



TOWNSHIP OF SPRING

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Township of Spring Infrastructure Committee Meeting Minutes – January 16, 2024

Chairperson Ehrlich called the regularly scheduled public meeting of the Township of Spring Infrastructure Committee to order at 8:30 a.m. on Tuesday, January 16, 2024, in the Township of Spring Administration Building, located at 2850 Windmill Road, Spring Township, Berks County, Pennsylvania. The following committee members were present: Sarah Ehrlich, Leroy Schannauer, Paul Darrah, and Alan Kreider. Mike Kocher attended via teleconference. Also in attendance were Jim Moll, Jason Reichert, Jeremy Baez-Reyes (for part of the meeting), Dan Becker, Esquire, Chuck Frantz, C2C Design Group, Aaron Klinger, and Mark Klinger. Matt Boggs of Entech Engineering attended via ZOOM along with Jennifer Bensinger and Gus Kotsakis of 31 Montello Road.

REORGANIZATION:

A nomination was made by Mr. Schannauer and seconded by Mr. Darrah to nominate Ms. Ehrlich as Chairperson of the Infrastructure Committee. There being no other nominations, the nominations were closed. Upon roll call, all members voted affirmatively. MOTION CARRIED

A nomination was made by Mr. Darrah and seconded by Mr. Kreider to nominate Mr. Schannauer as Vice-Chairman of the Infrastructure Committee. There being no other nominations, the nominations were closed. Upon roll call, all members voted affirmatively. MOTION CARRIED

AMENDMENT TO THE AGENDA – None

MINUTES:

Motion to approve the minutes of the October 17, 2023, meeting was made by Mr. Schannauer and seconded by Mr. Kreider. Upon roll call, All Committee members voted affirmatively. MOTION CARRIED

OPEN TO THE FLOOR: No public comment. The Committee adjusted the order of business to accommodate those individuals who were present.

SEWERS:

a) **31 Montello Road**

Mr. Frantz of C2C Design Group and Mr. Kotsakis, the property owner of 31 Montello Road, addressed the Infrastructure Committee regarding the review letter they received from Entech Engineering dated January 3, 2024. The review letter requires the applicant to install an eight-inch sewer main, which would serve four (4) duplexes totaling eight (8) units or eight (8) edus and manholes where the lines from the units tie into the main. Mr. Frantz asked the Committee if they would entertain the idea of using a 6-inch main rather than the 8-inch main as specified in the letter from Entech.

SEWERS: *(Continued)*

a) **31 Montello Road** *(Continued)*

Instead of having manholes on the private line, the applicant would like to use cleanouts in their place. Mr. Frantz's second question for the Committee was regarding the connection at Montello Road. Mr. Kotsakis wondered if they could use the existing lateral that previously serviced the lot. Mr. Frantz stated that they could not find the lateral and asked Mr. Darrah if he might have information. Mr. Frantz noted that a PA 1 Call was placed, but no markings indicated a lateral connection, and he asked the Committee if the lateral was located and found if they could use the existing lateral.

Mr. Kotsakis, being familiar with the International Plumbing Code, inquired why such a large pipe was required. Based on his Drainage Fixture Unit (DFU) calculations, each unit will have 14 dfu's, and there will be a total of 112 dfu's for the entire project. Per Mr. Kotsakis, a four-inch pipe at a 1/4-inch slope can carry 216 dfus. That is almost double the amount, and a 6-inch line can carry 840 dfus, which is all but eight (8) times what is needed. An eight-inch pipe would be well oversized. Mr. Kotsakis proposes running a 6-inch line to the first building connection and then a 4-inch line to catch the upper two duplexes.

Mr. Moll stated that when there is more than one dwelling unit on a line, the Township requires it to be built as a main with manholes. There will be eight (8) dwelling units out here. Mr. Moll inquired whether the units would be rentals or subdivided and sold off as condos. Mr. Kotsakis responded that they would all be rentals under his ownership. Mr. Moll stated that when there is a possibility for different ownerships, the Township typically asks for the sewer to be constructed as a main and defers to Mr. Boggs, who performed the review.

Mr. Boggs said that when you have multiple dwellings connected to a line, it is recommended to be an 8-inch line with manholes. The 8-inch line and manholes make it easier to maintain and unclog, and camera equipment is accessible. Mr. Boggs said he follows the 10 State Standards of Department of Environmental Protection (DEP) regulations. Mr. Boggs referred the Committee to the recent project along Old Fritztown Road and how the Township required an 8-inch line and manhole be installed to carry the effluent from three (3) homes to the Manhole in Old Fritztown Road. Mr. Darrah agreed and stated that the Township needs to follow the protocols that we require of everyone else.

Mr. Frantz questioned the manhole connection at the street, inquiring as to what is required here because the letter from Entech recommends an Insertion style manhole. Mr. Frantz stated that the Township Standard Specifications allow for a doghouse-style manhole. Mr. Darrah agrees that doghouse manholes are addressed in the Township Standard Specifications, and some are within the Township Sewer system. Mr. Darrah says a doghouse manhole is permitted.

