

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

JUNE 10, 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, June 10, 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, Judy Houck, Colin Hackman, Troy Hatt, Sheryl Rowan, Mike Kocher, Barbara Dietrich, Esq., Frank LaPuma, Craig Lutz, Ronald Procopio, Charles Good, Mike Malinowski, Steve Tabakelis and Kim Berry.

OPEN TO THE FLOOR:

Charles Good, 3321 Reedy Road: Mr. Good addressed the Board regarding the overflow swale behind his home. The swale should be cleaned out, as it will cause flooding and property damage. Mr. Vaughan was aware of the situation and stated the majority of the water comes from Sinking Spring Borough. (The Borough line crosses Mr. Good's property.) A cost estimate for this project was obtained approximately 5 years ago. However, permits and proper credentials were required, since it is a storm water facility, and the project was not in the budget.

Ronald Procopio, 3315 Reedy Road: The swale can no longer handle the amount of water flowing through it. Flood water has entered Mr. Procopio's home in heavy rain. Supervisor Smith suggested Township staff research what would be needed to clean out the swale. Updates will be provided to Mr. Good and Mr. Procopio.

MINUTES: A motion was made by Mr. Oswald, second by Ms. Smith, approving the meeting Minutes of May 28, 2019. Upon roll call, all Supervisors voted affirmatively.

TOWNSHIP MANAGER:

Business Office:

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

General Fund - \$250,574.59

Fire Hydrant Tax Fund - \$6,498.97

Refuse Tax Fund - \$68,435.21

Escrow Fund - \$4,568.08

Fire Protection Fund - \$11,662.66

Capital Fund - \$9,675.88

Upon roll call, all Supervisors voted affirmatively.

Property and Liability Insurance Renewal: Mr. Malinowski, from EHD Insurance, provided the Supervisors with copies of the proposal showing the pricing for renewal of the property and liability insurance. For several reasons, such as inflation and additional revenue, the premium has increased. The best option for the Township, as of today, is Travelers + QBE. A motion was made by Mr. Stuck, second by Ms. Smith, approving Option #2. Upon roll call, all Supervisors voted affirmatively.

PUBLIC WORKS:

Authorization to Bid Seasonal Requirements: A motion was made by Mr. Stuck, second by Mr. Oswald, authorizing the Public Works Department to prepare specifications, advertise, open bids and recommend award for 2019-2020 Seasonal Requirements. Upon roll call, all Supervisors voted affirmatively.

ENGINEERING/PLANNING DEPARTMENT:

Broadcasting Square – Schedule PRD Hearing: The owners of Broadcasting Square have submitted a sketch plan and waiver requests for the proposed re-development of the western portion of the existing shopping center, located within the Planned Residential Development (PRD). In accordance with the PRD Ordinance, the Board of Supervisors must hold a public hearing. A motion was made by Mr. Stuck, second by Mr. Oswald, authorizing Mr. Moll to set the hearing date for July 22, 2019, 7:15 p.m. Upon roll call, all Supervisors voted affirmatively.

Reading Hospital Tract – Funding Resolution #2019-12: The developers of the Reading Hospital tract are requesting that the Township participate in grant applications for funding of necessary transportation improvements, costing approximately \$17 million. They intend to apply for funding from state and federal sources and, at this time, asked that the Township serve as the applicant for the Commonwealth Financing Authority's Multimodal Transportation Fund (\$2 million). A motion was made by Mr. Oswald, second by Mr. Stuck, adopting Resolution #2019-12 officially authorizing participation by the Township. Upon roll call, all Supervisors voted affirmatively.

Juliana's Restaurant – Variance Requests: Juliana's Restaurant has applied to the Zoning Hearing Board for the following variances:

- Section 322(B) To allow apartments as a use permitted by right within the M-I District.
- Section 324(B)(83)(e) To locate the dumpster less than the required 150 setback from the adjoining residential use (145 feet) and less than 100-foot setback from the adjoining nonresidential use (5 feet).
- Section 408(E)(1) To expand an existing, nonconforming use by more than 50% (97%).
- Section 701(A) To allow a reduction in the required number of parking spaces from 78 to 74.
- Sections 703(C)(1) & 703(C)(2)(a) To allow parking spaces smaller than 10' by 20' (9' by 18').

Barbara Kern Dietrich, Esq. spoke on behalf of Juliana's stating that expanding the restaurant to accommodate special events would be a benefit. They are working on code issues.

The Planning Commission recommended that the Zoning Hearing Board deny the variance requests. A motion was made by Mr. Stuck, second by Mr. Oswald, to deny the variance requests, as well. Upon roll call, all Supervisors voted affirmatively with the exception of Ms. Smith, who voted no.

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

- a) Modifications requested by Mr. Greiss, the downstream property owner, to the improvements that have been made to the swale that crosses his property must be completed prior to release of the plans for recording.
- b) A Subdivision Improvements Agreement must be prepared and executed, and adequate financial security must be posted.
- c) The common driveway and utility easement agreements must be finalized and executed.
- d) Execution of the Operations and Maintenance Agreement associated with the proposed stormwater BMPs is required.
- e) The Post-Construction Stormwater Management (PCSM) Plan must be recorded to serve as the required Drainage Plan.
- f) The applicant will be required to contribute to the Township's Stormwater Control and BMP Operation and Maintenance Fund.
- g) Any outstanding Township invoices must be paid.

Upon roll call, all Supervisors voted affirmatively.

PUBLIC SAFETY:

Police Department:

Road Closure: A motion was made by Mr. Stuck, second by Mr. Oswald, approving a road closure request for a block party on August 10, 2019, from 2:00 to 10:00 p.m., on Daniel Drive. Upon roll call, all Supervisors voted affirmatively.

Township of Spring Fire Rescue Service:

Monthly Report: Chief Hackman reported 263 responses during the month of May, 2019. There were 108 motor vehicle accidents and 106 overlapping calls.

SOLICITOR:

Declaration of Extinguishment – Sewer Liens: Solicitor Becker advised the Supervisors all sewer liens have been paid and satisfied with regard to the Rupp/Lutz properties. A motion was made by Mr. Oswald, second by Mr. Stuck, approving execution and filing of the Declaration of Extinguishment. Upon roll call, all Supervisors voted affirmatively.

ANNOUNCEMENTS:

1. On June 3, 2019, Township bonds were sold resulting in a savings of \$1.7 million over the life of the debt. Excellent timing by the Board.

There being no further business, Chairman Ulrich adjourned the meeting at 7:50 p.m.

Respectfully submitted,

Sheryl Rowan, Township Secretary