Maidencreek Township Board of Supervisors
March 23, 2022
7 P.M.

Attending: Heidi Fiedler, David Franke, Eric Frey of E. Kenneth Nyce, Tom Unger of Systems Design Engineering, Inc., and Katelyn Gruber

Guests: Anthony Spero, Jarrett Gibboney, Nick Tomko, Aaron Rogers, Linda Smith, Heather Schoener, Mike Schittler, Kris Schittler, Glenn Scott, Dave Brown, Joe Farley, Scott Eaken, Albert Young, Richard Heffner, Timothy Jameson, Ernie Marshall, Donna Culp, Gregg Geschwindt, Dawn Geschwindt, Jen Johnson, Terry Hegedus, Dennis Fink, Robin Fink, Jennifer Kershner, Eric Luckenbill, Timothy Wales, Jim Cecchini, Josh Meck, Jean Koncsics, Paul Brown, David Batz, Charles Voorhies, Bob Christman, Karen Christman, Francis Scott, Richard Wick, Jack Benino, Diana Benino, Vic Snyder, Dale Willcox, Theresa Gorgia, Tom Gorgia, Bill Havrilchak, Gary Spatz, Michael Meleta, Craig Anderson, Randolph Hertzog, John Hummrich, Joseph Pendleton, Allyson Jones, Frank Zuber, Donald Greist, Michelle Hughes, Kathleen Malloy, James Tyler, Chris Benware, Jen Hoffman, Dean Hoffman, Joe Rudderow, Rory Donly, Donna Hornsby Bissinger, Adam Wojcicki, Todd Gorman, Mary Dymeck, Vickie Solberg, Massimo Folino, Ron Kemmerer, Gary Hadden, Keith Shuman, Chrissy Shuman, Cody Rhoads, Carl Weston, Donna Franke

Attending on Zoom: Judy Halteman, Robert Wood, Nick Shuman, Debbie Didyoung, Eric Bauman and others

Heidi Fiedler called the regular meeting to order at 7:00 p.m. and asked everyone to rise for the Pledge to the Flag.

AGENDA

A motion was made by David Franke to approve the agenda as presented. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

Heidi Fiedler announced that there was an Executive Session held on March 7, 2022 from 3:00pm to 4:00pm for personnel. An Executive Session was held on March 8, 2022 from 6:50pm to 8:01pm for personnel.

MINUTES AND TREASURERS REPORT

A motion was made by David Franke to waive the reading of the January 3, 2022 reorganization minutes and approve the minutes. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

A motion was made by David Franke to waive the reading of the February 10, 2022 regular meeting minutes. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

A motion was made by David Franke to approve the February Check List. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

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PUBLIC COMMENT

Albert Young, 534 Harvest Drive, Blandon believes Supervisor Fiedler tarnished previous Township Manager, Diane Hollenbach's, reputation. The District Attorney announced the accusations were unfounded. Albert Young asked Supervisor Fielder to "fall on your sword and resign."
Heidi Fiedler replied that District Attorney John Adams told her that she had a good faith effort to prove that Diane Hollenbach violated the Township Code and that Resolutions were needed for additional pay for the Township Manager.

AJ Farrell, 313 Faith Drive, Blandon stated he lives in a beautiful neighborhood. 222 is a busy road and thinks the roundabouts are helpful. Mr. Farrell does not believe a 1 million square foot warehouse feeding off of the 222 and Schaeffer Road roundabout will improve the area. AJ Farrell suggested a different location for the warehouse. Mr. Farrell asked if the candidates interested in being appointed to the Board of Supervisors that are here tonight would be able to voice their opinions about the warehouse.

Eric Frey explained the process for the review of the application for the warehouse plan submitted. Mr. Frey stated it is inappropriate for current Board members and potential appointees to the Board of Supervisors to take a stance in favor or against the warehouse.

Heidi Fiedler stated she didn't have any prior knowledge of the warehouse plans until the Township received 9 boxes of plans on March 11th. Ms. Fiedler asked David Franke if he had any prior knowledge that the plans would be submitted.

