



TOWNSHIP OF SPRING

BERKS COUNTY, PA
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BOARD OF SUPERVISORS MEETING MINUTES OCTOBER 12, 2021

OPENING OF MEETING: A regular business meeting of the Board of Supervisors was called to order by Chairperson Stuck at 7:03 p.m. on Monday, October 12, 2021 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 Stuck, Kocher and Ulrich were present. Also present were: John Groller, Judy Houck, Mary Burkholder, Jen Bensinger, Jim Moll, Deputy Chief Powell, Colin Mcfarlane - Esquire, Rick Kemper, Tom Rothermel, Chris Hannum-Entech Engineering, Bill Santoro, Jill Santoro, Erin Allred and Mitchell Darcourt. Dan Becker-Esquire arrived at approximately 7:30 p.m. The following individuals attended the meeting via teleconference: Fire Chief Hackman, Nicholas Johnson-Great Valley Consultants, Michele and TP.

OPEN TO THE FLOOR

Jill Santoro- 2 Prendergast Road

Jill Santoro stated she and her family have resided at 2 Prendergast Road for seventeen (17) years. The three (3) properties on Prendergast Road are zoned Rural Suburban. Ms. Santoro reported 1 Prendergast Road, a 7.6-acre property located directly across from her residence is for sale and is listed as a commercial use. The property owner of 1 Prendergast Road is Colliers International-Paul Rogers, whose interest is in medical facilities. Ms. Santoro stated that she and her neighbor Erin Allred residing at 4 Prendergast Road as well as other neighbors have concerns about commercial development in that area. Ms. Santoro respectfully requested the Board of Supervisors deny any request for commercial development at 1 Prendergast Road and maintain the current zoning as Rural Suburban. Ms. Santoro stated it is her opinion that any commercial development on Prendergast Road would cause significant problems. The location is in a floodplain and due to the proximity of Cacoosing Creek, any development in that area, even downstream would be a detriment to wildlife in that area. Ms. Santoro mentioned that traffic would increase and impact volume on Van Reed Road and Prendergast Road.

Mr. Moll stated the Township's Floodplain Ordinance allows for very limited non-residential use. Mr. Moll explained the area is a three (3) lot subdivision known as the Brubaker Subdivision. The plan was recorded but, Mr. Moll doesn't believe the deeds were changed to reflect the three (3) lots. The current tax map shows the location as one (1) property. Mr. Moll stated the Township has not received any applications for commercial development on the property. Ms. Santoro asked what the Township's process is for granting a zoning change request. Mr. Stuck explained the process includes the applicant appearing before the Township Planning Commission and the Board of Supervisors for review and a hearing with the Zoning Hearing Board.

OPEN TO THE FLOOR (Continued)

Ms. Santoro thanked the Public Works Department for their outstanding work on the roads.

Erin Allred- 4 Prendergast Road

Ms. Allred stated she and her family have resided at 4 Prendergast Road for eighteen (18) months. Her family enjoys the lifestyle of living by the creek and the woods. Ms. Allred reported observing an increase in traffic from the subdivision development down the road that complicates getting on and off school buses. It is Ms. Allred's opinion that further development would be detrimental to the area.

ACTION ITEMS FOR APPROVAL All items requiring action by the Board are listed below. Comments and discussion points are listed below the corresponding item.

1. Meeting Minutes – Regular Business Meeting – September 27th, 2021
2. Bills for Approval –
 1. **General Fund - \$210,411.94**
 2. **Street Lighting Tax Fund - \$15,000.61**
 3. **Fire Hydrant Tax Fund - \$6,844.97**
 4. **Refuse Tax Fund - \$75,276.91**
 5. **Escrow Fund - \$0**
 6. **Sewer District #3 Fund - \$78,491.67**
 7. **Fire Protection Fund – \$31,401.39**
 8. **Capital Fund - \$11,601.46**
3. Environmental Program Coordinator Job Description

Ms. Houck requested the Board of Supervisors consider approval of an updated job description for the Environmental Program Coordinator. The previous job title and job description of Ms. Delozier's tasks are extremely outdated.
4. Conditional Offer of Employment-Financial Administrative Position

Mr. Groller and Ms. Reardon requested the Board of Supervisors consider approval of a conditional offer of employment to the selected candidate at a starting salary of \$25.00 per hour. This position is to fill the current vacant position in the Business Department.
5. Conditional Offer of Employment- Recreation Program Coordinator

Ms. Houck and Ms. Reardon requested the Board of Supervisors consider approval of a conditional offer of employment to the selected candidate at a starting salary of \$54,000.00 per year. This position has been open since April 2021.
6. Payment Application # 7-Final Clarifier Project

Entech Engineering reviewed PSI Solution's Application for payment and recommends approval of Payment #7 for \$232,092.79.
7. Wyomissing Interceptor Upgrade Project Engineering Work Order

Mr. Hannum reported the Township's Infrastructure Committee reviewed and recommends the Board of Supervisors approve Work Order 4644-EWO-11155.01 and authorize Entech to proceed with the remaining design work. The work order reflects the completion of the preliminary engineering phase, which had an estimated cost of \$71,800.00, but an actual cost of \$26,000.00. The estimated engineering cost for the final design, permitting services and bidding assistance is \$124,700.00.

