

TOWNSHIP OF SPRING

Board of Supervisors



BERKS COUNTY, PA

2850 WINDMILL RD.

READING, PA 19608

Tel. (610) 678-5393

Fax. (610) 678-4571

Website: springtwpberks.org

MEETING MINUTES

FEBRUARY 25, 2019

OPENING OF MEETING: The regular bi-weekly meeting of the Board of Supervisors was called to order by Chairman Ulrich, at 7:00 p.m., on Monday, February 25, 2019, in the Public Meeting Room of the Township of Spring Administration Building, located at 2850 Windmill Road, Spring Township, Berks County, Pennsylvania.

Upon roll call, Supervisors Ulrich, Stuck, Smith, Oswald and Myer were present. Also present were: Daniel Becker, Esq., Jay Vaughan, Jim Moll, Bryan Ross, John Groller, Aaron Wozniak, Judy Houck, Colin Hackman, Troy Hatt, Sheryl Rowan, Gia Raffaelli, Esq., Colin Hemp, Dave Binder, Esq., Kevin Cramsey, Joshua and Jill Imboden, Steve Bensing, Jenn Ulrich, Ellen Freeman, Esq., Dan Christopher, Tony Tucci, Gary Smith, Greg Purcell, WFMZ.com, Steve DeLucas, of the Reading Eagle, and the stenographer.

OPEN TO THE FLOOR:

Josh Imboden – 4 Shakespeare Drive: Mr. Imboden raised concerns regarding properties for sale on Tennyson, Bradley and Shakespeare, which have been vacant and undeveloped for more than 60 years. These properties created green space and a buffer for Mr. Imboden and his neighbors from Route 724. He wanted to open a dialogue with the Board and asked the Township to stay on top of the sale of the land.

Chairman Ulrich recessed the regular meeting at 7:20 p.m.

PUBLIC HEARING

REQUEST FOR INTER-MUNICIPAL LIQUOR LICENSE TRANSFER

GIANT FOOD STORES, LLC

2641 SHILLINGTON ROAD

Solicitor Becker opened the hearing on the matter of a liquor license transfer from Mike's of Reading, LLC, t/a Mike's Sandwich Shop, to Giant Food Stores, LLC, for the purpose of opening a beer garden and eatery at the existing Giant food store located at 2641 Shillington Road, Spring Township. Exhibits #1-10 were entered into the record. There was no public comment. Attorney Freeman briefly described the floor plan for the beer garden and eatery, which will be located in the back right-hand portion of the grocery store. Beer and wine will be sold.

The regular meeting was called back to order by Chairman Ulrich at 7:30 p.m.

Giant Food Stores, LLC – Liquor License Transfer - Resolution #2019-08: A motion was made by Mr. Oswald, second by Mr. Myer, approving the Giant Food Stores, LLC liquor license transfer request for the Giant grocery store located at 2641 Shillington Road, Spring Township. Upon roll call, all Supervisors voted affirmatively.

OPEN TO THE FLOOR (CONTINUED):

Kevin Cramsey – Spring Township Library Association Board: Friday night teen programs are very successful. Youth librarian has been nominated for a county award. Budget adopted with thanks to the Township.

Dave Binder, Esq. – Lutz and Rupp Properties: Mr. Binder addressed the Board on behalf of Craig Lutz, who owns property in Spring Township, and Dave and Sue Rupp, who own Pagoda Golf. The Pagoda Golf property, on Mountain Home Road, South Heidelberg Township, originally extended to Fritztown Road as part of 3 Lutz farms. The Rupps are selling the property, and an old Notice of Sewer Assessment has surfaced in the amount of \$180,562.36, filed by the Township Solicitor in 1981. The Lutz family believes it was paid many years ago. This issue has never come up in any other transfers in the area. The Rupp property is in another Township (South Heidelberg Township) and over 1,000 feet from the closest Township sewer line. If they do require sewer service from the Township in the future, they agree to pay any required tapping fees at that time. Mr. Binder and Mr. Becker intend to work on an agreement. A motion was made by Mr. Oswald, second by Mr. Myer, stating that the Supervisors have no objections to proceeding with the sale of the Rupp property, only, and releasing only the Rupp property being sold from the Notice of Assessment, based on the information provided by Mr. Binder. Upon roll call, all Supervisors voted affirmatively. Research will continue on this issue.

