Maidencreek Township Board of Supervisors
February 13, 2025
6:00 p.m.

Attending: Joshua Meck, Eric Bauman, David Franke, Eric Frey, Esq. of E. Kenneth Nyce Law Office, Pamela Stevens of Systems Design Engineering, Diane Hollenbach, Township Manager, and Christina Hafer, Recording Secretary.

Guests: Keith Shuman (Road Foreman), Dan Miller, Fire Chief at Blandon Fire Company, Donna Culp, Mike Schittler, Anthony Spero, Dawn Geschwindt, Aaron Rogers, Gavin Milligan, Richard Wick, Greg Lerch, Olivia Lerch, Tammy Gilfert, Connie Cammarano, Nancy Runyon, and other guests.

Joshua Meck called the regular meeting to order at 6:00 p.m. with the Pledge to the Flag.

APPROVAL OF AGENDA AND MINUTES

David Franke motioned to approve the February 13, 2025, Agenda. Eric Bauman seconded the motion and hearing no questions on the motion, it passed unanimously.

David Franke motioned to approve the January 6, 2025, Reorganization Meeting Minutes, Eric Bauman seconded the motion, and hearing no questions on the motion, it passed unanimously.

David Franke motioned to approve the January 9, 2025, Regular Meeting Minutes, Eric Bauman seconded the motion, and hearing no questions on the motion, it passed unanimously.

PUBLIC COMMENT – AGENDA ITEMS

Richard Wick, 509 East Wesner Road, asked if there was any additional information on the car break-ins in the Township. Joshua Meck said he has not heard any updates as of tonight. He suggested sending any door cam videos of the perpetrators, to Northern Berks Regional Police Department.
Mr. Wick asked if a streetlight could be placed at Park Road and East Wesner Road. The Board of Supervisors said they would look into it.
David Franke asked everyone to make sure their cars and doors are locked and if you hear something, say something.

Dawn Geschwindt, 305 Anna Avenue, spoke about the consideration of the request for the release of the Melrose Place Improvements Escrow. They are still working on the HOA organization, along with continuing concerns and additional attorney fees, and are asking for the Township not to release the escrow. Pamela Stevens said she recommends not to release the escrow at this time. The Board agreed with Ms. Geschwindt.

Charles L. Voorhies, 284 West Walnut Tree Drive, asked about the time frame for the groundbreaking for Maiden Creek Associates. Diane Hollenbach said they have to meet all the conditions within a 90-day time frame, then the plan would need to be recorded. After their

building permit is approved, they will have 6 months to break ground and will have 2 years to complete the building.
Mr. Voorhies also spoke about the car break-ins and why can't the Chief of Police be at the Township meetings and asked if the public could be informed for safety. The Board of Supervisors reiterated that they are aware of his concerns, 69 News also reported it and the NBRPD is still investigating the situation.

Heidi Fiedler, 432 East Wesner Road, said they should have more community awareness and we should have official communication from the Chief of Police. The Board of Supervisors said the NBRPD informed 69 News of information on the break-ins, they will pass the concerns to NBRPD and please do not confront the perpetrators.

Ms. Fiedler questioned the improvement agreement for Maiden Creek Associates. Eric Frey explained the standard land development agreements with the condition of all approvals that any public/quasi-public improvements get done by posting an escrow for the Township to remediate the improvements if Maiden Creek Associates do not complete them. The stormwater agreement will have to be maintained, using the escrow. If the property is sold and maintenance is not done with a new owner the Township will charge the new owner.

REPORTS

Northern Berks Regional Police – Joshua Meck reviewed the Northern Berks Regional Police Activity Report.

Engineering & Zoning Reports – **Pamela Stevens**

Accept the time extension for the Crossing at Maidencreek Plan until May 9, 2025.
Pamela Stevens said they are still in negotiations with Maidencreek Township Authority about the public sewer connection.

David Franke motioned to accept the time extension for the Crossing at Maidencreek Plan until May 9, 2025. Eric Bauman seconded the motion and hearing no questions on the motion, it passed unanimously.

Reaffirm approval of the Maiden Creek Associates Land Development Plan.
Ms. Stevens stated that 90 days have passed.

