



TOWNSHIP OF SPRING

Board of Supervisors

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REGULAR MEETING MINUTES JUNE 9TH, 2025

CALL TO ORDER: Vice-Chairperson Royer called a regular business meeting of the Board of Supervisors to order on Monday, June 9th, 2025, at 6:45 p.m. in the Public Meeting Room of the Township of Spring Administration Building, located at 2850 Windmill Road, Spring Township, Berks County, Pennsylvania.

PLEDGE TO THE FLAG

MOMENT OF SILENCE TO HONOR FORMER POLICE CHIEF MIKE MESSNER

ROLL CALL: Upon roll call, Supervisors Stuck, Wertz, and Royer were present. Ms. Smith joined by teleconference. Mr. Kocher was unable to attend. Also present were John Groller, Township Manager; Dean Murray, Assistant Township Manager; Mary Rossi, Township Secretary; Jen Bensinger, GIS Engineering & Planning Coordinator; 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; Dan Becker, Solicitor; Jolene Remus, Berks County Court Reporter; Jay Vaughan, Pam Blumer, Rosanna Borgatta, John Herman, John Hoffert, Representing the Concordia Group in attendance was Mark Koch, Michael Hartman, Devin Tuohey, and Will Collins.

ANNOUNCEMENTS: Mr. Royer stated that there was an Executive Session before the meeting on matters of personnel and litigation.

AGENDA AMENDMENTS: None

OPEN TO THE FLOOR: None

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 May 27th Regular Meeting

ACTION ITEMS FOR APPROVAL: (Continued)

2. List of Bills for Approval
 1. **01-General Fund - \$300,200.43**
 2. **02-Street Lighting Tax Fund- \$23,784.33**
 3. **03-Fire Hydrant Tax Fund- \$9,006.84**
 4. **04-Refuse Tax Fund- \$229,263.44**
 5. **05-Park Capital Outlay Fund-\$1,887.65**
 6. **08-Sewer District #3 Fund-\$82,258.26**
 7. **14-Fire Protection-\$13,100.50**
 8. **85-Developer Escrow-\$359,905.63**

3. Recommendation for a Liquor License Transfer for Anthony's Coal-Fired Pizza
Mr. Reichert stated that the request is for Board approval of transferring a liquor license from Anthony's Coal Fire Pizza of Wyomissing LLC to Florida Coal Fired Pizza LLC. The location will remain the same at 2733 Paper Mill Rd, Wyomissing. Mr. Reichert noted that a hearing is not required.

4. Stor 4 U
The deadline for the Township to act on the Stor 4 U Land Development Plans is June 20th, 2025. The applicant has submitted a request for an extension of time with a new action deadline of August 7, 2025. Mr. Reichert stated that the Planning Commission (PC) recommends approval of the request.

5. Utility Billing Coordinator Job Description
Mr. Groller stated the new position presented is due to an upcoming retirement in the Business Office at the end of August. This position does not require additional staff but instead aims to create a new position to reallocate work responsibilities, noting that the position will be filled internally.

6. Leaf Collector Purchase
Mr. Groller requested approval of a purchase order for a Leaf Collector through the DEP grant the Township was awarded last year. The purchase of the Leaf Collector will be through GranTurk Equipment Co., Inc., at a cost of \$ 101,981.55.

7. Authorization for EWO for JMA Sewer Tapping Fee Study
Mr. Reichert said that the request is for authorization for Entech Engineering, Inc. Engineering Work Order (EWO) for a Sewer Tapping Fee Study for the JMA line.

8. Authorization to Hire Firefighter/EMT
Chief Hackman respectfully requested approval from the Board to begin the advertising and hiring process for the position of Firefighter-EMT to fill a vacancy resulting from a retirement.