Tony Tucci – Western Berks Ambulance Association: During the month of January, 2019, Mr. Tucci reported 304 calls for service, 242 were transported. Average dispatch to responding in the Township is 1 minute and 12 seconds. The busiest incident time was 10:00 a.m.

Gia Raffaelli, Esq. – Reserve at Gring's Mill: Attorney Raffaelli has met previously with Solicitor Becker and Mr. Moll to move forward with finalizing the agreements. She appeared before the Board to discuss the cost estimate for the trail, explaining that Metropolitan will be responsible for completing the line items within the scope of the cost estimate, but it was not their intent to be responsible if, perhaps, Penn State or the Township requests additional line items not in the cost estimate. Metropolitan is posting a letter of credit for \$100,000.00. Discussion followed. A motion was made by Ms. Smith, second by Mr. Stuck, stating the trail agreement will reflect that if the developer does the construction work they will be limited to the scope of the cost estimate up to \$194,600.00, and whatever additional costs may be incurred as long as they are still within the same scope of work. Upon roll call, all Supervisors voted affirmatively.

The property utilizes two pump stations, one existing Township owned pump station, and a pump station they are constructing on their property. At the request of the Applicant's Representative, Scott Sweigert and its Sewer Engineer, Fred Ebert and in accordance with the recommendation of the Infrastructure Committee, the Board of Supervisors agreed that since the Township was going to be the DEP permittee for the new pump station, the Township would take over the operation and maintenance of the new pump station, pursuant to an O&M Agreement with the Applicant, and the Applicant would pay all of the costs and expenses associated therewith. Upon review of the draft O&M Agreement, the Applicant advised the Township that the Township's costs to operate the new pump station are significantly higher than when they hire licensed operators, due to labor costs. Consequently, the Applicant advised that it is willing to pay the Township \$6,000.00 per year to operate and maintain the new pump station. There is a question as to whether the Township must be the permittee. Discussion will continue on this matter. There were no objections to allowing the building to begin when all agreements are signed. No action was taken.

MINUTES: A motion was made by Ms. Smith, second by Mr. Stuck, approving the Minutes of February 11, 2019. Upon roll call, all Supervisors voted affirmatively.

TOWNSHIP MANAGER:

Business Office:

Bills for Approval: A motion was made by Ms. Smith, second by Mr. Oswald, approving payment of bills, as listed by the Township Treasurer:

General Fund - \$331,657.97
Street Lighting Tax Fund - \$26,209.51
Refuse Tax Fund - \$55,443.67
Sewer District #3 Fund - \$45,834.55
Fire Protection Fund - \$73,520.59

Upon roll call, all Supervisors voted affirmatively.

PARKS, RECREATION AND PUBLIC WORKS:

Mowing Contracts: No bids were received. Contracts will be re-bid.

ENGINEERING/PLANNING DEPARTMENT:

West Lawn UMC – Zoning Hearing Recommendation: West Lawn United Methodist Church owns 2 lots along Penn Avenue adjacent to their parking lot. They intend to extend their (place of worship) parking facilities by removing the homes and are requesting special exception approval as well as a variance increasing the impervious cover to 88.5% from 75%. A motion was made by Mr. Stuck, second by Ms. Smith, recommending the Zoning Hearing Board grant the variance and special exception requests. Upon roll call, all Supervisors voted affirmatively. Consideration will be given to additional landscaping at the design phase.

PUBLIC SAFETY:

Police Department:

Monthly Report: Chief Ross submitted his report for January, 2019.

SOLICITOR:

Joint Ordinance – Fire Inspection Services: West Reading has tabled adoption of the Ordinance. Accordingly, the Supervisors did the same.

NEW BUSINESS:

Tourism Improvement District: Under advisement.

Authorization to Update Public Works Director Job Description and Recruitment: A motion was made by Mr. Oswald, second by Ms. Smith, authorizing the job description update for Public Works Director and recruitment of a new Public Works Director. Upon roll call, all Supervisors voted affirmatively.

ANNOUNCEMENTS:

1. An Executive Session was held prior to the meeting on matters of personnel.

There being no further business, Chairman Ulrich adjourned the meeting at 8:35 p.m.

Respectfully submitted,


Sheryl Rowan, Township Secretary