Mr. Franke stated that years ago the Wolfson Group partnered with the Township to fight the roundabouts in federal court.

Scott Eaken, 62 Berk Road, Shoemakersville requested that the Township spend the appropriate money to improve the sound system in the meeting room.

Jarrett Gibboney, Longleaf Drive Blandon understands it is the early stages of planning for the warehouse, but would like to remind the Board that the property is very close to the drinking water supply for the City of Reading. Mr. Gibboney is concerened about 24-hour noise from back up alarms, banging of trailer gates, etc. The traffic would majorly impact residents in the area. Mr. Gibboney also believes this could put a burden on the water and sewer system and fire company. Sink holes are also a concern in that specific area. Jarrett Gibboney asked what the Township's obligation is to approve the plan.

Eric Frey stated that the plan is a conditional use, meaning it is acceptable in the zoning area it is proposed in as long as it meets the criteria set forth during a conditional use hearing.

Heidi Fiedler stated that she has been through Conditional Use Hearings in the past as a Supervisor. Supervisor Fiedler is committed to make sure that the health, safety and welfare of the Township residents is not impacted negatively.

Tom Gorgia, 307 Monaco Lane, Blandon attended meetings 8-10 years ago opposing the 222 expansions. Mr. Gorgia said he was told that farm land would not be taken. Tom Gorgia stated the Board of Supervisors should simply say no to the warehouse because it is farm land and should stay farm land.

Tim Jameson, Coronet Drive, Blandon is concerned about the size of the warehouse. Mr. Jameson questioned if additional energy facilities and water towers will be needed. Tim Jameson also voiced concerns that the fire company might not have high enough ladders.

Charles Voorhies, 284 West Walnut Tree Drive, Blandon stated the Township is doing a disservice to the people standing and not being able to hear the meeting properly in the lobby. Mr. Voorhies is concerned about section 8 housing coming into the Township off of Hill Road.

Vickie Solberg, 317 Sofia Boulevard, Blandon urged residents to be concerned about the zoning change proposed at Melrose Place.

Rich Heffner, 73 Lake Shore Drive, Fleetwood asked if the Engineer can investigate posting brake retarder prohibited signs along Rt 73 and Rt 222.

Joe Farley, 106 Maple Leaf Drive, Blandon drove tractor trailer for years and roundabouts are designed to keep traffic moving. Mr. Farley urged people to support tractor trailer truck drivers.

Eric Luckenbill, 241 West Walnut Tree Drive, Blandon asked why the regular meeting was held before the vacancy board meeting and if the public would be allowed to comment on the appointment of the vacancy.

Mark Lacina, 322 Galean Drive, Fleetwood stated that roads are already congested in the Township.

Allyson Jones, 5 Jones Lane, Fleetwood stated that Maidencreek Road and Calcium Road has a very unsafe intersection and adding truck traffic from a warehouse will cause more problems.

David Franke stated that would be a PennDot improvement to make.

Mike Oppman, 420 East Wesner Road, Blandon asked if Supervisors have to be bonded to be on the JetPay Payroll Solutions.

Katelyn Gruber responded they do not. In the past Supervisors have been authorized as users and at this time Mrs. Gruber is the only one authorized so she requested that the Supervisors be added.

Mr. Oppman questioned if Supervisor Fiedler had knowledge of the postcard that the Berks County Republican Committee sent in the mail.

Michael Meleta, 207 Genesis Drive, Blandon voiced concerns that the warehouse may sit empty for a period of time.

Jonathan Gruber, 412 Acer Drive, Blandon voiced concerns about the Maidencreek Crossing proposal to change the 40 single family homes to 80 duplex homes due to traffic issues.

Eric Frey responded that the Planning Commission voiced that they would not be in favor of the 80 duplex homes.

Charles Voorhies, 284 West Walnut Tree Drive, Blandon asked if the Board is aware that the property for the Maidencreek Crossing is going up for Sheriff's Sale. Yes, the Township is aware.

Todd Gorman, 121 Cedrick Avenue, Blandon is not in favor of the proposed warehouse. Mr. Gorman is concerned that trucks are funneling onto local roads. Todd Gorman does not believe that anything should be placed on the open lots at Melrose Place due to flooding issues.