ACTION ITEMS FOR APPROVAL (Continued)

Motion was made by Mr. Ulrich, seconded by Mr. Kocher to approve action items 1-7. Upon roll call all Supervisors present voted affirmatively. Motion Carried.

TOWNSHIP DIRECTORS

- A. Zoning/Building Codes Department -Mr. Wozniak submitted a monthly report for September. Mr. Groller reported Township staff are addressing the complaint that was received at the last Board of Supervisor's meeting regarding property maintenance issues at 2524 Reading Boulevard. The Police Department is working with Mr. Wozniak and Kraft Codes to develop a plan to address the issue.
- B. Parks and Recreation Department- No Report
- C. Engineering/Planning Department-
- 1) Hofmann Tract -Soil Stockpile
Mr. Moll reported Township staff attended a field meeting at the Hofmann Tract at the intersection of Hillvale Avenue and Iroquois Avenue. The purpose of the meeting was to meet with the representative of D&B Construction. D&B is acting as the Construction Manager for the operations associated with the importation and stockpiling of clean fill material on the site which will be utilized for grading operations during construction. The Board of Supervisors had previously granted a temporary waiver of the truck weight limitations on Iroquois Avenue between Shillington Road and Hillvale Avenue to transport this material. At this time a deadline for road repair after the project is complete has not been negotiated. The contractor has indicated that the stock piling operations will begin sometime within the next four (4) weeks. These operations are dependent upon the schedules of construction sites where the material is originating. It is not expected that the import of the material will be continuous, but rather irregular, with peaks and slow periods. D&B has stated that there could be as many as 2,000 total truck loads when the operation is completed.
 - 2) 209 Wellington Avenue-Variance Request
Mr. Moll reported Thomas & Jenna Rothermel of 209 Wellington Avenue submitted a variance request to the Zoning Hearing Board for a proposed addition on their property. The Rothermel's property is within Lincoln Park at the corner of Wellington Avenue and Oxford Avenue, bordering the Borough of Wyomissing. The proposed addition would encroach into the existing front yard along Oxford Avenue. The proposed addition would extend the entire depth of the existing front yard. Due to a significant difference in elevation between the dead-end street and the existing residential properties within the Borough, there is no likelihood of Oxford Avenue being extended in the future. The property is located in the MDS District, where the required minimum lot area is 8,000 square feet and the required minimum front yard is 30 feet. Mr. Moll explained the 1926 subdivision plan for Lincoln Park shows lots as small as 3,200 square feet and indicates a front yard set-back of only 15 feet. This reduced lot area and front yard should be considered as pre-existing nonconformities. At their public meeting on October 7, 2021, the Planning Commission recommended that the Zoning Hearing Board grant the requested relief, but specifically due to the extenuating circumstances pertaining to the dead-end street.

Mr. Rothermel stated his residence is a three (3) bedroom house. Mr. & Mrs. Rothermel are requesting the variance to build a fourth bedroom and maintain a small home office. Mr. Rothermel explained the addition would allow for much desired distance between their two (2) children as well as additional living space.

TOWNSHIP DIRECTORS (Continued)

C. Engineering/Planning Department (Continued)

2) 209 Wellington Avenue-Variance Request (Continued)

Motion was made by Mr. Kocher, seconded by Mr. Ulrich to recommend approval of the variance request submitted by Thomas & Jenna Rothermel noting the reason for the recommendation is because the road cannot be extended any further. Upon roll call all Supervisors present voted affirmatively. Motion Carried.

D. Finance Department-No Report

E. Human Resources –No Report

F. Public Works-Mr. Darrah reported that he met with Asphalt Maintenance Solutions (AMS) on Merion Drive to review the concerns of residents regarding the road conditions.

PUBLIC SAFETY

A. Police Department- Deputy Chief Powell reported the Department went out to 963 Fritztown Road to check sight lines at the location, due to the request for a hidden driveway sign because of the accident that occurred when a resident exited their driveway. Deputy Chief Powell reported that the site does meet the criteria to install a sign at that location and a sign has been ordered.

B. Township of Spring Fire Rescue Service- Fire Chief Hackman submitted a monthly report for September. Fire Chief Hackman reported the key highlight of the month was 360 responses which is the highest to date. Some of the numbers were in response to Hurricane Ida.

C. West Side EMA-No Report

SOLICITOR – No Report

OLD BUSINESS: No Report

NEW BUSINESS: No Report

ANNOUNCEMENTS:

1. An Executive Session was held on October 4th and again on October 12th, prior to this meeting, to discuss matters of personnel.
2. Next meeting will be held at 7:00 p.m. on Monday, October 25th.

ADJOURNMENT:

There being no further business, Chairperson Stuck adjourned the meeting at 7:40 p.m.

Respectfully submitted,



Mary L Burkholder
Township of Spring Secretary