



# TOWNSHIP OF SPRING

**BERKS COUNTY, PA**

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## **Township of Spring Infrastructure Committee Meeting Minutes – August 2<sup>nd</sup>, 2022**

The regularly scheduled public meeting of the Township of Spring Infrastructure Committee was called to order by Chairperson Ehrlich at 8:30 a.m. on Tuesday, August 2<sup>nd</sup>, 2022, in the Public Meeting Room of the Township of Spring Administration Building, located at 2850 Windmill Road, Spring Township, Berks County, Pennsylvania. The following members were present: Chairperson Sarah Ehrlich, Bob Myer, Paul Darrah, and Leroy Schannauer. Mike Kocher attended via teleconference. Also in attendance were Mary Rossi, Jen Bensinger, Jim Moll, Colin J. Macfarlane; Esquire, Matthew Boggs-Entech Engineering, and John Hoffert- Hoffert Surveyors. David Wilson and Kevin Flannery attended via ZOOM.

### **Approval of Minutes**

*Motion to approve the minutes of the May 3<sup>rd</sup>, 2022 meeting was made by Mr. Myer, seconded by Mr. Schannauer. Upon roll call, all committee members present voted affirmatively. MOTION CARRIED*

### **Amendment to the Agenda**

*Motion to add the Kreider Subdivision to the agenda was made by Mr. Myer, seconded by Mr. Schannauer. Upon roll call, all committee members present voted affirmatively. MOTION CARRIED*

### **Open to the Floor** – None

### **Entech Engineering Report**

#### **a) Wyomissing Interceptor Project Update**

Mr. Boggs stated since the last Infrastructure Committee Meeting, Entech has been working with Doctor Reedy on obtaining an easement agreement. Entech prepared a couple of exhibits, and a third party assessed the easement (that clips the property) at \$7,000.00. Dr. Reedy is agreeable with the assessment value and the location. Another exhibit prepared would have the sewer running the whole length of the southern part of the property. Dr. Reedy contacted Mr. Boggs to let him know that if the Township would like to go the entire distance of his property, he would also be open to that. Mr. Boggs said it is currently under review to determine what makes the most sense from a sewer standpoint.

Mr. Boggs said that various permits had been submitted. After the Alcon Planning Module is approved, including the Corrective Action Plan for the Wyomissing Interceptor Project, he will submit the Water Quality Management Permit.

Mr. Darrah stated that the Township received the ARP Grant, totaling \$765,000.00, for sanitary sewer upgrades. The Township will have to wait until November to see if it obtains the LSA Grant.

## **Entech Engineering Report (Continued)**

### **b) Reading Avenue Sewer Replacement Project**

Mr. Boggs reported the design for the project is complete. Because the Township is only replacing one (1) section of the sewer, approximately 350ft, the Township will pay premium costs. Typically, contractors do multiple runs, thousands of feet, so the price per ft is reasonable as opposed to a short section where you would pay a high cost per foot. Mr. Boggs said that he and Mr. Darrah are reviewing the budget and looking to see if additional sewer replacement work can be done so that the Township will receive a better overall price.

## **Sewer Updates**

### **a) St. Luke's University Medical Office**

Mr. Moll said the Land Development Plan for St. Luke's University Medical Office is currently under review with the Planning Commission. The property previously was a bank and will be changed into a medical office building, with a combination of urgent care, primary care, and a therapy area. Mr. Moll reviewed the diagram that shows the sanitary sewer and a box culvert that crosses the property within one (1) large easement. The applicant has submitted revised plans showing the building will be angled rather than shown on the original plan submittal. The facility will discharge to the Wyomissing Interceptor. Mr. Moll recommends notations on the recorded plans as the Committee has done with similar projects.

Mr. Boggs said that St. Luke's has a similar facility in Hamburg and that Entech has requested water usage data from that facility. Mr. Boggs said the sewer numbers provided were based on a flat rate; therefore, it was hard to tell the actual water usage. Mr. Boggs said he had Ms. Bensinger pull some numbers from Patient First, thinking the flow would be similar to the proposed Medical Office. Patient First has three (3)- four (4) EDUS of flow daily.

### **b) Highlands Expansion/West Lawn Interceptor**

Mr. Moll said that the West Lawn Interceptor is a Township line that goes through Wyomissing, mainly for sewage generated from the former Borough of West Lawn. Per an existing agreement, the West Lawn Interceptor has multiple connections within Wyomissing. The Highlands would like to expand its number of residential units. On the drawing, the blue lines are the JMA Lines; they go to the JMA Plant and serve both the Township (The portion that was West Lawn) and Wyomissing. The interceptor starts at the lowest end of West Wyomissing and travels through Wyomissing Boro, connecting to an existing line owned by Shillington. It travels through the Shillington Interceptor, passing through Wyomissing and terminating at the JMA Plant in Reading. Since the Highlands would like to build additional residential units, they will add additional flow to that line which already has issues.

