

Information regarding the swale parallel to Orchard Lane was provided under separate cover. Quotes have been received for the survey of the swale as well as quotes for armoring the swale with rip-rap. Please note that the quotes for armoring are for budgetary purposes only. The project would require public bidding and also confirmation from the PennDOT Municipal Services Representative that the project would qualify for liquid fuel fund use.

The agenda contains an item for discussion regarding the Orchard Lane swale.

h. As approved at the April Supervisors meeting, Kim provided information to our office for review related to a number of Ordinances for Township Roads that require amendments. We have reviewed these documents and input provided by Attorney Magovern's office. Recommendations for revisions to Ordinance 2018-6 and Ontelaunee Code Chapter 16, Article II have been provided under separate cover.

The agenda includes an item regarding discussion and recommendation for updating the regulations.

June 5, 2025

- i. ARRO recently provided the owner of 108 Gernants Church Road estimates for the repairs to Gernants Church Road for a commitment to undertake the repairs. We will follow-up with Attorney Magovern's office for the preparation of an agreement with the owner.
- j. Kim provided the roof solar project proposal and proposed advertisement and bid document content summary.

ARRO has discussed the project with Paradise Energy Solutions and they provided an explanation of the energy savings value. The solar system will produce 400% of the electricity needed for the township building which realized three times the energy consumption of the building being sold back to the utility. They are checking if they are a CoStars vendor (the person I discussed the project thought they were). The representative was not familiar with any project they were subject to public bidding requirements. The vendor noted that should the Senate pass the current spending bill the tax credits and direct payments will be cancelled within 60 days. Apparently, the President is pressing for passage of the bill no later than July 4th. The only safe harbor avenue would be if the project is under construction or committing non-refundable funds to the project prior to the end of the 60 day period.

11. Water System Engineering & Reporting

- a. A meeting was held with the RAWA engineering department and ARRO to discuss and formulate a resolution to water pressure on Ida Red Drive and in the future. A verbal solution involving upgrades to the Ashley Booster Station were presented by RAWA. We asked the findings and costs to be provided in an agreement to the Supervisors for the June 5th meeting.

A draft of the agreement was provided by Mr. Murray via e-mail and was distributed to the Township, Supervisors and Attorney Magovern's office for review. We have asked that an estimated total project cost be provided.

- b. ARRO is preparing the CCR report.
- c. AWS and Ontelaunee staff have requested quotes from testing agencies (Suburban Labs and MJ Reider) for sampling and analytical services.
- d. ARRO will coordinate PADEP approval of testing at the auto flusher on Wingco Lane in lieu of the Berks Medical facility.

12. Water System Operations (ARRO Water Services)

There are no water operator items to report above the contract operations scope.

13. Sanitary Sewer System Engineering

- a. Industrial permitting documents, permits (Ashley Furniture) and sampling items were reviewed/prepared by ARRO staff.
- b. ARRO will provide a review correspondence for the Hazardous Waste Permit submission for the Reitnouer facility

June 5, 2025

- c. Blooming Glenn Contractors have provided a quote for fabricating a stainless steel trash basket for PS #2 and installation of a stainless steel support for exterior valves recently installed at PS #4. The quote totals \$5,077.25. We are currently in conversation with the sewer system operators and engineering regarding the necessity for these items.
- d. ARRO was authorized at the July Supervisors meeting to schedule a meeting with PADEP, RAWA and Attorney Magovern regarding the exposed sewer and water pipes in Willow Creek. To date, we have not scheduled the meeting.

14. Sanitary Sewer Operations (ARRO Water Services)

Services/activities were conducted as identified under the Routine Operations scope of services outlined in the Professional Services Agreement between Ontelaunee Township and ARRO.

15. GIS/Mapping

ARRO met with Township staff to review the current utility mapping in the Township's GIS. ARRO will be conducting two days of field mapping for new water/sewer/storm utilities, as well as to review miscellaneous features with staff. This work will be conducted the week of June 9.

ARRO updated the Township's One Call to GIS workflow.

ARRO provided PA DEP's Lead and Copper Notification Certification form to the Township. The form will be completed by the Township and submitted to PA DEP no later than July 1, 2025.

A motion was made by Jeremy Hoagland and seconded by Chuck Grebloski to accept the review extension for the Willow Creek Farms (Gasperi Tract) Preliminary Plan until December 22, 2025 as provided by the developer. Vote 3:0

A motion was made by Jeremy Hoagland and seconded by Chuck Grebloski to accept the review extension for the Epting Tract Preliminary Plan until September 5, 2025 as provided by the developer. Vote 3:0

A motion was made by Jeremy Hoagland and seconded by Chuck Grebloski to approve the Sewage Facilities Sewage Facility Planning Module Exemption for the Full Landscape and Tree Service project on Slater Road. Vote 3:0

A motion was made by Jeremy Hoagland and seconded by Josh Steingraber to authorize Bowman to submit a TE-101 form to PennDOT for modifications to the posted speed limit on SR 0073 as recommended by the Speed Study (45 MPH to 40 MPH) but retaining the 25 MPH speed limit over the bridge. This is included in the Bowman scope of work. Vote 3:0

A motion was made by Josh Steingraber and Chuck Grebloski authorizing Arro to proceed with redefining the grant for the Ontelaunee Drive and 73 project and make amendments to the agreements as necessary. Vote 3:0

A motion was made by Josh Steingraber and seconded by Chuck Grebloski to authorize Bowman to obtain approval to install larger 25 mph signs on both sides of the bridge on Rt. 73 over the dam. In addition, to have

June 5, 2025

the police use mobile speed limit signs to inform the drivers of their speed limit. This should be done on a regular basis, but not permanently. Vote 3:0

Discussion was held regarding the need to repair the swale area of Orchard Lane. This item was tabled until next meeting. Mr. McMullen will have more information at that time.