David Franke motioned to reaffirm approval of the Maiden Creek Associates Land Development Plan. Eric Bauman seconded the motion and hearing no questions on the motion, it passed unanimously.

Authorize the Board of Supervisors to sign the improvements agreement and stormwater agreement for Maiden Creek Associates Land Development Plan.

David Franke motioned to authorize the Board of Supervisors to sign the Maiden Creek Associates Land Development Plan improvements agreement and stormwater agreement once

the documents are in a form satisfactory to the solicitor. Eric Bauman seconded the motion and hearing no questions on the motion, it passed unanimously.

Authorize the Board of Supervisors to sign the improvements agreement and stormwater agreement for Heeby's Surplus Land Development Plan.

David Franke motioned to authorize the Board of Supervisors to sign Heeby's Surplus Land Development Plan improvements agreement and stormwater agreement once the documents are in a form satisfactory to the solicitor. Eric Bauman seconded the motion and hearing no questions on the motion, it passed unanimously.

Consideration of a waiver to the Land Development Plan for the Verizon Wireless Cell Tower proposed for 1 Quarry Road conditioned on the satisfaction of the Township Engineer on any stormwater issues.

Eric Frey reviewed the case law and found that it is appropriate to waive conditions on stormwater issues. Joshua Meck said he wants to make sure that the land is maintained and not overgrown.

David Franke motioned to waive the Verizon Wireless Cell Tower Land Development Plan proposed for 1 Quarry Road conditioned on the satisfaction of the Township Engineer on any stormwater issues. Eric Bauman seconded the motion and hearing no questions on the motion, it passed unanimously.

Consideration of the request for the release of the Melrose Place Improvements Escrow.

Pamela Stevens said it has been a year and a half since the letter was issued and continues to worsen and recommend the escrow not be released. The Board of Supervisors agreed.

Consideration of authorization for the engineer to prepare a PA Small Water and Sewer Projects grant.

Pamela Stevens said this 15% match grant is open until April 30th and is for flood and stormwater control projects. She suggested this grant due to not receiving the Watershed grant.

A motion was made by David Franke to authorize the engineer to prepare the PA Small Water and Sewer Projects grant. Eric Bauman seconded the motion and hearing no questions on the motion, it passed unanimously.

Solicitor – Eric Frey, Esq.

Presentation of Supervisor Salary Ordinance and set date and time for adoption.

Eric Frey said he drafted the Supervisor Salary Ordinance to increase the salary for future Supervisors. It is ready to be advertised and set a date and time for adoption.

Presentation of Fire Prevention Ordinance and set date and time for adoption.
Eric Frey drafted the Fire Prevention Ordinance and needs to discuss fees for inspections.

Mr. Frey had a hearing for 320 Main Street, the next order is on February 28, 2025.

A brief executive session after the meeting tonight about 320 Main Street.

Public Works – Keith Shuman
Consideration of purchase of Pavijet Mini Paver Model MG7 Super for $56,525.00.
Keith Shuman said the purchase of the Mini Paver would save time and money due to its efficiency. Joshua Meck said there is a 5% discount and comes with a warranty.

David Franke motioned to purchase the Pavijet Mini Paver Model MG7 Super not to exceed $56,525.00. Eric Bauman seconded the motion and hearing no questions on the motion, it passed unanimously.

Park and Recreation – Aaron Rogers
Aaron Rogers stated that Kompan presented park designs to be included with the grant at last month's Park and Recreation meeting. Berks Nature had a presentation at the meeting with plans for the Community Park. Joshua Meck spoke about having a Veterans Memorial. They set dates for the events coming up.

Mike Schittler, 131 South View Road, asked if anything would be done about the area off of South View Road from the July 9th flood. Joshua Meck explained that they will be working on it sometime in March or April.

Manager – Diane Hollenbach
Diane Hollenbach asked if the Board would like to put a committee together for the country's 250th anniversary on July 4, 2025, and the Board agreed.
Mr. Ebi, who owns 1259 Pleasant Hill Road, was in the office the other day with an acquisition plan from PennDOT for the roundabout at Pleasant Hill Road. PennDOT will avoid his house and take down the Kirby Mansion. Ms. Hollenbach asked the Board if the Township could send a letter to PennDOT and state representatives asking if they could reverse the plan.