Mr. Darrah said that the Township had initially bid to do a Flow Meter Study in that location, which included fifteen (15) - sixteen (16) flow meters. During the setup process, some pipes did not have enough flow, so the study only included six (6) flow meters. During the study's first two (2) months, the Township only received one (1) inch of rain. Mr. Darrah authorized to extend the study for an additional month.

Mr. Moll said that the Township's agreement with Wyomissing pertaining to line maintenance indicates that Wyomissing is solely responsible for any improvements necessary to increase pipe capacity to accommodate new sewer connections within Wyomissing.

## Sewer Updates (Continued)

### b) Highlands Expansion/West Lawn Interceptor (Continued)

Mr. Darrah said that Wyomissing is paying for a little more than half of the flow meter study, and the Township had done a flow meter study three or four years ago in-house. The study showed that Township flows are typical, showing a significant flow increase after exiting the Township.

### c) Learning Experience Sewer Capacity

Mr. Moll said that the plan for Learning Experience received conditional approval, but there are outstanding issues, one of which is sewage generation. The Sewer Study that Entech has completed determining this facility's sewage capacity showed that additional capacity is required and will need to be purchased from Reading.

Mr. Boggs said that based on current agreements, the average flow per day is 13,000 gallons in that area. The facility's water meter readings from the last two (2) years are 13,000 gallons, which is the capacity for that area. Mr. Flannery confirmed for Mr. Moll that the applicant made a formal request to the city of Reading as part of their planning module and that he has spoken with Deb Hoag, and she said they have the capacity in the City of Reading. The Township will wait until we receive the module from Reading to fill in its portion and send it in.

### d) Legacy at Paper Mill Planning Module

Mr. Moll reviewed the exhibit showing the general area of the project location, near the Spring Ridge Broadcasting Square area. It is a project located within Lower Heidelberg Township. A few years ago, when the project began, they constructed a pump station on the development property, which includes a force main. The yellow line on the diagram is the boundary of the subject property, and the orange line is the force's primary location. Mr. Moll explained that generally, it goes along Papermill Road, under Van Reed Road, and then back to Papermill Road. It then connects to the second sewer manholes in front of the Reading Hospital Facility, then down through the existing system that goes through the Broadcasting Square Shopping Center, and ultimately crosses the Tulpehocken Creek and ends up going to the City of Reading. The flow goes to the second manhole rather than the first to avoid going through the Spring Ridge Drive Pumping Station; this way, it can go gravity from this point on. The Township has an agreement with Lower Heidelberg and maintains the force main.

The applicant is required to provide Planning Modules for Phase 2. Mr. Moll said that the Township needs to complete its portion of the Planning Modules to show that it has adequate capacity to take the additional flow from Phase 2. Mr. Moll will be giving the Planning Modules to Mr. Boggs to review. The Township needs to go back to the agreement to see if it covers this additional flow.

### e) Hofmann Tract Sewer

Mr. Darrah said the project is complete, noting that the sewer connection located in Ossington Avenue had to be lowered down fifteen (15) ft. Due to existing rocks, it took almost a week and a half to complete.

### **Public Works Director/WWTP Superintendent**

Mr. Darrah said the Final Clarifier Project is complete except for one (1) electrical connection. Mr. Darrah said that the clarifier has been running for about two (2) months now and has been running well.

Mr. Darrah said that the Reading Avenue project is ongoing, and there are many additional areas where they are discovering issues. Currently, the staff is doing a lot of videoing and flushing. Mr. Darrah said he sent two (2) guys out to NASCO Class (to certify for the camera) three-day online class.

### **Streets and Storm Water**

#### a) 2022 Streets Project Update

Mr. Darrah said street work had begun, noting that contract work started yesterday. There have been issues with the Township's funding from PennDOT. Mr. Darrah reported the Township completed in-house road work in June, and increased costs resulted in the work going over budget. Road work scheduled for two (2) roads had to be cut way back due to the high prices for blacktop. PA American Water has been working for three (3) to four (4) weeks repairing the sewer main on Burkey Drive and will begin repair work on Evergreen Drive. UGI did a lot of patchwork on Garfield Ave, and they are scheduled to return. A utility company is installing new underground cables, and there is work all over the Township.

#### b) Whitefield Drainage Channel

Mr. Darrah stated that a resident on Merritt Parkway had been flooded out several times when heavy rains occurred. A few weeks ago, the resident contacted the Township to let us know there was damage to the drainage swale. Mr. Darrah reported that staff took pictures of the channel from St. Albans Drive down to behind Wilshire Boulevard, cleaned out all the weeds, and cut all the brush on the sides. Mr. Darrah said that on St. Albans Drive, a huge hole was discovered about three (3) - four (4) feet deep where it came out from underground and washed out. Staff repaired the hole and did an excellent job; Mr. Darrah noted he was pleased with the work.