9. TAC Recommendation to Lower Speed Limit on Reading Boulevard
Mr. Reichert reviewed the request that the Transportation Advisory Committee (TAC) received to lower the speed limit on Reading Boulevard. The Police Department's Traffic Unit completed a traffic study at the location. Chief Powell noted that the traffic study results indicated that speeding was not a significant issue. However, lowering the speed limit is recommended for continuity, as all the surrounding streets have a 25-mph speed limit. Mr. Reichert said that the TAC Committee recommends reducing the speed limit.

ACTION ITEMS FOR APPROVAL: (Continued)

10. TAC Recommendation -Old Fritztown Road & Grings Hill Road
Mr. Reichert reviewed the request the TAC Committee received to make the intersection at Old Fritztown Road and Grings Hill Road a 4-way stop. Chief Powell stated that records show that in the last five (5) years, there have been twenty-one accidents directly related to the intersection, which meets the criteria to change to a 4-way stop. Chief Powell said that the TAC Committee recommends a 4-way stop, installing flashing temporary lights on the signs and painting stop-ahead in approaching directions to make it more visible to motorists as they approach the intersection. Mr. Reichert said that staff are working with the Codes Department to ensure proper site clearance, noting that everyone seems to agree with the recommendation.
11. West Lawn Park-ADA Improvements Project-Final Payment Application
Ms. Houck said that Great Valley Consultants recommends approval of the Final Payment Application from J. Phillips Excavating and Hauling in the amount of \$1,887.65.
12. Fastbridge Fiber Escrow Release Request
Mr. Groller stated that the request is to release the funds to Fastbridge Fiber. They were required to post an escrow for their fiber optic cable installation within the Township's right-of-way. Mr. Groller indicated the Public Works Department has inspected all street cut locations, and FastBridge Fiber is found to be compliant, including restoration of the traffic paint markings. Mr. Groller stated that staff recommended releasing the requested escrow in the amount of \$354,274.50.
13. Delaney Hearing
Mr. Groller requested approval to utilize Special Council, as well as approval for advertising for the Hearing that it is recommended to be held at the regular Board of Supervisors' meeting on July 23rd.
14. Accessible Parking Request-300 Block of Woodside Avenue
The Police Department's Traffic Unit reviewed the site and recommended approval of the request.
15. Accessible Parking Request- 500 Block of Dorchester Avenue
The Police Department's Traffic Unit reviewed the site and recommended approval of the request.
16. Resolution-Authorization to sign PennDOT documents
Mr. Reichert reviewed the request to approve a resolution that the Solicitor is working on that would allow Township staff to sign PennDOT documents.
17. Formal Offer of Employment- Police Officer
Chief Powell requested approval to appoint Cody Stewart to the full-time position of Police Officer Cadet. Mr. Stewart has met all the criteria required for the conditional employment offer. This position will fill an anticipated opening resulting from a retirement. Upon acceptance of this position, Mr. Stewart will attend the Reading Police Academy Class starting July 7th, 2025. The expected completion date of the Academy Training is December 20th, 2025. Chief Powell requested a start date of Monday, June 30th, 2025.

ACTION ITEMS FOR APPROVAL: (Continued)

Motion to approve Action Items #1 through #17 was made by Mr. Stuck and seconded by Mr. Wertz. Upon roll call, All Supervisors present voted affirmatively, with Mr. Stuck abstaining from voting on payment of checks 114148 & 114179, Mr. Wertz abstained from voting on payment of Fire Fund #14 and Action Item # 8, and Ms. Smith abstained from voting on payment of check 114139.

MOTION CARRIED

TOWNSHIP DIRECTORS

- A. Zoning/Building Department- Mr. Wozniak submitted a Monthly Report. Mr. Wozniak stated that he would like to note Christine Kofroth's achievement of attending the State training seminar for Building Code Officials, noting that she successfully passed the certification exam, and he is proud of her for this accomplishment.
- B. Parks and Recreation Department – Ms. Houck reported that Neighborhood Night in the Park will be held tomorrow night at Red Caboose Park from 6:00-7:30 p.m. and Family Fun Night at West Lawn Park is scheduled for Wednesday, June 11th at 7:00 p.m.

