

TOWNSHIP OF SPRING

Board of Supervisors

BERKS COUNTY, PA

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MEETING MINUTES

MARCH 11, 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, March 11, 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, Oswald and Myer were present. Ms. Smith did not attend. Also present were: Daniel Becker, Esq., Jim Moll, Bryan Ross, John Groller, Aaron Wozniak, Judy Houck, Colin Hackman, Troy Hatt, Sheryl Rowan, Greg Ganikon, Gregg Bogia, Chuck Frantz, Mike Koch, Scott Anderson, Gia Raffaelli, Esq., and Geneva Aulenbach, of the Reading Eagle.

OPEN TO THE FLOOR: Chairman Ulrich announced the Kohl's/Aldi public hearing has been postponed and will be re-advertised.

Gia Raffaelli, Esq. – Reserve at Grings's Mill: Attorney Raffaelli met again with the Township Solicitor and Mr. Moll. All agreements have essentially been completed, pending review of the changes received recently to the O&M agreement. Checks are ready to sign. Solicitor Becker did not see any reason to delay the permit for internal work on the clubhouse, although the work would be done at their own risk. In addition, he has no problem with issuing the foundation permit for excavation. Attorney Raffaelli is willing to deliver checks for various fees to the Township, and the bond is in place. Supervisors agreed to proceed with execution of the agreements when the Solicitor and Mr. Moll are satisfied.

MINUTES: A motion was made by Mr. Myer, second by Mr. Stuck, approving the Minutes of February 25, 2019. Upon roll call, all Supervisors present voted affirmatively.

TOWNSHIP MANAGER:

Business Office:

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

General Fund - \$227,835.27
Fire Hydrant Tax Fund - \$6,628.22
Refuse Tax Fund - \$62,761.89
Sewer District #3 Fund – \$50,722.25
Fire Protection Fund - \$14,138.60
Capital Fund - \$20,261.21

Upon roll call, all Supervisors present voted affirmatively.

HUMAN RESOURCES:

Public Works Director – Job Description and Salary Range: A motion was made by Mr. Oswald, second by Mr. Stuck, to table action on the Public Works Director job description and salary range agenda item. Upon roll call, all Supervisors present voted affirmatively.

PARKS, RECREATION AND PUBLIC WORKS:

Department Social Media Policy: As recommended by the Parks & Recreation Board, a motion was made by Mr. Oswald, second by Mr. Stuck, permitting the Parks & Recreation Department to start a Facebook page for promoting events, programs and activities. Upon roll call, all Supervisors present voted affirmatively.

Berks County Parks & Recreation Department – Letter of Support: A motion was made by Mr. Myer, second by Mr. Stuck, approving a letter expressing support for the Berks County Parks & Recreation Department's rehabilitation of the Gring's Mill Trailhead at Gring's Mill Recreation Area, which will provide access for maintenance and emergency vehicles. Upon roll call, all Supervisors present voted affirmatively.

Monthly Report: The February, 2019 Monthly Report was submitted. Despite, cold temperatures and 7 inches of snow on the ground last week, some repairs were made to the foot bridge at Cacoosing Meadows Park.

ENGINEERING/PLANNING DEPARTMENT:

Sunnyhill Terrace Subdivision:

Waiver Requests: As recommended by the Planning Commission, a motion was made by Mr. Oswald, second by Mr. Stuck, granting the following waiver requests:

§ 1013 and 1019 - Waiver of the requirement to install **curb and sidewalk** along the frontage on Old Fritztown Road.

§ 310(b)(8) – Waiver of the **minimum pipe diameter** of 12" in the Stormwater Management Ordinance. The applicant proposes that 4 of the lots contain underground stormwater recharge pits which would include 6" PVC pipes.

Upon roll call, all Supervisors present voted affirmatively.

Preliminary Plan Approval – As recommended by the Planning Commission, a motion was made by Mr. Myer, second by Mr. Stuck, approving the Preliminary Plans for the proposed Sunnyhill Terrace Subdivision, with the following conditions:

- Prior to final plan approval, the applicant must **satisfy the conditions** that had been set by the Board of Supervisors when granting **conditional use approval**, including "The applicant must work with the Township to improve the existing **downstream stormwater drainage conditions**, consistent with testimony provided by the applicant and his attorney.
- Satisfactory **easement agreements** must be prepared and executed for the existing and proposed shared drives on the property, which must satisfy the Zoning Hearing Board condition regarding the "consolidation of the easements and additions of the proposed lots and the adjoining landlocked lots."

Upon roll call, all Supervisors present voted affirmatively.

Hofmann Tract – Preliminary Plans:

Waiver Requests: As recommended by the Planning Commission, a motion was made by Mr. Oswald, second by Mr. Stuck, granting the following waiver requests:

§ 503(C)(B) - Waiver of the requirement to use a **scale** of 1" = 50', to allow a scale of 1" = 60' so that the entire development can be shown on a single sheet.

§ 1013 - Waiver of the requirement to install **sidewalk** along both sides of the street for an approximate **600-foot** long portion of the proposed Iroquois Avenue extension. The applicant has stated that the grading in this area and its relationship with the adjoining property do not allow for sidewalk installation.