Mr. Moll said that he received an email from the resident who had initiated the complaint noting that the resident has been speaking with the Township about this particular issue for years. The water occasionally overtops the swale, and this resident had sent numerous pictures in the past of water sitting on his property, going right up against his garage door. Mr. Moll said that earlier this week, this gentleman contacted the Township to inform staff that after all the work the Township had just done in cleaning up that area, a storm came through and washed a bunch of debris down again. He provided a lot of pictures that looked like sediment on the bottom of the channel. Mr. Darrah said it had to be coming from underground as staff swept the entire thing, and nothing was in it. Mr. Moll said that he thinks the Township needs to look upstream to see if we can determine the source. Mr. Moll said the Township recently looked at some options to address a greater capacity in the location, noting that it would not be an easy fix and would be very costly. Mr. Darrah said that repairs to that area would slow the flow down and cause potential flooding downstream that already has issues. The Township is looking into options for a possible solution to this ongoing issue.

## Streets and Storm Water (Continued)

### c) Kreider Subdivision

Mr. Hoffert addressed the Committee referencing the Kreider Subdivision, an extension of Dalin Drive, part of the Reedy Estates, known initially as Lot 56 of that particular subdivision. The applicant proposes to extend Dalin Drive into this specific property and service three (3) lots. The area is a cul-de-sac, with a turnaround of about a 53ft wide right of way. The 60ft ultimate right-of-way line for the cul-de-sac turnaround is included in the sketch plan. With this plan only being three (3) lots, the applicant would like to reduce the overall effect of the roadway going into this tract. The street width from curb to curb is 33 ft with a 10ft wide right of way on the other side, granting a full 53 ft wide right of way. The applicant proposes putting in a 20 ft wide cart way due to only three (3) units going in, but on the east and west side of the road would be afforded a 4ft wide stabilized shoulder. The applicant does not wish to propose curbs or sidewalks in this three (3) lot development.

Mr. Moll said when the Township receives applications of this nature, they typically are proposed under several Township regulations in the Zoning Ordinance and the Subdivision & Land Development Ordinance, which allow up to two (2) lots to front on a non-constructed roadway. Mr. Moll said that the applicant proposes a public street, and the right of way itself would comply with the 53 ft wide right of way and the necessary cul-de-sac dimensions. The cartway that would be constructed differs; it is proposed to be narrower, with a shoulder along the side, and the turnaround area has a green space in the center, which the Township does not address.

A discussion was held on sidewalks, curbing, maintenance of the proposed green space, emergency access for emergency vehicles, turning the roads over to the Township vs. keeping the road private, parking, snow plowing, and who would be responsible for the sewer. ( Mr. Hoffert noted that the applicant would grant a street right-of-way easement for the sewer)

Mr. Hoffert said today's presentation was to gather an opinion from the Committee so that the applicant may determine if they would like to continue with the project.

The Committee agreed that they would like to see sidewalks and curbing installed to ensure that the fire company would have no trouble accessing the property in the event of an emergency.

Mr. Moll confirmed for Mr. Kocher that the Township has previously approved private drives in the Township that do not meet the typical standards for a street. They are maintained and owned by the property owner or the HOA. Mr. Kocher asked if the Township has any locations where the road is public, with all of the proposed requirements waived. Mr. Moll does not recall anything unless it is a very old plan.

Ms. Ehrlich confirmed that the Committee recommends that this street remain a private street, and the dimensions of the 26' cartway approved for the Reedy Estates suggested for this application but maintaining the 53'ft wide right of way. The consensus of the Committee is that there should be sidewalks on at least one side, such as in Reedy Estates.

**Streets and Storm Water** *(Continued)*

c) Kreider Subdivision

Mr. Myer's concern is even though private is worried about a fire truck getting in and out. The Committee discussed this issue and determined that Mr. Moll will speak to Fire Marshal/Fire Code Official Troy Hatt about the proposal and concerns with emergency access to decide what he believes is necessary.

The consensus of the Committee is to mirror Reedy Estates and have the roads and sewer private.

**Old Business**- No Report

**New Business**- No Report

**Announcements** - The next meeting is scheduled for August 16<sup>th</sup>, 2022 at 8:30 a.m.

**Adjournment** – *Motion to adjourn was made by Mr. Myer, seconded by Mr. Darrah. There being no further business to discuss, Chairperson Ehrlich adjourned the meeting at 9:45 a.m.*

Respectfully submitted,



Mary L Rossi  
Township Secretary