



TOWNSHIP OF SPRING

Board of Supervisors

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REGULAR MEETING MINUTES MAY 12TH, 2025

CALL TO ORDER: Vice-Chairperson Royer called a regular business meeting of the Board of Supervisors to order on Monday, May 12th, 2025, at 7:03 p.m. 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, Kocher, Wertz, and Royer were present. Supervisor Smith was unable to attend. Also present were John Groller, Township Manager; Mary Rossi, Township Secretary; Jen Bensinger, GIS Engineering & Planning Coordinator; Jeremy Baez-Reyes, Information Systems Manager; Colin Hackman, Fire Chief; Judy Houck, Director of Parks and Recreation; Paul Darrah, Director of Public Works; Aaron Wozniak, Director of Zoning and Codes Enforcement; Steve Powell, Police Chief; Jason Reichert, Director of Engineering and Planning; Kelly Ryan, Court Reporter; L. Zerbe, Mike McLaughlin, Jeff Shyk of K&W Engineers-Lincoln Park, Jeff Simcox-Wilson School District, Chuck Frantz-C2C Design; Chris Stumpo-Metropolitan Development Group; and Gregg Adelman, Attorney- Kaplin Stewart. Dean Murray, Assistant Township Manager, and Scott Anderson of Kraft Municipal Group Inc. joined via Microsoft Teams.

ANNOUNCEMENTS

Mr. Royer stated that there was an Executive Session before the meeting to discuss personnel matters and litigation.

AGENDA AMENDMENTS: None

OPEN TO THE FLOOR:

Michael McLaughlin of the 2100 block of Reading Boulevard addressed the Board, asking for the status regarding a complaint he had submitted regarding speeding on Reading Boulevard, noting that it has become more of an issue since the road was repaved. Mr. McLaughlin stated that the police department did a traffic study last fall. He spoke to the officer in charge, who said he would recommend that the Township have the speed limit lowered to 25 mph.

Chief Powell reviewed the results from the speed study, noting that westbound in the 2100 block of Reading Boulevard, the average speed was 31.91, below the posted speed limit. Total volume collected during the traffic study was 4,864 vehicles. Of that total, 4,638 vehicles were compliant. The eastbound total volume included in the study was 3,038 vehicles, and 2,950 were compliant. 85% of the vehicle's speed was 31.62, under the 35-mph speed limit.

OPEN TO THE FLOOR: *(Continued)*

Michael McLaughlin of the 2100 block of Reading Boulevard *(Continued)*

Chief Powell said the study noted that several residents in that area support lowering the speed limit. Mr. Anderson confirmed that the Township would meet the criteria to reduce the speed limit.

After discussion, the Board requested that the Traffic Advisory Committee review the issue and have the Committee make a recommendation to the Board of Supervisors.

ACTION ITEMS FOR APPROVAL:

Below are all items requiring action by the Board. Comments and discussion points are listed under the corresponding item.

1. Minutes from the April 28th Regular Meeting

2. List of Bills for Approval
 1. 01-General Fund - \$95,778.28
 2. 03-Fire Hydrant Tax Fund- \$2,278.98
 3. 04-Refuse Tax Fund- \$198,208.32
 4. 05-Park Capital Outlay Fund- \$9,950.00
 5. 08-Sewer District #3 Fund-\$68,804.30
 6. 14-Fire Protection-\$30,102.27
 7. 18-Capital Fund-\$30,441.25

Mr. Stuck made a motion, seconded by Mr. Wertz, to table authorizing the payment of check # 113854. Upon roll call, Mr. Stuck (yea), Mr. Wertz (yea), Mr. Kocher (yea), Mr. Royer (nay). MOTION CARRIED-3-1.

3. Authorization of Award Bid -2025 Street Improvement Project
Scott Anderson, Kraft Municipal Group, Inc., reviewed the final (third) bid for street work, the more traditional road work project, that included a Base Bid and an Alternate Bid. Mr. Anderson noted that the base bid, using a different material, came in high. The low bidder out of the six bidders for the Alternate Bid, which utilizes the more traditional hot mix material, was New Enterprise Stone & Lime, Inc., at a cost of \$502,172.05.

Mr. Anderson stated that the three separate paving projects would total \$827,749.95 if this contract were awarded. Mr. Anderson noted after review with staff, Kraft Municipal Group, Inc. recommends that the Township award the Alternate Bid of the 2025 Road Work Project to New Enterprise Stone & Lime, Inc. in the amount of \$502,172.05.

Motion to award the Alternate Bid for the 2025 Road Work Project to New Enterprise Stone & Lime, Inc. in the amount of \$502,172.05 was made by Mr. Stuck and seconded by Mr. Royer. Upon roll call, All Supervisors present voted affirmatively. MOTION CARRIED

Mr. Royer paused the regular meeting to start the advertised Public Hearing for the requested zoning map change

Mr. Becker stated that the Hearing this evening was for a formal request submitted by the Metropolitan Development Group for the Township to consider a Zoning Map Change to the area within the Reserve at Iroquois. The Hearing began with Mr. Becker reviewing the procedural exhibits #1 through #13.