Mr. Kotsakis mentioned concerns about an 8-inch pipe reaching the top two units. He is concerned that there may be insufficient flow in the line to keep things moving, which could lead to future issues. Mr. Kotsakis proposed a 6-inch line from the street to the first manhole, stating that it was still overkill and the line was still private.

SEWERS: *(Continued)*

a) **31 Montello Road** *(Continued)*

Mr. Boggs stated that DEP specifications differ from the UCC Plumbing Code. Mr. Becker said that we are dealing with a planning versus plumbing issue. On the planning side, we look at the Equivalent Dwelling Units (EDUs), or gallons per day, whereas the plumbing code looks at drainage fixture units (DFUs). Mr. Kotsakis stated that they use the DFU chart in the Plumbing Code to size the building drains. Mr. Becker stated that it is not the same as the equivalent dwelling unit calculations specified by DEP. Mr. Becker says sometimes the question comes up whether a smaller unit requires a full Edu. In some instances where the units are under single ownership and have a single meter, the Township is willing to reduce an Edu where proper data proving the reduction is provided. If there is an issue with the scouring of the lines, we defer to Entech.

Mr. Moll asked for further clarification on the requirements. Mr. Boggs said to think of it as the letter F. The vertical lines from the street up are 8 inches, and the horizontal lines connecting to the houses are 6 inches. Mr. Moll questioned where the 8-inch line ends. Mr. Boggs stated at the manholes because the Township will want access to get a camera in and see what's going on in the future.

Mr. Schannauer asked if you run an 8-inch line to the first set of homes to a manhole, do you want to do a 6-inch up to the next set of houses or an 8-inch and have a manhole up there? Mr. Boggs stated it depends on the slope and asked if they can achieve a $\frac{1}{4}$ slope. Mr. Frantz says they think they can. If the applicant can accomplish a $\frac{1}{4}$ slope, the 6-inch pipe is permitted. If not, it has to be an 8-inch main. Mr. Frantz confirmed for Mr. Schannauer that the house traps are located at the street.

Mr. Kotsakis asked if the requirement is for two manholes on the property. Mr. Moll confirmed the requirement is one on the property and one at the street. Mr. Boggs stated his concerns about connecting multiple homes on one line with redirection and said he never allows cleanouts in this situation. Per the DEP Facilities Manual, cleanouts may be used only for special conditions and shall not be substituted for manholes nor installed at the end of laterals more than 150 feet long.

After further discussion and clarification, the Committee concluded that the applicant could install a doghouse-style manhole at the sewer connection along Montello Rd, run an 8-inch sewer main from the manhole at the street to the first connection with the lower two duplexes where the connection will be made at a new manhole. From that manhole at the first connection northward, they can run a 6-inch sewer main, provided they have the required $\frac{1}{4}$ pitch. If it is determined they do not have sufficient pitch, an 8-inch main will be required. A cleanout is permitted at the top of the F at the connection with the top two duplexes.

A motion was made by Mr. Schannauer and seconded by Mr. Darrah, requiring the applicant to install a doghouse-style manhole at the connection with Montello Road and run an 8-inch line up to a manhole at the first connection with the duplexes. From that manhole and above, there can be a 6-inch line, provided they have $\frac{1}{4}$ inch minimum pitch. If sufficient pitch cannot be achieved, an 8-inch pipe will be required. Upon roll call, All Committee members voted affirmatively. MOTION CARRIED

SEWERS: (Continued)

b) **Beacon Avenue Sewer Extension – Klinger**

Aaron Klinger and Mark Klinger came before the Infrastructure Committee to present their proposal to construct two single-family detached houses on the lots they had purchased within Sinking Spring Terrace. One house will belong to Aaron Klinger, and the other to his brother Mark Klinger. The lots purchased once belonged to William Essick III and Kassie Fernandez and are located on the northwest side of the paper street known as Beacon Ave in the development of Sinking Spring Terrace. Sinking Spring Terrace is an old, undeveloped subdivision near Old Fritztown Road and Fritztown Road.

Mr. Moll explained to the Committee that Drew Luigard originally proposed the lines on the exhibit. There was an agreement that the developer would construct the line on Calco Ave and the one on Beacon Ave and eventually turn over to the Township once the easements were obtained. The line on Beacon was never constructed, so the Township had to amend the agreement to exclude the Beacon Avenue low-pressure sewer. Mr. Luigard had the design drawn up by John Hoffert Surveying.

The Klingers propose to install a 2-inch low-pressure system within the paper street of Beacon Ave, just as Mr. Luigard had previously suggested. Mr. Klinger asked the Committee if the plan that Mr. Luigard had drawn up years prior was the plan that the Township would like them to abide by. Mr. Klinger asked if they could use the plan because he is unsure who currently owns it. Mr. Becker stated that the Township does not have the answer and that John Hoffert, the plan designer, may know the answer, noting it is an issue between Mr. Klinger, Mr. Luigard, and John Hoffert. From the Township perspective, that is up to you, but you must bring a plan to us that you have the right to present.