OLD BUSINESS
Approve the sale of the 2002 F550 with Fisher Plow and Spreader and authorize Keith Shuman to sign all paperwork to transfer the vehicle.

David Franke motioned to approve the sale of the 2002 F550 with Fisher Plow and Spreader for $16,900.00 and authorize Keith Shuman to sign all paperwork for the transfer of the

vehicle. Eric Bauman seconded the motion and hearing no questions on the motion, it passed unanimously.

NEW BUSINESS

Consideration of Resolution 13-2025 increasing the Tax Collector compensation per her request. This increase would not be effective until 2026.

David Franke motioned to approve Resolution 13-2025 for a $0.50 increase for the Tax Collector compensation effective 2026. Eric Bauman seconded the motion and hearing no questions on the motion, it passed unanimously.

Consideration of Resolution 14-2025 UCC, Zoning and Stormwater Fees.

David Franke motioned to approve Resolution 14-2025 UCC, Zoning and Stormwater Fees. Eric Bauman seconded the motion and hearing no questions on the motion, it passed unanimously.

Consideration of Resolution 15-2025 Township Fees.

David Franke motioned to approve Resolution 15-2025 Township Fees. Eric Bauman seconded the motion and hearing no questions on the motion, it passed unanimously.

FINANCIAL MATTERS

Motion to approve the bills and accept the Treasurer's Report as presented.

A motion was made by David Franke to approve the bills and accept the Treasurer's Report as presented. Eric Bauman seconded the motion and hearing no questions on the motion, it passed unanimously.

PUBLIC COMMENT NOT ON THE AGENDA

Olivia Lerch, 104 Independence Court, is a member of Berks Nature and Maidencreek Watershed Association. She expressed her concerns about the recent mowing of the water retention basin behind her property at Independence Court at Route 222 and Genesis Drive roundabout. She stated the negative impacts of the mowing specifically increased flood risk, noise pollution, and environmental degradation. She asked the Board to work together to find a solution to include a buffer zone with only the grass between the sidewalk and the road, and the grass surrounding the retention basin on the northern side of Genesis Drive, leaving the inner portion of the basin as a protected area. She is urging the Township to raise awareness about the importance of native plants and their role in healthy ecosystems.

Joshua Meck stated there was an incident in which someone was hiding in the tall grass in the basin which led residents to be wary of safety issues. PennDOT has jurisdiction over the retention basins at the roundabouts and is to maintain them. The Board continued to discuss the issue stating to contact state legislators and asking if PennDOT would adhere to the particular maintenance of the retention basins as stated above.

Heidi Fiedler, 432 W Wesner Road, asked if the meetings are being recorded by Zoom. Joshua Meck stated we had issues with the internet, Diane Hollenbach said the Facebook live recording can be uploaded to YouTube.
She then asked about the stormwater issues at South View Road. The Board explained what they plan to do in that area. She then stated she is still having erosion near her property and East Wesner Road. Joshua Meck said we applied for the grants and were denied. We are applying for another grant to do the West Walnut Tree bridge. The State has continued to turn the Township down for the additional area. They previously came out to look at the area she was questioning and came to the conclusion there was nothing wrong with that area.

A motion to adjourn the meeting was made by Eric Bauman and seconded by David Franke. The meeting was adjourned at 7:12 p.m.

Joshua Meck reinstated the meeting at 7:13 pm.

Charles L. Voorhies, 284 West Walnut Tree Drive, asked how many people responded to the survey for the Joint Comprehensive Plan Community Survey. Eric Bauman said 350 people responded to the survey and the representatives are happy. The survey is on the Township website, the Fleetwood School District and other organizations also made it available. It will be available until May of this year. Mr. Voorhies stated that County Commissioners would like to turn Route 222 into a commercial corridor and thinks it's important for the survey to get out to as many as possible.

An executive session will be after the meeting at 320 Main Street.

ADJOURNMENT

A motion to adjourn the meeting was made by David Franke and seconded by Eric Bauman. The meeting was adjourned at 7:15 p.m.

Respectfully Submitted,

Christina Hafer
Recording Secretary