



TOWNSHIP OF SPRING

BERKS COUNTY, PA

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BOARD OF SUPERVISORS MEETING MINUTES AUGUST 8TH, 2022

OPENING OF MEETING: A regular business meeting of the Board of Supervisors was called to order by Chairperson Stuck at 7:05 p.m. on Monday, August 8th, 2022 in the Public Meeting Room of the Township of Spring Administration Building, located at 2850 Windmill Road, Spring Township, Berks County, Pennsylvania.

ROLL CALL: Upon roll call, Supervisors Stuck and Kocher were present. Supervisors Royer and Wertz attended via teleconference. Supervisor Smith was absent. Also present were: John Groller, Mary Rossi, Paul Darrah, Aaron Wozniak, Jen Bensinger, Jim Moll, Judy Houck, Police Chief Powell, Colin Macfarlane; Esquire, Mark Koch, John W. Hoffert, and Tom Rothermel; Esquire. Fire Chief Hackman attended via ZOOM.

AGENDA AMENDMENTS:

Mr. Groller stated that there is one (1) amendment to the agenda, an additional action item to request authorization to register for the August 26th, 2022, County Free and Clear Sale to participate in and potentially obtain a property in the Township.

Motion to amend the agenda was made by Mr. Kocher, seconded by Mr. Royer. Upon roll call, all Supervisors present voted affirmatively. MOTION CARRIED.

OPEN TO THE FLOOR: None

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

1. Meeting Minutes – Regular Business Meeting-July 25th, 2022
2. List of Bills for Approval –
 1. General Fund - \$214,407.94
 2. Street Lighting Tax Fund- \$24,794.10
 3. Fire Hydrant Tax Fund- \$1,792.78
 4. Refuse Tax Fund - \$117,719.15
 5. Sewer District #3 Fund - \$609,015.39
 6. Fire Protection Fund - \$10, 659.34
 7. Capital Fund - \$16,384.58

ACTION ITEMS FOR APPROVAL: (Continued)

3. Wastewater Treatment Plant Chemical Contract Award
Mr. Groller stated that the Public Works Department sent out eight (8) requests for bids and received one (1) proposal. The Department recommends that the contract be awarded to the Township's current provider, USALCO, at the cost of \$554.00 per wet ton.
4. Aggregates & Bituminous Contract Award-Tabled
5. CoStars Contract- Cameras-Road Service Maintenance Garage
Mr. Groller requested approval of the Purchase Order for the security system at the Public Works garage. The proposed purchase is budgeted and is a CoStars agreement through eLock Security Specialists, LLC. in the amount of \$ 14,733.03.
6. St. Luke's Medical Office-Extension of Time Request
Mr. Moll stated that St. Luke's University Health Network had submitted a time extension request for the Land Development Plans for the proposed medical office. The current expiration date is the end of August 2022, and the extension will be through the end of November 2022.
7. Authorization to Register for County Free and Clear Sale
Mr. Groller requested authorization for the Township to potentially participate in the County Free and Clear Sale on August 26th, 2022.

Motion to approve Action Items #1-#3 and #5-#7 was made by Mr. Kocher and seconded by Mr. Wertz. Upon roll call, Mr. Wertz abstained from voting on payments for Fire Fund #14. All Supervisors present voted affirmatively. MOTION CARRIED.

TOWNSHIP DIRECTORS

- A. Zoning/Building Codes Department – Mr. Wozniak submitted the monthly report for July. Mr. Wozniak stated that in 2019 the Township implemented the blight process for a property located at 2438 McKinley Avenue. The house was razed after that process was complete, and the Township issued a permit for a 1,500 sq. ft single-story home at that location; construction is expected to start soon.

Mr. Kocher asked about the complaint at 2314 Jefferson Avenue relating to water ponding in the roadway. Mr. Darrah said that that location would be milled up and repaired during this year's road work.

Mr. Wertz thanked Mr. Wozniak for checking on the Reading Blvd issue.

- B. Parks and Recreation Department – No Report

- C. Engineering/Planning Department

- 1) Alcon-Pre-Approval Improvements Agreement

Mr. Moll stated the Township recently approved the Pre-Approval Improvements Agreement for Alcon so that they may start work on the parking lot.

TOWNSHIP DIRECTORS

C. Engineering/Planning Department (*Continued*)

1) Alcon-Pre-Approval Improvements Agreement (*Continued*)

Mr. Moll requested authorization for the appropriate Township official to sign and execute the agreement after legal counsel on both sides reviewed the agreement and the applicant posts the required financial security.

Motion to authorize the appropriate Township official to execute and sign the Alcon-Pre- Approval Improvements Agreement was made by Mr. Kocher, seconded by Mr. Wertz. Upon roll call, all Supervisors present voted affirmatively.

MOTION CARRIED.

Colin Macfarlane, Esquire, stepped out of the meeting during the discussion of 10 Beaver Road.

2) 10 Beaver Rd-Self -Storage Variances

Mr. Moll stated that the property along Beaver Road is an existing small self-storage facility. The applicant would like to expand the facility. Mr. Moll displayed exhibits showing the proposed expansion to seventy-nine (79) total storage units on the property and the submission to change the access from where it is on Blimline Road to Beaver Road. There are only two (2) residential homes near this location, located directly to the north, and no buildings will be built closer to the residential properties with the proposed expansion.

