Maidencreek Township Board of Supervisor Meeting
February 9, 2017

Present: David Franke, Joseph Rudderow III, Tom Unger – Systems Design Engineering, Inc., Eugene Orlando, Jr. – solicitor, Diane Hollenbach – Township Manager

Absent: Claude Beaver

Guests: Matt Zimmerman, Cody Rhoads, Dan Miller, Richard Wick, Mike Shirk

Joseph Rudderow III called the February 9, 2017 regular meeting of the Maidencreek Township Board of Supervisors to order at 7:00 pm in the Maidencreek Township Municipal Building and asked everyone to rise for the Pledge to the Flag.

MINUTES & FINANCES

Approval of the Meeting Minutes

A motion was made by David Franke to waive the reading of the minutes and approve the minutes for the January 3, 2017 reorganization meeting. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

A motion was made by David Franke to waive the reading of the minutes and approve the minutes for the January 3, 2017 regular meeting. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

Treasurer's Report and Bill List

A motion was made by David Franke to approve the January 2017 Treasurer's Report and Bill List. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

A motion was made by David Franke to approve the Foreign Fire Certification for Pension funding. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

PUBLIC COMMENT

There was no public comment.

REPORTS

ENGINEER'S REPORT

Stoney Creek Warehouse Expansion – Mr. Unger explained that the Planning Commission recommended approval of the two requested waivers and the plan, conditional upon receipt of a Penn DOT Highway Occupancy Permit and combination of the deeds. Mr. Rudderow asked if it would be appropriate to add a note on the plan requiring the landowner to install sidewalks if the Supervisors ever require them. After discussion, it was determined that the railroad constrained the continuation of sidewalks on one side of the property and a swale on the other.

A motion was made by David Franke to waive section 190.23 of the Code of Ordinances of Maidencreek Township and allow the plan to be reviewed as preliminary/final. Joseph

Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

A motion was made by David Franke to waive section 193.34B of the Code of Ordinances of Maidencreek Township and waive the sidewalk requirement. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

A motion was made by David Franke to grant final plan approval to the Stoney Creek Rentals Warehouse Expansion Plan conditioned upon receipt of the Penn DOT Highway Occupancy Permit or proof of the existing Highway Occupancy Permit, a deed combining both parcels into one parcel recorded prior to or with the recording of the plan, and the owner's notarized signature on the plan with the conditions being satisfied within forty-five (45) days. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

Zoning Map and Ordinance – Mr. Unger stated the Zoning Ordinance is completed. Berks County Planning Commission issued a second review letter. There were minor issues. They recommended adding home occupation to the Commercial Residential Zoning District as a permitted use. Mr. Orlando recommended the hearing be separate from the regular meeting to give ample time for public comment. A written notice must be mailed thirty (30) days prior to the hearing to affected property owners whose properties had zoning changes.

A motion was made by David Franke to authorize the manager, engineer and solicitor to proceed with publication of the public hearing notice on either March 27, 2017 at 9 a.m. or March 30, 2017 at 7 p.m. depending on the availability of the third supervisor who was not in attendance tonight. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

Lighting Study – Mr. Unger reported that Ed Kopicki of SDE took pictures of Blandon Meadows III with a drone at night to see the level of light from the street lights. The intersections in this development are double lit. Mr. Rudderow stated that other developments light only intersections and hard turns and asked that SDE photograph Ontelaunee Heights for the next meeting so the Board can compare the two types of lighting. Mr. Rudderow also asked the manager look into street light assessments and if they are assessed township wide or can be done on a case by case basis where more light is wanted by a homeowner.

Crosswalk @ Maidencreek Church – Penn DOT notified the Township by letter that no permit exists for the Maidencreek Church crosswalk across Main Street. Penn DOT will only accept an application package from the Township, not the church. Mr. Unger presented the Board with a quote for $6870.00 to prepare the plan, application and perform the traffic and pedestrian counts. Mrs. Hollenbach stated that Penn DOT regulations require a crosswalk to be 302 feet from the intersection. The church is used as a meeting place for senior citizen group and used as a polling place. The Board asked that the manager meet with the church regarding the issue and the costs.

Letter of Credit and Escrow Release Letters
Small Self Storage

A motion was made by David Franke to authorize the chairman to sign the Improvements Agreement Letter for Small Properties LP requesting $659.92. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

Schwab Dental Land Development Plan

A motion was made by David Franke to authorize the Chairman to sign the letter of credit reduction letter in the amount of $48,992.07. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

SOLICITOR'S REPORT

Mr. Orlando reported that the Stoney easement for the W Walnut Tree Drive project was received and there was an error. The attorney for the property owner is correcting the mistake and having the Stoney's initial the change.

A motion was made by David Franke to authorize the chairman to sign the W Walnut Tree Drive easement agreement between Maidencreek Township and 337 W Walnut Tree Drive when the corrections are made and initialed. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

MANAGERS REPORT

The Manager supplied a written report of the activities of the Township staff.

Request for Winter Jackets – The Road Crew has requested black Carhardt jackets for winter wear because of durability and not showing dirt as easily as the safety green ones they have. The manager was concerned that the Road Crew would have to remember to put on a safety vest over the jacket every time they left the municipal building. The Board tabled action asking that the manager investigate having reflective strips sewn on the jacket to bring them to the standard of a safety vest.