Mr. Reichert reviewed the request in detail, noting that the area was initially intended for a commercial office building and the applicant requested a zoning map change to erect a 16-unit apartment building on the lot, which would require a zoning map change from the Planned Office Business (PO/B) District to the Urban District.

At the conclusion of the Hearing, the Board of Supervisors took the following action:

Motion to approve the Zoning Map Change as requested from PO/B to Urban was made by Mr. Stuck and seconded by Mr. Wertz. Upon roll call, All Supervisors present voted affirmatively. MOTION CARRIED

Mr. Royer re-convened the regular meeting

ACTION ITEMS FOR APPROVAL: (Continued)

4. Conditional Use Hearing Date Change
The Conditional Use Hearing for the Borgatta Minor Subdivision was rescheduled to June 9th, 2025, at the regularly scheduled Board of Supervisors Meeting.
5. Resolution 2025-16 Borgatta Minor Subdivision Sewage Planning Module
The applicant for the Minor Subdivision along Miller Road seeks to submit a Sewer Planning Module to DEP. A resolution to revise the existing Sewer Facilities Plan is required as part of this process.
6. Borgatta Minor Subdivision-Extension of Time Request
The deadline for the Township to act on the current Land Development Plans for the Borgatta Minor Subdivision is June 2nd, 2025. The applicant has submitted an extension of time request until September 30th, 2025.
7. Broadcast District Preliminary Plans
The deadline for the Township to act on the Land Development Plans for the Broadcast District Mixed-Use Development is May 12th, 2025. The applicant has submitted an extension of time request until August 11th, 2025.
8. Wexcon Inc. Invoice- Outback Sewer Manhole Replacement
Entech Engineering, Inc. reviewed the invoice submitted by Wexcon, Inc. to replace the manhole in the Broadcasting Square parking lot adjacent to the Outback Steakhouse. The cost submitted by Wexcon Inc. for this project is \$12,566.44.
9. Eastern Environmental Payment Application #4 -Screw Press Upgrade Project
Entech Engineering, Inc. reviewed the payment application submitted by Eastern Environmental Contractors, Inc. for work completed on the Screw Press Upgrade Project and recommends approval of the \$17,491.50 payment.
10. Conditional Offer of Employment- Police Department
11. Assessable Parking Space- 2100 Penn Avenue
Chief Powell stated that the Department has not been able to contact the applicant. Therefore, the Traffic Unit is not recommending approval of the request at this time. The applicant will be issued a refund for the cost of the application.

ACTION ITEMS FOR APPROVAL: (Continued)

12. Werner Farm Trail-Swale Design-Phase 1

Ms. Houck requested approval of Purchase Order PR-2025-041 to Great Valley Consultants for \$11,500.00 to complete Phase 1 of the Werner Farm Trail Swale Design. Ms. Houck reviewed the area where stormwater exists, the swale, noting that it flows over the top of the trail in several directions. Ms. Houck said that emergency repairs were made to stabilize the erosion, and funds are included in this year's budget to redesign the swale. Ms. Houck indicated that Phase 1 consists of the Topographic survey, deed and subdivision research, and preparing an Existing Conditions Plan, noting that Great Valley Consultants must coordinate with PennDOT for right-of-way approval.

Ms. Houck confirmed for Mr. Royer that the trail was put in at the same time as the development, noting that the recreation dedication included the entire lot, including the farmhouse, the field, and the installation of the trail.

Motion to approve Action Items#1 & #3-12 was made by Mr. Stuck and seconded by Mr. Kocher. Upon roll call, All Supervisors present voted affirmatively. MOTION CARRIED

TOWNSHIP DIRECTORS

A. Zoning/Building Codes Department- Mr. Wozniak Submitted a Monthly Report.

Mr. Kocher requested that staff revisit the ordinance regarding parking trailers and RVs on the street and discuss the possibility of narrowing the time frame in which it is permitted in the Township. Mr. Wozniak confirmed that the ordinance prohibits trailers and RVs from parking on the street from October 15th through April 15th.

Mr. Wozniak confirmed for Mr. Kocher that a permit is required to have a dumpster in the street. Mr. Simcox filled in Mr. Stuck on the construction permit at the Wilson High School for a paint booth.

B. Parks and Recreation Department- Ms. Houck thanked the police department, the road crew, sewer plant employees, and the fire department for their support and participation in the Touch-A-Truck Event on Saturday, May 10th. Ms. Houck noted that there were 425 visitors to the event, an increase of 75 people from last year's event. Ms. Houck said that the event went very well.

C. Engineering Department

1) 1 Prendergast Road- Solar Array Zoning Variance Request

Ms. Bensinger stated the property is located along Van Reed Road and Prendergast Road. Ms. Bensinger reviewed the Zoning Variance Request, noting that the applicant was initially denied a permit to install a Solar Array on his property at 1 Prendergast Road as a principal use for 1,215 solar panel, noting this zoning district is Rural/Suburban (RS), where Alternative Energy Use-Principal, is not a use by Right, Special Exception, or Conditional Use, but is permitted as an Accessory Use.