Ms. Houck confirmed for Mr. Stuck that the Parks and Recreation Board has not met since the last Board of Supervisors Meeting.

Motion to use the proceeds from the Township-sponsored Car Show to go towards financial support for the Township's Summer Playground Program was made by Ms. Smith and seconded by Mr. Stuck. Upon roll call, All Supervisors present voted affirmatively. MOTION CARRIED

C. Engineering Department

1) Iroquois Avenue-Mr. Reichert updated the Board on the status of the road dedication on Iroquois Avenue. Mr. Reichert stated that the Department initially presented the opening of the roadway to the Infrastructure Committee (IC), as much of the discussion centered on the dedication of the roadway, maintenance, plowing, and pavement restoration along SR 724 and Iroquois Avenue.

Mr. Reichert said that there is a stop sign and a stop bar on Hillvale Avenue at the intersection with Iroquois Avenue, noting that before the development went in, it was a through road. There is no left turn proposed on Garfield Avenue at the approach to SR 724. At Girard Avenue and Hiester Boulevard, staff is looking to install a stop sign and stop bar where you would turn right onto Hiester Boulevard, noting that currently there is no stop on Girard Avenue. Mr. Reichert stated that the most significant discussion point is what to do at the intersection of Iroquois Avenue and Dwight Street. Mr. Reichert noted that there was a lot of discussion at the IC Meeting and the Transportation Advisory Committee (TAC) Meeting regarding safety at the intersection. Staff met with LTAP, who supports PennDOT, and the consultants that they work with to review the intersection. Mr. Reichert noted that the biggest hurdle to making traffic improvements is the Dwight Street Bridge, which has a weight limit. Mr. Reichert reviewed the traffic that backs up Penn Avenue and the traffic that does go north and south on Dwight Street, noting the backups that occur.

Mr. Reichert stated that the TAC Committee recommended that the intersection remain as it is, with a stop sign at Iroquois Avenue and a stop sign on the other side of Cleveland Avenue and that Dwight Street be left unchanged with no stop sign north or south.

TOWNSHIP DIRECTORS (Continued)

C. Engineering Department

1) Iroquois Avenue- (Continued)

The IC made the same recommendation and added to their recommendation that all four (4) sides of the intersection be painted with crosswalks and approaching signage be installed to bring attention to pedestrian traffic.

Mr. Reichert noted that the main recommendation is to maintain the existing stop signs at the location and to provide crosswalks and approaching crosswalk signage.

The motion to authorize staff to work with the developer to install the signage, as discussed about the Iroquois Avenue Extension Project, was made by Mr. Stuck and seconded by Mr. Wertz. Upon roll call, All Supervisors present voted unanimously. MOTION CARRIED

7:17 p.m. Mr. Royer recessed the Board of Supervisors Meeting to start the first of two (2) duly advertised Hearings.

Hearing #1

Conditional Use Hearing: 234 Miller Road- Louis & Rosanna Borgatta

Mr. Becker noted for the record that the Hearing will be transcribed by the Court Stenographer and noted Council and Mr. Hoffert are in attendance this evening to represent the applicant. Mr. Becker reviewed the Procedural Exhibits. At the conclusion of testimony, Mr. Reichert stated that the Planning Commission did hear the application and voted to recommend to the Board of Supervisors that they approve the request for Conditional Use for a Minor Subdivision, conditioned upon resolving all comments in the Engineering review letter dated June 5th, 2025. Mr. Reichert noted that the Certificate of Ownership must be signed and notarized before it can be recorded. Plan approval should be conditioned upon sewage planning approval and payment of Parks and Recreation fees.

Note: Full testimony in Court Transcript

Motion to approve the Conditional Use Application with noted conditions as dated in the June 5th, 2025, Engineering review letter was made by Mr. Stuck and seconded by Mr. Wertz. Upon roll call, All Supervisors present voted affirmatively. MOTION CARRIED

Hearing #2

Zoning Amendment Hearing: Submitted by the Concordia Group, LLC

Mr. Becker reviewed the Procedural Exhibits for the Hearing. Mr. Reichert reviewed the request for a Zoning Amendment for the Mixed-Use Zoning District, giving background on the changes requested for the definition of a "stacked townhouse," two (2) subsections related to parking separation distances, and a subsection relating to impacts to existing steep slopes.