Concrete Replacement at Township Garages – The driveway in front of each garage is breaking up and needs to be replaced. Bollards were recently installed to stop tractor trailer trucks from turning around in the garage driveway and it was discovered the concrete did not have the proper depth of stone bedding. The Road Crew proposed to do the work themselves but need the Board to approve the expense of the concrete. Joseph Rudderow III asked that the work be split so that the driveway is replaced in front of one bay at a time. It was also suggested that any electric lines and water lines be run during the project or if none are needed now, that conduit is run for future use.

A motion was made by David Franke to approve the replacement of the driveways in front of the municipal garages with concrete in five phases running electric, water and/or conduit under the replaced concrete. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

Maidencreek Township Authority Sale of Well #4 – The auction of Authority property on Hoch Road was held on January 28th. The highest bid at the sale was $16,000, which was much lower than the appraised value. The Authority General Manager has asked if the Township has

any interest in the property for recreation purposes. The Supervisors agreed that they would accept a donation of the property if the Authority Board did not sell it.

330 Cornerstone Drive, Blandon – Enforcement notices were sent and a hearing was scheduled and cancelled at the District Justice. Mr. Orlando explained that new enforcement notices were being prepared and the Board could proceed the route of the District Justice. The District Justice could impose a fine but this would take time to abate the trespass issue and setback violation. Alternatively, the Board could petition the Court of Common Pleas for a mandatory injunction with an order to remove the pool and stop the trespass. It is a more expensive option but has more immediate results. Joseph Rudderow III asked if the Board chooses the District Justice option first, does that stop them from going to the Court of Common Pleas later. Mr. Orlando stated that they could later decide to go to the Court of Common Pleas. Mr. Rudderow asked that it be conveyed to the Millers that the Board is still looking for advancement toward resolving the trespass and setback issue. If there is no action toward compliance, the Board will revisit the situation. The matter was tabled.

Police Chief Search Update – Mr. Rudderow provided an update in the search for a new chief of Northern Berks Regional Police. Nineteen resumes were received by the Chief of Police Association. The candidates have been narrowed to six that will be interviewed in February by the Chiefs Association. The top three will then be interviewed by the Commission.

Ambulance Update – David Franke reported that the Blandon Ambulance will have a medic chase truck from Schuylkill Valley ALS staged at the Blandon ambulance building five days a week. The equipment needed was acquired at a reduced rate from a company going out of business. Mr. Franke stated that this will provide better service to Maidencreek Township with a quicker response time and better treatment as ALS units can administer medication. The merger between the two companies is progressing.

NEW BUSINESS

Sale of Loader Plow

A motion was made by David Franke to approve the high bid of $675 from Josiah Zahn for the plow currently on the loader. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

Reappointment of Rebecca Miller to the Park and Recreation Board

A motion was made by David Franke to reappoint Rebecca Miller to the Park and Recreation Board with her term ending on December 31, 2020. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

Resolution 13-2017 Honoring David Anspach

A motion was made by David Franke to adopt Resolution 13-2017 Honoring David Anspach for his service to the Planning Commission and Park and Recreation Board. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

MS4 Public Meeting

Diane Hollenbach reviewed with the Board and the public in attendance the Public Education and Outreach Plan (PEOP), the Public Involvement and Participation Plan (PIPP) and the revised Memorandum of Understanding with BCCD. Changes were made to the PEOP and PIPP that included updating the Target Audience and adding the goal to the MS4 program to educate the public on how to report illegal discharge into the storm sewer. The Memorandum of Understanding has been updated to include the Berks County Conservation District providing supporting documentation for MS4 reporting and asking that the municipality when issuing a building permit for an agricultural operation to ensure the operation has an Erosion and Sedimentation plan or refer the property owner to the Berks County Conservation District.

PEOP

A motion was made by David Franke to adopt the revised Public Education and Outreach Plan. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

PIPP

A motion was made by David Franke to adopt the revised Public Involvement and Participation Plan. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

Resolution 14-2014 Memorandum of Understanding with Berks County Conservation District (BCCD)

A motion was made by David Franke to adopt Resolution 14-217 Memorandum of Understanding with BCCD. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

A motion was made by David Franke, seconded by Joseph Rudderow III, to adjourn the February 9, 2017 meeting of the Maidencreek Township Board of Supervisors. Hearing no questions on the motion, all members voted "Aye". Motion carried. Meeting adjourned at 8:42 p.m.

An Executive Session was held from 8:45 to 9:00 p.m. for personnel.

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Township Secretary,

Cc: Board of Supervisors
Eugene Orlando, Solicitor
Thomas Unger, Township Engineer
Planning Commission
Park & Recreation Board
Zoning Hearing Board and Alternates

Joan London, Zoning Hearing Board Solicitor
Maidencreek Township Authority
Patrick Donovan, Maidencreek Township Authority General Manager
Meagan Dompkowski, Maidencreek Township Authority Secretary
Daniel Becker, Authority Solicitor
Greg Unger, Authority Engineer
Barbara Hassler, Tax Collector
Daniel Miller, Blandon Fire Company Chief
Chief Scott W. Eaken, Northern Berks Regional Police