



TOWNSHIP OF SPRING

BERKS COUNTY, PA

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Township of Spring Infrastructure Committee Meeting Minutes – May 16, 2023

The regularly scheduled public meeting of the Township of Spring Infrastructure Committee was called to order by Chairperson Ehrlich at 8:30 am on Tuesday, May 16, 2023, in Conference Room C of the Township of Spring Administration Building, located at 2850 Windmill Road, Spring Township, Berks County, Pennsylvania. The following committee members were present: Sarah Ehrlich, Bob Myer, Paul Darrah, and Leroy Schannauer. Mike Kocher did not attend. Also in attendance were Jen Bensinger, Jim Moll, Dan Becker, Esquire, and Matthew Boggs, Entech Engineering. Chuck Frantz of C2C, Gus Kotsakis of Omega Builders, and Matthew Bernardo attended via teleconference.

AMENDMENT TO THE AGENDA – None

MINUTES:

Motion to approve the minutes of the April 18, 2023, meeting was made by Mr. Myer and seconded by Mr. Schannauer. Upon roll call, All Committee members voted affirmatively. MOTION CARRIED

OPEN TO THE FLOOR: None

SEWERS

Shillington Road Force Main

The applicant, Mr. Kotsakis of Omega Builders, wishes to develop the vacant lot located across 724 from the Township Police Dept and Township Garage into (7) seven individual lots served by a low-pressure force main. The force main would connect to the existing manhole in front of 2815 Shillington Rd. Mr. Moll explained that the contours show the grade slopes down towards the former bank property. Mr. Moll continued to explain that the applicant could achieve gravity sewer if the sewer line is constructed in that direction.

Mr. Frantz of C2C Design Group explained that they are looking for the path of least resistance concerning other utilities located within 724. Mr. Frantz responded that it is more practical to install a force main rather than install a gravity line down to the intersection and cross Spohn Road.

Mr. Kotsakis added that the force main will cross six (6) out of the seven (7) lots. The force main does not fully extend to lot 115. The reason for that is that they might have to use the corner lot for stormwater management.

Mr. Moll asked if they intended to keep the line private or dedicate it to the Township. Mr. Kotsakis responded that the line along 724 would be dedicated to the Township.

SEWERS (Continued)

Shillington Road Force Main (Continued)

Mr. Moll explained that, typically, the Township does not have forced main systems. The Township Standard Specifications primarily require gravity sewers.

Mr. Kotsakis asked if they were to draw up an agreement with the homeowners to maintain the low-pressure force main system if that would be acceptable. Mr. Darrah responded that historically that has not worked, and as the properties change hands, things fall through the cracks, and the homeowners come to the Township when problems arise.

Mr. Becker added typically, a Homeowner's Association is set up regarding maintenance, but homeowners still come to the Township when things go wrong.

Mr. Myer pointed out that gravity sewers exist in this area where they do not along Old Lancaster Pike and questioned why the Township would allow a force main in this instance.

Mr. Boggs agreed and pointed out that topography and terrain and the lack of sewers in the southern part of the Township play a large factor in the need for a force main system on Old Lancaster Pike, which is different along Shillington Road. Mr. Boggs agreed with the Township's stance on low pressures sewer systems and pointed out that they should be reviewed on a case-by-case basis.

Mr. Becker explained to the applicant that they should look toward the gravity sewer system based on the discussion of the Infrastructure Committee.

Mr. Frantz explained that he is near the end of his due diligence and will look further into the gravity connection in front of St Luke's and the potential need for an easement and or highway occupancy permit from PennDOT.

Sewer Lateral Request- 1147 Old Fritztown Road

Mr. Bernardo owns a parcel of land on the private drive that intersects with Old Fritztown Road near the s-turn going towards Fritztown Road. Mr. Bernardo intends to construct a single-family detached dwelling on the empty lot. Mr. Bernardo's parents own the property above his parcel. The applicant proposes to connect the proposed dwelling's sewer lateral to his parents' existing 4-inch lateral that extends down to the manhole at the intersection of Old Fritztown Rd.

Mr. Becker inquired how the other homes on the private drive connect to the sewer. Mr. Darrah said that the new home that was recently constructed north of this property has a lateral that connects to the sewer main near the intersection with Old Fritztown Rd.

Mr. Moll stated that the Township only permits one dwelling on a single lateral, but the Township only primarily permits up to one lateral running down a drive. Mr. Moll explains to the applicant that this sewer connection has to be treated as if you are not related, and there would need to be an agreement between property owners.

Mr. Becker asked if a 4-inch lateral can handle more than one dwelling. Mr. Schannauer explained that it depends on who is doing what. If everything is happening simultaneously, no, it will not handle it.