Note: Full Testimony in Court Transcript

Motion to approve the Zoning Amendment as presented this evening was made by Mr. Stuck and seconded by Mr. Wertz. Upon roll call, All Supervisors present voted affirmatively. MOTION CARRIED

Mr. Royer reconvened the regular Board of Supervisors Meeting at 7:40 p.m.

TOWNSHIP DIRECTORS (Continued)

C. Engineering Department (Continued)

2) 1657 E. Thistle Drive-Zoning Variance

Ms. Bensinger reviewed the zoning variance request for the subject property located on the northwesterly side of E. Thistle Drive in the development of the Reserve at Springton. Ms. Bensinger reviewed the Variance request regarding a deck on the property that was Built without a permit a long time ago when the house was constructed or shortly after. (Staff discovered during the property transfer process). After the applicant submitted a permit, the Zoning Officer determined that the deck was only set back 3 to 4 feet from the property line, which resulted in permit denial for not meeting the 8-foot side yard setback.

The applicant has submitted a Variance application to the Zoning Hearing Board requesting relief from the side yard requirement. Due to the odd shape of the lot, relief is necessary to enable the reasonable use of the property. The applicant claims that the deck is in the only feasible location on the property due to the lot dimensions.

Ms. Bensinger stated at the Public Meeting on June 5th, 2025, the Planning Commission (PC) voted to recommend that the Board of Supervisors recommend approval to the Zoning Hearing Board. Ms. Blumer confirmed for Mr. Wertz that the previous owner stated the deck was part of the property when she bought it in 2006.

Motion to recommend approval of the Variance request to the Zoning Hearing Board for 1657 E. Thistle Drive was made by Mr. Stuck and seconded by Mr. Wertz. Upon roll call, All Supervisors present voted affirmatively. MOTION CARRIED

3) 2275 Reading Avenue-Zoning Variance Request

Ms. Bensinger reviewed the Zoning Variance request for the property located at 2275 Reading Avenue, where Matt's Steaks is located, on a .77-acre commercial property. The property is a pre-existing non-conformity for not meeting building setback requirements to the front and side property lines, impervious coverage is 100%, exceeding the 75% limit, and some uses are non-conforming.

Ms. Bensinger stated that the applicant, Granderr, LLC, would like to purchase the property, demolish the structures, and redevelop the site. The applicant proposes to construct a 12,400 square foot 2-story Multiple Use Building consisting of approximately five (5) apartment units on the 6,200 square foot second floor and retail/commercial space on the 1st floor.

The applicant has applied to the Zoning Hearing Board for a use Variance as apartments are not listed in the NC District as a use permitted by right. According to the applicant, the proposal would eliminate the custom automotive shop, outdoor storage of vehicles, construction company equipment, materials, and debris. The proposal would reduce impervious coverage from 100% to 60%. Ms. Bensinger said that at the PC Meeting on June 5th, 2025, the PC voted to recommend that the Board of Supervisors recommend approval of the Variance request to the Zoning Hearing Board.

TOWNSHIP DIRECTORS (Continued)

C. Engineering Department (Continued)

Motion to recommend to the Zoning Hearing Board approval of the Variance Request for 2275 Reading Avenue was made by Ms. Smith and seconded by Mr. Wertz. Upon roll call, All Supervisors present voted affirmatively. MOTION CARRIED