Mary Dymeck, 196 Longleaf Drive, Blandon questioned why the Township did not reject the warehouse proposal if it did not meet zoning. Mrs. Dymeck asked that the Board of Supervisors request the developer to improve the road.

Discussion ensued regarding zoning requirements. Supervisor Franke explained that each municipality in Pennsylvania is required to have different zoning districts.

Joe Palmertree, Limestone Village, Fleetwood asked for the camera to be moved so that the participants on zoom can see Supervisor Fiedler as well as Supervisor Franke.

John Previtera, 204 Faith Drive, Blandon stated he is against the warehouse. Mr. Previtera asked that any candidates supporting the warehouse pull their name from being appointed to the Board of Supervisors.

REPORTS

Police Report

Chief Keiser gave the Northern Berks Regional Police Department February report. Chief Keiser urged the audience to attend NBRPD Commission meetings if they are interested in learning more about the police department. National Night Out will be held the 1st Tuesday in August of 2022.

David Franke asked to suspend the meeting to go into the Vacancy Board Meeting. Heidi Fiedler did not agree.

Engineer

Discuss and Take Action on JoJaz Land Development Time Extension – A motion was made by David Franke to accept the developer's letter extending the review period for the JoJaz Land Development Plan until June 9, 2022. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

Discuss and Take Action on Kopfer Subdivision Time Extension – A motion was made by David Franke to accept the developer's letter extending the review period for the Kopfer Subdivision Plan until June 10, 2022. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

Discuss and Take Action on Giorgi Mushroom Co, TITAN C Revised Project – TABLED

Discuss and Take Action on Blandon Mennonite Fellowship Church Parking Lot – the Planning Commission has made a recommendation to grant final plan approval. The following waivers were recommended for approval at the March 3, 2022 Planning Commission meeting.

- Section 190-22 to allow submission of final and preliminary plan combined
- Sections 190-32.A(4) & 190-32.B(1) (a) dedication of additional street right of way & minimum paved travel lane of 12ft
- Section 190-43 defer installation of sidewalks contingent upon note being placed on the plan stating the owner of the property will install sidewalks at such time as required by the Township.

A motion was made by David Franke to grant the following waivers; Section 190-22, Sections 190-32.A(4) & 190-32.B(1) (a), and Section 190-43. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

A motion was made by David Franke to grant final plan approval to the Blandon Mennonite Fellowship Church Parking Lot conditioned upon satisfaction of the items in the March 1, 2022 Systems Design Engineering, Inc. review letter which is incorporated by reference and with a note being placed on the plan stating the parking lot will be paved no later than 5 years or at the request of the Township Supervisors. Heidi Fiedler seconded the motion.

Tim Wales, 216 Sofia Boulevard, Blandon stated that there are other businesses in the Township that have gravel parking lots. Mr. Wales asked that the Board of Supervisors reconsider requiring the paving.

David Franke amended the motion to state that the parking lot "may" be paved no later than 5 years or at the request of the Township Supervisors. Heidi Fiedler seconded the motion. All members voted, "Aye." Motion passed.

Tom Unger informed the Board that the Crossings at Maidencreek and Trinity Bible Fellowship Plans are being reviewed. No action was taken at Planning Commission.

Mr. Unger updated the Board on the Stream Bank Restoration Project.

Tom Unger provided a quote for the Township to hold their own license for a GIS System to locate storm water pipes. The total amount would be $1,311.22. There is an annual fee of $400.00.

Mr. Unger met with Public Works Foreman, Keith Shuman, to discuss the annual road project. The annual road project will be performed behind Lake Ontelaunee on Kemmerer Road, Ridge Road, Berk Road, Troxel Road, Koller Road and Hecktown Road and West Shore Drive. Keith Shuman believes the roadcrew can do a leveling course. The oil and chip cost would be $283,453.60. This cost does not include the work that the roadcrew would be performing. The Township budgeted $300,000.00 for roadwork. Tom Unger believes every road mentioned could be completed except West Shore Drive and stay within the budget. Mr. Unger will have the bid documents completed for the April meeting.