§ 309(a) - Waiver of the **Stormwater Management** Ordinance requirement to use the **Rational Method** determining the peak rate of runoff. The applicant has used the SCS Method since that is required by DEP for the NPDES Permit.

Upon roll call, all Supervisors present voted affirmatively.

Preliminary Plan Approval – A motion was made by Mr. Myer to table action on the Hofmann Tract Preliminary Plan pending further discussion of the proposed 4-way stop at the intersection of Dwight Street and Iroquois Avenue. There was no second to the motion.

As recommended by the Planning Commission, a motion was made by Mr. Oswald, second by Mr. Stuck, approving the Preliminary Land Development Plans for the Hofmann Tract with the following conditions, to be addressed to the Township's satisfaction prior to approval of the Final Plans:

- A **lighting plan** must be provided demonstrating that the proposed landscaping will not create obstructions and complying with the parking lot lighting provisions of Section 703(F).
- The Township Solicitor should be consulted regarding to the issue of the **clear sight triangle** variance that had been obtained during the previous office development and its validity under the current residential plan, Section 405(H).
- The **traffic impact study** must address comments and requested revisions made by Great Valley Consultant, Sections 503(C)(O)(11) and 505.
- The Land Development Plans must be revised to comply with the Bogia Engineering plans that show the following revisions at the proposed **intersection of Iroquois Avenue and Dwight Street**:
 - 1) Softening of the curb radius to eliminate the encroachment of buses and emergency vehicles into the opposing travel lane,
 - 2) The installation of sidewalk through the intersection to the sidewalk along Dwight Street to Penn Avenue,
 - 3) The elimination of the driveway on the CJ Tire property in close proximity to the intersection.
- The applicant should address any **public safety issues** raised by the Deputy Fire Marshal during review of the Final Plans, Section 1009.

- Since part of the property is located within the **Borough of Sinking Spring**, and the stormwater runoff drains in that direction, written confirmation from the Borough regarding the plans adequacy will be required prior to action on the Final Plans.
- Any construction **encroaching onto the adjoining property** owned by Hofmann Industries requires an executed agreement prior to action on the Final Plans.

Upon roll call, all Supervisors present voted affirmatively with the exception of Mr. Myer, who voted no. Motion passed 3-1. Mr. Ganikon, of 100 S. Dwight Street, is concerned about driving out of his driveway when traffic is backed up on Dwight Street in the morning and afternoon.

West Lawn United Methodist Church – Waiver of Land Development Process for Parking Lot: The Planning Commission recommended that any decision on the waiver request be held until the Zoning Hearing Board takes action on the Special Exception and Variance request.

Lower Heidelberg - Paper Mill Road Bridge Rehabilitation: As recommended by Great Valley Consultants, a motion was made by Mr. Oswald, second by Mr. Myer, awarding the contract for the Paper Mill Road Bridge Rehabilitation to DESCCO Design & Construction, Inc. in the amount of \$486,779.72. Upon roll call, all Supervisors present voted affirmatively. The original estimate was \$534,000.00. This is a joint project with Lower Heidelberg Township, and Spring Township will be responsible for \$243,389.86.

Lower Heidelberg/Spring Township – Boundary Bridge Maintenance Agreement: A motion was made by Mr. Oswald, second by Mr. Myer, authorizing the appropriate Township Official to execute the modification to the Boundary Bridge Maintenance Agreement between Lower Heidelberg Township and Spring Township, relating to how the professional engineering and legal fees would be divided for the Paper Mill Road Bridge Rehabilitation project. Upon roll call, all Supervisors present voted affirmatively.

PUBLIC SAFETY:

Police Department:

Donate Abandoned Bicycles: A motion was made by Mr. Stuck, second by Mr. Oswald, granting permission to donate 14 abandoned bicycles to Wood to Wonderful. Upon roll call, all Supervisors present voted affirmatively.

Township of Spring Fire Rescue Service:

Monthly Report: Chief Hackman reviewed the February, 2019 Monthly Report. There were 198 responses consisting of 124 fire related incidents and 74 medical and motor vehicle accidents. Busiest day was Saturday; busiest hour was 3:00 p.m. to 4:00 p.m.

SOLICITOR:

Joint Ordinance with West Reading – Fire Inspection Services: A motion was made by Mr. Stuck, second by Mr. Oswald, authorizing the Solicitor to re-advertise adoption of the Ordinance. Upon roll call, all Supervisors present voted affirmatively.

OLD BUSINESS:

West Lawn Inn – Conditional Use: The Conditional Use hearing for the Wes Lawn Inn has been postponed to resolve zoning issues.

NEW BUSINESS:

Resignation of Planning Commission Member: With sincere appreciation for his valuable service to the Township, a motion was made by Mr. Oswald, second by Mr. Myer, accepting the resignation of Planning

Commission member, Peter Bliudzius, with regret, and to authorize the Planning Commission to proceed with filling the vacant position. Upon roll call, all Supervisors present voted affirmatively.

There being no further business, Chairman Ulrich adjourned the meeting at 8:00 p.m.

Respectfully submitted,



Sheryl Rowan, Township Secretary