Mr. Moll explained that the variance requests include setbacks, impervious coverage, building expansions, and use expansions. Mr. Moll said that the plan was approved previously; however, in 2007, the Township changed the Zoning to RHA (therefore, the property is non-conforming) because the area had once been a strip of commercial zoning centered along SR 222, and then it became a limited access highway.

The Planning Commission recommends that the variance be granted with the condition that the variance to the maximum building height applies only to the 30' x 60' storage garage proposed to be located within the interior of the project site.

Mr. Stuck asked about the junk vehicle storage. Mr. Moll confirmed that the original Land Development Plan or a subsequent permit application approved storing a limited number of junk cars. With this new plan, the applicant would not keep junk cars at the location.

Motion to recommend that the Zoning Hearing Board grant zoning relief to the applicant for 10 Beaver Road so that the applicant may proceed with the project built based on the grounds that it will clean up the property was made by Mr. Stuck, seconded by Mr. Wertz.

Mr. Kocher asked if there is an issue currently with junk cars at the location. Mr. Moll said that most complaints are from long ago and are resolved. Mr. Wozniak said the junk cars were at the location with the original plan in 1993.

TOWNSHIP DIRECTORS

C. Engineering/Planning Department (*Continued*)

2) 10 Beaver Rd-Self -Storage Variances

Due to an increase of vehicles and residents' concerns, Mr. Wozniak stated in 2012; the Township created an agreement with the owner specifying where the cars would be stored on the property and limited the number of dilapidated vehicles not to exceed nine (9), and they had to be covered. The other vehicles, such as RVs, boats, and registered vehicles, were typical of storage. Mr. Wozniak said there had not been complaints regarding dilapidated cars at the property in a long time.

Upon roll call, the vote was- Mr. Stuck-Yes, Mr. Kocher- Yes, Mr. Wertz-Yes, Mr. Royer-No. MOTION CARRIED 3-1

Colin Mcfarlane, Esquire, rejoined the meeting after the roll call vote with the Supervisor's recommendation to the Zoning Hearing Board.

3) Weller II Subdivision-Extension of Time or Rejection

Mr. Moll stated that the Planning Commission had recommended approval of the extension of time request, currently expiring August 31st, 2022 to December 31st, 2022.

Motion to approve the extension of time request for the Weller II Subdivision was made by Mr. Kocher, seconded by Mr. Wertz. 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 stated that base repair road work is scheduled to begin this week.

Mr. Darrah received a call from H & K Group will start on Thursday. Mr. Darrah said that staff has been doing a lot of sign replacement work in the Township and started painting curbing per code throughout the Township.

PUBLIC SAFETY

A. Police Department –No Report

B. Township of Spring Fire Rescue Services –Chief Hackman provided a monthly report for July.

C. West Side Regional EMA-No Report

SOLICITOR – No Report

OLD BUSINESS:

Mr. Royer said he enjoyed National Night Out and thanked everyone who participated, noting that the Township had a significant presence. Mr. Stuck thanked everyone who assisted and said it was a good job, well received by the residents, and they are glad to have it back.

OLD BUSINESS: (Continued)

Mr. Stuck stated that a few residents approached him with questions on the status of several things:

1) Status of Pickle Ball Courts

Ms. Houck said she must develop bid specs to start the project. Mr. Stuck mentioned that Fromuth is a big supporter of many Berks County municipalities. Ms. Houck confirmed for Mr. Royer that the proposal is to convert the old tennis courts at Cornwall Terrace Park into pickleball courts. Ms. Houck said that the Parks and Recreation Board has reached out to Fromuth, and they have maxed out on their community contributions.

2) Status of the removal of backstops at the Cacoosing Meadows Park

Ms. Houck said that the one (1) backstop had been moved and transferred to Drexelwood Park. The Parks and Recreation Department must wait until the Summer Playground Program is over to remove the other one that will be going to Breneman Park, noting that it is scheduled.

3) Bathrooms at Breneman Park

Mr. Stuck asked if staff had painted the bathrooms recently. A resident sent him pictures of the bathrooms, and Mr. Stuck said they looked cruddy. Ms. Houck stated that the work is scheduled, noting that staff must do the painting around rental schedules as they need time to dry. Mr. Darrah said that part-time staff has begun painting.

4) Mr. Stuck asked about the status of advertising for the Recreation Program Coordinator open position. Mr. Groller said the Department is currently working on filling the part-time front-desk position.

NEW BUSINESS: – None

ANNOUNCEMENTS:

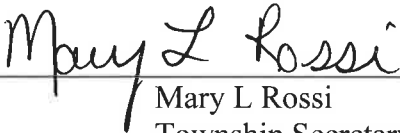
1. An Executive Session was held prior to this meeting to discuss matters of personnel.

2. Next meeting will be held at 7:00 p.m. on Monday, August 22nd, 2022

ADJOURNMENT:

There being no further business, Chairperson Stuck adjourned the meeting 7:35 p.m.

Respectfully submitted,



Mary L Rossi
Township Secretary