Discussion was held regarding the amendment of restrictions on certain roads, such as weight limits, stop signs etc. A motion was made by Josh Steingraber and seconded by Chuck Grebloski to authorize the solicitor to prepare the ordinance based on the engineer's and solicitors' advice. Vote 3:0

Discussion was held regarding Ida Red Drive from the end of McIntosh Farms to Ontelaunee Drive. The developer is requesting to install final paving. A motion was made by Jeremy Hoagland and seconded by Josh Steingraber to approve the paving and to authorize the Solicitor to amend the improvements agreement to reflect the maintenance of the roadway will be 18 months after the full buildout of the McIntosh II project. Vote 3:0

Discussion was held regarding low water pressure in the higher elevations of the township. RAWA had presented to the township a Memo of Understanding (agreement) to upgrade the Ashley Booster Station in order to provide better water service. A motion was made by Jeremy Hoagland and seconded by Josh Steingraber to authorize the solicitor's office to review the proposed agreement and revise it on the townships behalf. The agreement can then be sent back to RAWA for review. Vote 3:0

MS4 – nothing new to report

SOLICITOR :

CODE ENFORCEMENT – May report

Supervisor Steingraber asked that the Codes Enforcement Officer check on tree branches and bushes hanging over the sidewalk impeding the area of the sidewalk, specifically in the developments.

EMA COORDINATOR – no report

POLICE COMMISSION – no report

PLANNING COMMISSION - meeting was cancelled

EXPENDITURES

A motion was made by Chuck Grebloski and seconded by Jeremy Hoagland to approve expenditures for the month of May in the amount of \$607,185.63. Vote 3:0

General	\$481,013.84
Water	\$ 38,587.08
Sewer	\$ 87,584.71

LIST OF BILLS PAID - MAY 2025

June 5, 2025

Advanced Auto Parts	244.30
ARRO Consulting, Inc.	33,973.00
ARRO Water Services	12,444.40
Bachman's Roofing	280.00
Berks Co. of Association of Twp. Off.	75.00
Borough of Hamburg	843.75
Bowman	1,260.10
Capital Blue Cross	1,635.10
Charles Grebloski	685.50
County of Berks	22,268.06
Deer Country Farm & Lawn Inc.	451.26
Delaware Valley Regional Finance Authori	1,720.80
Elan Financial Services	825.29
Elite Fuel Service, LLC	1,798.40
Envirep Inc	790.35
First Energy	6,946.13
Grainger	1,143.67
H & K Group Inc.	241,485.45
Jeremy Hoagland	137.93
Keystone Graphix	626.36
Kraft Municipal Group Inc.	17,843.11
KUZANS HARDWARE	430.34
Leesport Borough Authority	50,909.00
M.J. Reider Associates Inc	1,081.30
Maidencreek Township Authority	18,883.92
Met-Ed	2,150.49
MSII	1,500.00
Nationwide	493.08
NORTHERN BERKS REGIONAL POLICE DEPT.	92,175.13
Ontelaunee Township	2,000.00
PA Dept. of Labor & Industry-B	358.20
Reading Area Water Authority	31,071.73
Reading Office Maintenance	330.00
Reading Tractor and Equipment	869.68
Rhoads Energy Corporation	684.68
SAM'S MASTERCARD	110.00
Schultz Technology Solutions	223.00
T. M. Bailey Services, LLC	260.00
TELCO GROUP LLC	49,587.71
The Wire Guys	82.40
Tri-Valley YMCA	5,000.00
W. B. Mason Co. Inc.	1,507.01
GRAND TOTAL	607,185.63

June 5, 2025

GENERAL	481,013.84
WATER	38,587.08
SEWER	87,584.71

OLD BUSINESS:

NEW BUSINESS:

A motion was made by Chuck Grebloski and seconded by Jeremy Hoagland to approve the change of date for the special event permit to Quintas Las Cabanas for the Cantarito and Margarita Fest. The original date of the festival was June 21 and June 22, 2025 and was approved on April 3, 2025. The new date will be July 26, 2025. The same conditions apply as the previous approval including security being on site as well as having certified emergency personnel on site for medical issues. Proof of emergency personnel should be given to the township prior to the event. Vote 3:0

A motion was made by Chuck Grebloski and seconded by Jeremy Hoagland to approve the special event permit for Quintas Las Cabanas to hold Pop-Up tent events on Sundays from July 6 to August 31, 2025 from 12 noon to 7 p.m. at their campground and for the organizer to meet certain conditions. Those conditions include security being on site as well as having certified emergency personnel on site for medical issues. Proof of emergency personnel should be given to the township prior to the event. Vote 3:0

UPCOMING MEETINGS/INFO:

June 9 – 6 p.m. – NBRPD Commission meeting
June 19 – 7 p.m. – Planning Commission
July 3 – 7 p.m. – Supervisors meeting

ADJOURNMENT

A motion was made by Jeremy Hoagland and seconded by Chuck Grebloski to adjourn the monthly meeting at 8:00 p.m. Vote 3:0

Respectfully

Kim Y. Berger
Secretary