4) Broadcast District-Preliminary Plans

Mr. Reichert stated that extensive progress has been made on the plans. The applicant received their NPDES permit approval for their stormwater construction plans. They have their Sewage Planning Module and have received approval from DEP for additional EDUs. The applicant is currently working through two (2) water crossing permits and are working with PennDOT on off-site improvements. All the improvements that the Board of Supervisors has requested through the Conditional Use process are included in the plans. The staff has been working closely with the applicant and their consultants on the layout of the site and roadways. The applicant has worked closely with Fire Marshal Troy Hatt regarding safety and traffic for fire safety vehicles. Mr. Reichert stated that Township staff recommends approval of the Broadcast District's Preliminary Plans.

a) Waiver Request: Mr. Reichert stated that as part of the last submission, a waiver request was made regarding roadway width. The roads are private, but through the Conditional Use Process, it was agreed upon that the applicant would meet specific Township standards. the road width agreed upon does not meet Township standards per the Township Subdivision & Land Development Ordinance.

The applicant has requested the following waiver: Section § 1004(K) (1)

The proposal is to permit Road "A" and Road "B" to be constructed utilizing a lane configuration that differs from the requirements for a Collector Street.

Mr. Reichert stated that staff and the Fire Marshall worked closely with consultants and are in favor of the requested waiver. The PC voted to recommend that the Board of Supervisors approve the waiver request.

Motion to approve the Waiver Request of Section § 1004(K) (1) was made by Mr. Stuck and seconded by Mr. Wertz. Upon roll call, All Supervisors present voted affirmatively. MOTION CARRIED

Mark Koch, Esquire, addressed the Board on behalf of the Broadcast District. Mr. Koch introduced the other gentleman in attendance representing the Broadcast District, stating that they respectfully request approval of the Preliminary Plans.

Motion to approve the Preliminary Plans for the Broadcast District was made by Mr. Stuck and seconded by Mr. Wertz. Upon roll call, All Supervisors present voted affirmatively. MOTION CARRIED

Mr. Tuohey reviewed the different businesses and restaurants that will be going in the Broadcast District.

TOWNSHIP DIRECTORS (Continued)

C. Engineering Department (Continued)

4) Broadcast District-Preliminary Plans

Mr. Collins presented the Landscaping Plan, noting that a lot of time had been spent on it and that it is truly a first-class development that the Board Members can be proud of. Mr. Collins said they dropped putting a hotel in because they were unable to obtain interest from a "quality" hotel. Mr. Collins said that he would like to thank Township staff, Mr. Reichert & his team, noting that they have worked hard and have been extraordinarily responsive throughout this process.

D. Finance Department- No Report

E. Human Resources- No- Report

F. Public Works- No Report

G. IT Department-No Report

PUBLIC SAFETY

A. Police Department –No Report

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

C. West Side EMAs –No Report

D. Western Berks Ambulance Association–Monthly Report

SOLICITOR -No Report

OLD BUSINESS:

A. Harvard Boulevard

Mr. Murray stated that a skim coat was put on the driving lanes on Harvard Boulevard, noting that most residents were ecstatic. As directed by the Board, Mr. Murray obtained the cost for a linear foot of curb, from ripping it out to finishing it. The price is approximately \$120.00- \$130.00 per linear foot. Mr. Murray confirmed for Mr. Stuck that the total amount of curbing is 4,200 feet, twenty-one (21) ADA ramps and forty-one (41) driveway aprons.

Mr. Groller asked the Board for direction to continue moving forward on this project in preparation for road restoration. The Board also needs to determine how the Township will handle the billing for the project. Costs and billing were discussed, and the Board agreed to authorize staff to begin the process of notifying residents and holding public meetings.

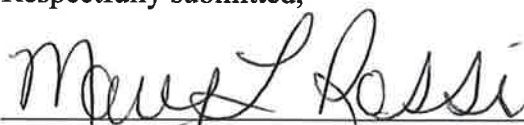
NEW BUSINESS: – None

ANNOUNCEMENTS:

1) The next Board Meeting of Supervisors is scheduled for Monday, June 23rd at 7:00 p.m.

ADJOURNMENT: There being no further business, Vice-Chairperson Royer adjourned the meeting at 8:45 p.m.

Respectfully submitted,



Mary L. Rossi
Township Secretary