Dave Brown, 1484 Ridge Road, Shoemakersville believes Ridge Road and Kemmerer Road should be widened by 1ft on each side.

Tom Unger will present prices for widening at the next meeting.

Concrete Monuments – 324 Main Street, Blandon A motion was made by Heidi Fiedler to install two additional monuments at the Township property at 324 Main Street at a cost not to exceed $250.00. David Franke seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

Solicitor

Receipt of Conditional Use Application for Warehouse at 222 and Schaeffer Road Mr. Frey stated the Township was in receipt of the application and the process will begin to review the application.

Discuss and Appoint Secretary/Treasurer – TABLED

Discuss and Appoint Recording Secretary for Board of Supervisors A motion was made by David Franke to appoint Katelyn Gruber as the recording secretary for the Board of Supervisors. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

Discuss and Appoint Recording Secretary for Park and Recreation Board A motion was made by David Franke to appoint Jayda Farley as the recording secretary for the Park and Recreation Board. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

Discuss and Authorize Heidi Fiedler and David Franke Access to JetPay Payroll Solutions as Authorized Administrators – TABLED

Discuss and Authorize Chair to Sign Letter to Liberty Mutual to Release Diane Hollenbach's Bond - TABLED

Park and Recreation

Discuss and Take Action on Purchase of Playground Mulch – A motion was made by David Franke to purchase 83 cubic yards of playground mulch from General Recreation at a cost not to exceed $1,981.59. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

Discuss and Take Action on Blandon Fire Company Ball Field Light Replacement – TABLED

An executive session was held for possible litigation from 7:43 p.m. to 7:56 p.m.

BUSINESS

Consideration and Possible Action on Resignation of Joseph Rudderow III from the Maidencreek Township Zoning Hearing Board

A motion was made by Heidi Fiedler to accept the resignation of Joseph Rudderow III from the Maidencreek Township Zoning Hearing Board. David Franke seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

Accept Resignation of Maidencreek Township Authority Board Member with a Term Expiring 12/31/2023

A motion was made by David Franke to accept the resignation of Jerry Hartman from the Maidencreek Township Authority. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

Appoint Joseph Rudderow III to Serve the Unexpired Term of the Maidencreek Township Authority Board Member until 12/31/2024.

A motion was made by Heidi Fiedler to appoint Joseph Rudderow III to the Maidencreek Township Authority to serve the unexpired term until 12/31/2024. David Franke seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

Appoint Kevin Waszmer to Serve the Unexpired Term of the Maidencreek Township Authority Board Member until 12/31/2023

A motion was made by David Franke to appoint Kevin Waszmer to the Maidencreek Township Authority to serve the unexpired term until 12/31/2023. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

Appoint Aaron Rogers to Serve the Unexpired Term of the Maidencreek Township Park and Recreation Board Member until 12/31/2025

A motion was made by David Franke to appoint Aaron Rogers to the Maidencreek Township Park and Recreation Board to serve the unexpired term until 12/31/2025. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

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Appoint Building, Code Enforcement and Zoning Officer

A motion was made by David Franke to appoint Systems Design Engineering, Inc. as the Building, Code Enforcement and Zoning Officer effective April 1, 2022. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

Discuss and Take Action on Replacing Decking on Heavy Equipment Trailer – Keith Shuman

A motion was made by David Franke to purchase the wood from Bally Wood Products to replace the decking on the heavy equipment trailer at a cost not to exceed $614.40. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

Discuss and Take Action on Repairing Backhoe – Keith Shuman

A motion was made by David Franke to accept the quote from PowerCo for repair of the backhoe at a cost not to exceed $5,742.01. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion passed.

David Franke addressed the attendants with a speech regarding the robocalls and post cards sent out by the Berks County Republican Committee.

Having no further business, a motion was made by David Franke to adjourn the March 23,2022 meeting of the Maidencreek Township Board of Supervisors. Heidi Fiedler seconded the motion. Meeting adjourned at 9:00 p.m.

Respectfully submitted, Katelyn Gruber