The proposed solar array is intended to be a Principal Use of the property to produce power to be used offsite by others for profit and not consumed on site.

TOWNSHIP DIRECTORS (Continued)

C. Engineering Department (Continued)

1) 1 Prendergast Road- Solar Array Zoning Variance Request (Continued)

The applicant states they have a hardship, saying they cannot develop the property conforming to the existing zoning regulations. Ms. Bensinger reviewed the map, indicating where there is a previously approved subdivision plan for single-family dwellings located on the property, so the plan shows that the property can be developed in conformity with the zoning ordinance.

Other considerations include: Impervious coverage, noting that regardless of the mounted angle of any solar panels, it shall be considered impervious and calculated in the lot coverage on which the system is located. Another concern discovered during the plan review is that alternate energy borders residential properties; any structure related to that use must be setback 120 ft from the property line, and the applicant did not show this requirement. There is no required screening on the plans, and the required screening would be of concern as it would be in the flood plain, so the applicant would need to show that they would not increase flood levels by more than one foot.

The Planning Commission (PC) at their public meeting on May 1st, 2025, voted to recommend to the Board of Supervisors that the request be denied, stating that the lot can be developed in conformance with the RS Zoning District and the current character of the neighborhood being comprised of historical structures.

Mr. Stuck asked if there was any issue with glare from the solar panels. Ms. Bensinger confirmed it is a concern, especially with the proposed angle. Mr. Stuck pointed out that the glare would come onto Van Reed Road. Ms. Bensinger confirmed that the applicant would need to show the burden of proof that the glare would not affect traffic or surrounding properties.

Ms. Bensinger reviewed the Fire Marshall's concern that when you have concentrated glare coming off glass and it bounces into a home or through a window of a house onto curtains or any flammable materials, it could create such a heat island that it could cause things to melt or catch fire. Ms. Bensinger confirmed for Mr. Royer that the Township Zoning Ordinance defines solar panels as impervious.

A motion to recommend denial of the Variance request to the Zoning Hearing Board was made by Mr. Stuck, noting the safety concerns, the issue of glare from the panels, the fact that the lot is fully developable as it has been subdivided, and the lot meets all current zoning regulations. Mr. Kocher seconded the motion. Upon roll call, All Supervisors present voted affirmatively.

MOTION CARRIED

2) Wilson School District- Lincoln Park Elementary School- Preliminary/Final Plans

Mr. Reichert reviewed the proposed project, staff review, Zoning Hearing Board approvals, and waiver requests approvals to build a new elementary school located at the former Wilson School District Lincoln Park site. The property consists of three (3) separate parcels, which the plan indicates are to be consolidated into a single lot.

TOWNSHIP DIRECTORS (Continued)

C. Engineering Department (Continued)

2) Wilson School District- Lincoln Park Elementary School- Preliminary/Final Plans (Continued)

At the Planning Commission's (PC) May 1st, 2025, public meeting, they recommended that the Board of Supervisors approve the Preliminary/Final Plans conditioned upon the following:

1. Resolve all comments in the April 21st, 2025, Engineering review letter.
2. Review and approve the Project Cost Estimate and execution of a Municipal Improvements Agreement.
3. Execution of a Stormwater Operations and Maintenance Agreement.

A motion was made by Mr. Stuck and seconded by Mr. Wertz to authorize Conditional Approval (as noted by the PC's recommendation) for the Preliminary/Final Plans for the Wilson School District's Lincoln Parks Elementary School Project. MOTION CARRIED

D. Finance Department- No Report

E. Human Resources- No- Report

F. Public Works- Mr. Darrah stated that the Yerger Boulevard Yard Waste Site is fully functional with the gate/key card system as of Friday, May 9th. Mr. Groller thanked Mr. Darrah, his team, Mr. Baez-Reyes, and all involved with this project.

G. IT Department-Mr. Baez-Reyes reported that over the past two weeks two major projects were completed, the police department's body camera upgrade with Motorola, and the ArcGIS upgrade for the WWTP, Engineering, and Codes departments.

PUBLIC SAFETY

A. Police Department –No Report

B. Township of Spring Fire Rescue Services – Chief Hackman submitted a Monthly Report.

C. West Side Regional EMA – No Report

D. Western Berks Ambulance Association– Monthly Report

SOLICITOR -No Report

OLD BUSINESS: –None

NEW BUSINESS: –None

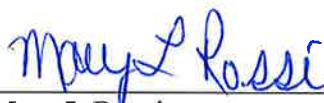
ANNOUNCEMENTS:

1) Berks County Township Officials Information

2) The next Board Meeting of Supervisors is scheduled for Tuesday, May 27th at 7:00 p.m.

ADJOURNMENT: There being no further business, Vice-Chairperson Royer adjourned the meeting at 8:00 p.m.

Respectfully submitted,



Mary L Rossi
Township Secretary