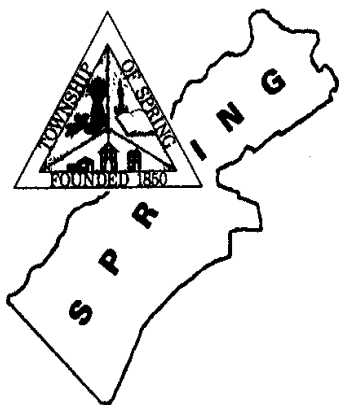


BOARD OF SUPERVISORS



TOWNSHIP OF SPRING

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MEETING MINUTES

June 8, 2009

OPENING OF MEETING: The regularly scheduled bi-monthly meeting of the Board of Supervisors was called to order by Chairman Kreider, at 7:30 p.m., in the Meeting Room of the Municipal Building, located at 2800 Shillington Road, Cornwall Terrace, Berks County, Pennsylvania.

The meeting opened with the Pledge to the Flag.

Upon roll call, Supervisors Collins, Dallas, Kreider, Smith and Vaughan were present. Also present were: James Lillis, Esquire, Leon Mazurie, Chief Ross, James Moll, Sheryl Rowan, Greg Ganikon, Michael Hartman, Sal Mancino, Kyleen Stoebenau, Joe Stoebenau, Robert Jackson, Kathleen Jackson, Bradley Boltz, Bob Myers and Chris Reber, of the Reading Eagle.

RECOGNITION – RECIPIENTS OF MASTER PLANNER CERTIFICATION: On behalf of the Board of Supervisors, Chairman Kreider read a statement recognizing and congratulating the following members of the Township Planning Commission, who have recently completed their Master Planner Certification: Sarah Ehrlich, Ronald Keating, James Oswald and Barry Ulrich. All were commended for their dedication to the Township, including John Dallas (Planning Commission member) and James Moll (Director of Engineering and Planning Services), who are Master Planners, as well.

OPEN TO THE FLOOR:

Kathleen and Robert Jackson, 416 Chapel Hill Road: Mr. and Mrs. Jackson addressed the Board with regard to a building permit for a porch addition to their home, which had been renewed in 2003, 2005 and 2006 by the Codes Department. The Codes Department recently denied the permit, citing set back issues. Mr. Boltz, designer for Douglas Young Builders, reviewed the current drawing. Subsequent to discussion, the Supervisors advised the Jacksons that they would consider the matter and reach a decision for the next meeting. Mr. and Mrs. Stoebenau, 415 Chapel Hill Road, acknowledged that they did not have any objections to construction of the porch.

MINUTES: A motion was made by Ms. Smith, second by Mr. Vaughan, accepting the Reading Hospital Conditional Use Minutes of May 11, 2009. Upon roll call, all Supervisors voted affirmatively. In addition, a motion was made by Ms. Smith, second by Mr. Dallas, accepting the Meeting Minutes, dated May 26, 2009. Upon roll call, all Supervisors voted affirmatively.

TOWNSHIP MANAGER:

Business Office:

Bills for Approval: A motion was made by Mr. Dallas, second by Ms. Smith, approving payment of bills, as presented by the Township Treasurer, from the following accounts:

General Fund - \$113,189.17
Fire Hydrant Tax Fund – \$6,532.20
Refuse Tax Fund - \$111,074.55
Sewer District #3 Fund - \$31,245.87
Traffic Impact Fund - \$1,110.00
Fire Protection Fund – \$9,995.94
Capital Fund Account - \$244,328.59

Upon roll call, all Supervisors present voted affirmatively.

Financial Reports: The Supervisors received copies of the current financial report for review. There were no questions.

Electric Procurement Resolution #2009-22: As recommended by the Township Manager, a motion was made by Mr. Collins, second by Ms. Smith, adopting Resolution #2009-22, indicating that the Township will participate in the Berks County Cooperative Purchasing Council program to procure electric generation and distribution for municipal electricity accounts, when rate caps are removed December 31, 2009, and appointing Mr. Mazurie, as primary designee, Mr. Vaughan as secondary designee, and thereby authorizing them to approve the electric procurement and distribution contract. Upon roll call, all Supervisors voted affirmatively.

Trash & Recycling Contract Extension: As recommended by the Township Manager, a motion was made by Mr. Vaughan, second by Mr. Dallas, approving the extension to the Trash & Recycling Contract with Waste Management, at the 3rd year unit pricing, beginning January 1, 2010 and ending December 31, 2010. Upon roll call, all Supervisors voted affirmatively.

Advertise Amended Rental Housing Registration Ordinance: As recommended by the Township Manager, a motion was made by Mr. Vaughan, second by Ms. Smith, directing the Solicitor to advertise the amended Rental Housing Registration Ordinance for adoption during the June 22, 2009 meeting. Upon roll call, all Supervisors voted affirmatively.

PUBLIC WORKS:

Engineering/Planning Department:

776 Fritztown Road – Waiver of Land Development (Salvatore Mancino): Mr. Mancino has requested that the Township waive the requirements of land development allowing him to construct the restaurant portion of the project, and when and if further development is anticipated, the land development process would be implemented at that time. The Planning Commission recommended that the Supervisors deny the waiver request, being that the applicant could not comply with parking regulations and would have to seek relief from the Zoning Hearing Board. Mr. Mancino explained, in detail, his reasons for requesting the waiver. Discussion and questions followed. A motion was made by Mr. Dallas, second by Ms. Smith, granting the Waiver of Land Development to allow for a restaurant and pizza shop at 776 Fritztown Road, as set forth in the waiver request (attached hereto), and that the applicant will be required to obtain variances, if needed, then proceed with the building permit process. Upon roll call, all Supervisors voted affirmatively.