SEWERS *(Continued)*

Sewer Lateral Request- 1147 Old Fritztown Road *(Continued)*

Mr. Schannauer continued to explain that if the parents ever move, and a large family moves in requiring more usage, there could be issues. As families grow, that is where problems develop.

Mr. Becker asked how difficult and expensive it would be to enlarge the lateral from the point of connection down to Old Fritztown Rd. The applicant, Mr. Bernardo, explained they would have to dig up the private drive approximately 300 ft. to the sewer connection at Old Fritztown Rd.

Mr. Becker asked Mr. Boggs how much that would cost per linear foot. Mr. Boggs estimated the cost would be about \$100.00 per linear foot. Mr. Boggs recommends that an 8-inch line be installed so others can connect in the future.

The applicant states that no other developable properties are up the private drive. Mr. Becker pointed out that there are two existing lots served by on-lot systems that could connect in the future and a lot that could be subdivided. Mr. Bernardo explained that the existing house across the drive was recently remodeled, and the on-lot system was improved, making this property unlikely to connect in the near future.

Mr. Moll asked the applicant if, during his research, he came across a recorded plan or right-of-way information pertaining to the private drive.

Mr. Becker explained that there should be something that explains the property owner's rights to ingress, egress, and regress and questions if that includes a right for utilities. Mr. Becker stated that the Committee will need additional information regarding the private drive.

After further discussion, Mr. Becker explained to the applicant that the Infrastructure Committee's position is for the applicant to improve the existing lateral from the point of connection at the proposed dwelling down to the connection at Old Fritztown Road by core drilling into the existing Manhole at Old Fritztown Rd. The line should be an 8-inch sewer line, and a manhole should be installed just above the new lateral connection. The parent's lateral should then connect to the new manhole. If that is what is proposed, the Committee may look favorably upon the project.

Mr. Moll suggested that the applicant meet with Mr. Wozniak, Mr. Darrah, and himself to discuss the project in further detail.

ENTECH ENGINEERING REPORT:

Southern Tier Update

Mr. Boggs updated the Committee on the progress of the Southern Tier project. The Amendment Report is complete with the updated low-pressure sanitary sewer details. Mr. Boggs explained that the residents will own the grinder pump, which must be equal to or better than the Barnes Pump listed in the specifications. Mr. Boggs continued to explain if there is a subdivision down the road, and you now have 50 pumps connected, it is recommended that the sewer plant have some pumps on hand just in case there is a need. If a resident has a sewer emergency and cannot get a hold of the specified pump, they will most likely call the Township first.

ENTECH ENGINEERING REPORT: (Continued)

Wyomissing Interceptor Update

Mr. Boggs updated the Committee on the Wyomissing Interceptor Project. He stated that the project is intended to go out to bid later this month. Mr. Boggs and Mr. Darrah have met with residents whose property will be affected by the Wyomissing Interceptor sewer upgrade. They specifically met with Dr. Sweet, who has several large trees on his property that must be removed. Mr. Becker states that the easement document should be prepared as soon as possible and that existing easements should be reviewed to understand what is allowed to occur within the easements. Mr. Boggs explains that there is an existing easement and no additional land is needed for the proposed project in this location.

Mr. Schannauer asked about the status of the Hofmann Tract since the project is pretty far along with construction. Mr. Becker explained that they have a connection schedule and they can connect all but the last 40 units. Mr. Schannauer expresses concern regarding the pump transfer process and the amount of effluent that could be in the line during the Wyomissing Interceptor Upgrade Project. His concern is that the amount of effluent in the line could increase the cost of the bypass pumping process. Mr. Boggs explained that bypass pumping was built into the design and was estimated high. The contractor is aware that bypass pumping should not be scheduled if heavy rains are expected.

Mr. Boggs updated the Committee regarding a bid alternate, a revision to the original Wyomissing Interceptor Upgrade Project. Where the West Lawn Interceptor closely parallels the Wyomissing Interceptor near the Wyomissing Pool, it has been determined that a portion of the West Lawn Interceptor should be replaced at the same time as the Wyomissing Interceptor so that no damage occurs to the newly replaced Wyomissing Interceptor in the future. The Wyomissing Interceptor goes under the West Lawn Interceptor in two locations, and the line is very deep in this location. Entech worked with McCarthy Engineering and Wyomissing Borough to develop a bid alternate. The proposed alternate will have the Wyomissing Interceptor cutting across the Wyomissing Pool Parking lot and Wyomissing property and then tie back into the Wyomissing Interceptor Trunkline rather than having to go under the West Lawn Interceptor twice. A 300ft section of the West Lawn Interceptor will be replaced as well. Wyomissing will give the Township an easement across their parking lot. A new manhole is proposed as part of the alternate design. The revised design is not as deep. The bid alternate design item will be an add/deduct item. There may be additional cost because they have to add piping and a manhole, however, there could be savings because the line is not as deep.