Mr. Becker addressed the applicant and stated that there are several things to think about regarding this project. A title search will need to be conducted to determine who owns the lands the proposed sewer line will cross. The applicant will need permission from the property owners to obtain easements for the sewer line. The Township will not take dedication of the lines if there are title issues, and this is why the Township did not take over the low-pressure sewer line constructed by Mr. Luigard in Calco Avenue. Mr. Luigard could not obtain easements for the sewer line, which remains in his ownership.

Mr. Klinger explained that they want to run the sewer line similar to the Luigard Plan and terminate it near the end of the first block near the property boundary of his lot, formerly owned by Mr. Fernandez. Mr. Moll explained that the Township typically requires the line to be extendable in the future so that it could be easily dug up and extended. The applicant takes no issue with this requirement. Mr. Becker asked the Committee if they agreed with the same idea and concept as the previously approved plan that the line would be installed at the developer's expense and the Township would consider taking dedication if the title search came back free and clear.

Mr. Moll explained that the Township is revising their low-pressure sewer standards, and the proposed low-pressure system would have to meet the new regulations, which could differ slightly from the Luigard design. Mr. Becker agreed and stated that if the Township takes over the sewer line, we want to ensure they meet those new standards.

SEWERS: *(Continued)*

b) **Beacon Avenue Sewer Extension – Klinger** *(Continued)*

Mr. Boggs explained that they are in the final stages of revisions and need to meet with Township staff to review changes and get approval from the Board of Supervisors.

Mr. Becker reiterated to the applicant that the most significant issue would be ownership and if they had permission. Mr. Klinger stated that where paper streets exist, ownership typically goes to the centerline of the right-of-way. If that is the case, and there is an issue, they can approach Mr. Luigard, who owns all of the lots on the southeastern side of Beacon Ave, and ask him for permission to install the line along the frontage of his properties. Mr. Becker explained to the Klingers that there are some unanswered questions regarding paper streets, such as who has the right to ingress, egress, regress, etc. Mr. Becker told the applicant that these are some things they need to find out and ask their consultants.

Mr. Moll asked Mr. Becker if there must be an Improvements Agreement. Mr. Becker stated there would have to be some agreement, either a Development Agreement, an Improvements Agreement, or a Dedication Agreement. It may differ if the Township does not take dedication of the sewer line.

After further discussion, the Committee told the Klingers to consult with Entech Engineering regarding the new low-pressure sewer standards and come back with a similar but revised and updated plan meeting the new sewer standards. Mr. Klinger asked if a building permit could be issued before sewer installation. Mr. Moll responded that a sewer permit must be issued before the building permit.

c) **Active Developments** – No Report

ENTECH ENGINEERING REPORT:

1. **Wyomissing Interceptor Update**

Mr. Boggs updated the Committee members on the status of the Wyomissing Interceptor Project. Entech had a pre-construction meeting with Wexcon, Inc. Wexcon, Inc., the contractor that was awarded the bid, is looking to start construction in late March or early April. The contractor will start down at the pond in Wyomissing on the downstream side, near the connection with the City of Reading. They are looking to have everything done by mid to end of September. The Township did receive a County Grant for this project. The Township must spend three (3) quarters of a million dollars by May. Insurances, mobilizations, and submittals will get us a good portion. We could purchase and store materials if we still need to get a payment application up to that amount.

Entech is waiting to get the easement documents back from the Wyomissing School District, Wyomissing Borough, Dr Sweet, and Dr. Reedy. They don't have any issues with the grants. Mr. Boggs will follow up to make sure we have them in place before construction starts.

ENTECH ENGINEERING REPORT: (Continued)

2. **Press Project (Continued)**

Mr. Boggs updated the Committee regarding the status of the Sludge Press for the Waste Water Treatment Plant. The Township was awarded \$421,260.00 for the Small Flows Grant. We have the permits for the press, and going out to bid is not too far behind. Since we have grants, we must go about a phased approach. When there is a procurement, we purchase the equipment, process that paperwork, and process that submittal so everything is ready to go. In the meantime, we go out to bid. A Procurement Contract is built into regular contracts, which saves on price because, typically, a contractor would mark up that equipment.

The Township was also awarded \$250,000.00 from the H2O Grant for the Multiple Gravity Sewer Improvement Project in the areas of West Wyomissing and West Lawn. Surveying should begin soon for that project.

PUBLIC WORKS DIRECTOR/WWTP SUPERINTENDENT –

Mr. Darrah reports that the last two (2) weeks have been wet and windy. The Public Works staff has been out cleaning up trees. Due to the recent high winds, several trees have been down in the area. The staff has also been busy since 8 p.m. last evening clearing snow.

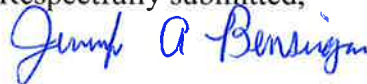
STREETS AND STORMWATER - No Report

OLD BUSINESS – No Report

ANNOUNCEMENTS: The next scheduled meeting is Tuesday, February 6, 2024.

ADJOURNMENT: *There being no further business to discuss, Chairperson Ehrlich adjourned the meeting at 9:43 a.m.*

Respectfully submitted,



Jennifer A Bensinger

GIS Engineering & Planning Coordinator