Spring Ridge West, Lot #5, Annexation – Final Plan: As recommended by the Planning Commission, a motion was made by Mr. Dallas, second by Ms. Smith, approving the Spring Ridge West, Lot #5, Annexation - Final Plan, with the condition that all outstanding Township invoices are paid prior to releasing the plan for recording. Upon roll call, all Supervisors voted affirmatively.

First Church of Christ, Scientist – Special Exception & Variance: The applicant has proposed that the existing structure located at 201 West Wyomissing Boulevard be converted into a place of worship, and has requested that the Zoning Hearing Board grant a special exception (required in the Urban District for a place of worship) and variance (required because the .035-acre property does not meet the 3-acre minimum lot size for a place of worship). The Supervisors agreed to allow the Zoning Hearing Board to perform their job accordingly.

Greystone Business Center, Lot #3 – Waiver of Land Development: A Waiver of Land Development has been requested for an accessory building, intended for record storage, to be located to the rear of the Stackhouse Bensingler office. However, there are issues on the property which are of concern to the Township. A motion was made by Mr. Dallas, second by Mr. Collins, to table action on the waiver until said issues have been resolved. Upon roll call, all Supervisors voted affirmatively.

Craigg Manufacturing Corp. – Preliminary Land Development Plans – Time Extension: As recommended by the Planning Commission, a motion was made by Mr. Vaughan, second by Ms. Smith, granting an extension of time through October 31, 2009. Upon roll call, all Supervisors voted affirmatively.

Tomasi PRD Sign Waiver – 1350 Broadcasting Road: The applicant has requested a waiver of the sign regulations in the PRD Ordinance to permit installation of a 35-square foot wall mounted sign on the existing office building at 1350 Broadcasting Road. The area of the proposed sign would exceed the 12-square foot limit in the PRD Ordinance. A motion was made by Mr. Collins, second by Ms. Smith, approving the waiver with the condition that the sign will be removed by the owner within 30 days should the property be sold or the lease transferred. Upon roll call, all Supervisors voted affirmatively.

Road Services Department/WWTP/Infrastructure Committee:
0.8 MGD WWTP Plant Upgrade Project – Payment Request #9 (Contract A/General Mechanical): As recommended by the Infrastructure Committee, a motion was made by Mr. Collins, second by Mr. Dallas, approving Payment Request #9, to L.B. Industries, in the amount of \$199,252.90, for work performed as part of the contract from April 25, 2009 through May 29, 2009. Upon roll call, all Supervisors voted affirmatively. The project is basically complete, and the Supervisors were invited to contact Mr. Vaughan if interested in touring the plant.

Sewer Use Ordinance Revision Proposal: As recommended by the Infrastructure Committee, a motion was made by Ms. Smith, second by Mr. Collins, accepting the proposal from Gannett Fleming to make all necessary revisions and consolidate the Township’s Sewer Use Ordinance (Chapter XXII of the Code of Ordinances of the Township of Spring), at a cost not to exceed \$16,000.00. Upon roll call, all Supervisors voted affirmatively. The work is expected to be completed by the end of the year. Sewer rates will not change.

Seasonal Requirements Bid Awards: As recommended by the Director of Public Works, a motion was made by Mr. Collins, second by Ms. Smith, to award contracts to the following vendors for 2009 Seasonal Requirements:

Fuel Products	Automotive Service, Inc.	\$182,630.00
Utility Cut Restoration	EJB Paving and Materials	\$144,905.00
High Performance Cold Patch	Haines & Kibblehouse	\$11,790.00
Aggregate Material	Martin Limestone	\$13,174.50
Bituminous Material	South Reading Blacktop	\$263,580.00 *

Upon roll call, all Supervisors voted affirmatively.

*\$0.3726 per ton mile added for all plant FOB prices in determining contract award.

OLD BUSINESS: Nothing to report.

NEW BUSINESS:

Review Land Use Ordinance of Existing Commercial Properties: Supervisor Vaughan stated that regulations in the Township Zoning Ordinance make redevelopment very difficult, and it is imperative that redevelopment is made more feasible within the Township. A motion was made by Mr. Vaughan, second by Mr. Collins, directing the appropriate Township staff to begin the process of reviewing the Land Use Ordinance of Existing Commercial Properties. Upon roll call, all Supervisors voted affirmatively.

Spring Township Library: An additional 2,000 square feet of space may become available adjacent to the Spring Township Library in Village Square Shopping Center. Supervisor Dallas explained that this space would serve well for library activities as well as a meeting room for community organizations. At an increase in rent of \$20,000.00 yearly, other Supervisors suggested that, perhaps, the Board should seriously consider modifying the Penn Avenue building to accommodate the library. There were, also, economic concerns. Supervisor Collins was of the opinion that there is no immediate solution to the space problem at the library, and the yearly rent would be less expensive than construction costs. A motion was made by Mr. Dallas, second by Mr. Collins, that the Township of Spring Supervisors would support the expansion of the Spring Township Library, and the potential space vacated by the Huntington Learning Center, with the condition that with this motion, the Board charge the library trustees to immediately plan for a type of financial campaign to help offset the additional cost and any future needs they would have for funding technology for this space. Upon roll call, Supervisors Dallas and Collins voted affirmatively. Supervisors Kreider, Smith and Vaughan voted no. Motion did not pass.

EXECUTIVE SESSION: Chairman Kreider announced that an Executive Session was held prior to the meeting to discuss matters of real estate and personnel.

There being no further business, Chairman Kreider adjourned the meeting at 9:08 p.m.

Respectfully submitted,

Sheryl Rowan, Township Secretary