Mr. Moll inquired about the West Lawn Interceptor line and pumpstation that is located near the Wyomissing Pool. Mr. Boggs explains that if the add alternate is approved, that portion of the West Lawn Interceptor will be upgraded, and the West Lawn overflow pumping station will go away.

Mr. Becker inquired about a new easement that would cross the Wyomissing property. Mr. Boggs explained that they talked to Wyomissing about permanent and construction easements. A construction easement is necessary because they need a wider path to do the construction. The 20ft permanent sewer easement will straddle the sewer line 10ft on either side of the proposed line.

ENTECH ENGINEERING REPORT: (Continued)

Wyomissing Interceptor Update (Continued)

Entech's discussion with Wyomissing Borough and McCarthy Engineering included holding off on the final metes and bounds until the project is complete because manhole locations could change slightly during construction. Once the project is finished, Entech will provide them with As-built drawings.

Mr. Boggs further discussed that in the area closer to Cambridge Ave and the Wyomissing School practice field, the sewer line would be moved further from the creek and cut straight across Cambridge Avenue to a new manhole constructed near Dr. Reedy's property; this will require additional easements from the Wyomissing School District and Dr. Reedy. A question arose regarding the easement across Dr. Sweet's property. Mr. Boggs states that there is an existing easement, and the proposed work will take place completely within the easement's boundaries; no additional land is required; however, several large trees must come down.

Mr. Moll asks if there is a benefit to recording a note on the plans that states this is an approximate location of the easement and then recording the easement later, where we propose to go through the Borough property. Mr. Becker asks why the easement would not be done upfront rather than after the project. Mr. Boggs has concerns about holding up the project due to the time it would take to draw up an easement agreement and determine metes and bounds. Mr. Moll agreed that it could take longer than expected. Mr. Becker says that the preparation of the document should take little time; if the design is done, the legal portion could be prepared in two weeks. The question becomes how long it will take to be executed by the public bodies. Upon discussion, the Committee determined that the easement would be drawn up before starting the work.

A Motion was made by Mr. Darrah to go out to bid for the Wyomissing Interceptor Upgrade Project, which includes the Bid Alternate, and is seconded by Mr. Myer. All in attendance voted affirmatively. MOTION CARRIED

WSD Revised Land Development Plans

Mr. Moll updated the Infrastructure Committee on the Wilson School District Land Development Plan revisions. Mr. Moll explained that the project has been downsized, and the School District no longer proposes alterations to the athletic fields. The building addition is also about 1/3 of the size of the original proposal. There will be little or no impact on the parking lot and no real impact on the sewer system.

**PUBLIC WORKS DIRECTOR/WWTP SUPERINTENDENT
STREETS AND STORMWATER**

Mr. Darrah received a letter of recommendation from Kraft Engineering regarding accepting the lowest bidder for Road Maintenance. AMS is the low bidder coming in at \$210,000.00. Mr. Darrah recommended that the Infrastructure Committee accept the low bid for road maintenance.

Motion to accept the low bid for the road maintenance was made by Mr. Myer and seconded by Mr. Schannauer. All in attendance voted affirmatively. MOTION CARRIED

PUBLIC WORKS DIRECTOR/WWTP SUPERINTENDENT
STREETS AND STORMWATER *(Continued)*

Mr. Darrah explained that his crew is doing catch basin repairs ahead of the roadwork. Mr. Myer inquired about road cut repairs. Mr. Darrah explained that the Township has a full-time person dedicated to road cuts.

Mr. Darrah informed the Committee of the proposed PA American Water Line Project on Cleveland Ave. He explained that the water company proposes to install a new water line on Cleveland Avenue from Dwight St to West Wyomissing Blvd. The work will include all new water lateral connections. The water company will repave the entire road when the work is complete.

Mr. Myer inquired about the status of FastBridge. Mr. Becker explained that we have a stop work order on them until they restore the 73 cuts (8), eight of which are without permits. Paul explains that they have been backfilling with existing materials instead of modified 2A. Mr. Becker continues to explain that the Township told FastBridge they would only issue permits once they devise a plan to restore the 73 cuts. Mr. Becker briefly reviewed the Township photo exhibits of FastBridge road cuts with the Committee.


OLD BUSINESS: No Report

NEW BUSINESS: No Report

ANNOUNCEMENTS: The next meeting is scheduled for June 6, 2023.

ADJOURNMENT: *With no further business to discuss, Chairperson Ehrlich adjourned the meeting at 10:14 am.*

Respectfully submitted,



Jennifer A. Bensinger
Information Systems Manager