

LOWER HEIDELBERG TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
October 17, 2016

The Lower Heidelberg Township Board of Supervisors held their monthly meeting at the Township Building, 720 Brownsville Road, on the above date. Present were Chairwoman Deborah Scull, Vice-Chairwoman Cheryl Johnson, Member Michael Keltz, Township Solicitor Andrew Bellwoar, Township Engineer Ryan Rhode (GVC), Township Engineer Pamela Stevens (SDE), Code Enforcement Officer Glenn Kraft, Police Chief Thomas Deiterich, Road Foreman Matthew Clay and Secretary/Treasurer Theresa Conners.

The meeting was called to order by Chairwoman Scull at 7:00 p.m. Ms. Scull led the pledge to the flag.

The minutes from the September 19, 2016 Regular Meeting and the October 11, 2016 Work Session were distributed for review prior to the meeting. On Motion by Ms. Johnson, seconded by Mr. Keltz, to approve the minutes of the September 19, 2016 Regular Meeting and the October 11, 2016 Work Session as presented. Motion passed unanimously.

Open to the Public

Bret Sarge, of 3333 Harwood Lane and President of the Rosewood Hills Homeowners Association, approached the Board with concerns about the proposed Glen Gery development. He inquired if there is any opportunity for the public to comment on the proposed plan. Mr. Bellwoar explained that this is a plan that the Township previously approved through a settlement; with the revised agreement, the plan will be put back before the court and assuming the court approves it, the new plan would then be fully engineered. Mr. Sarge said his concerns are the increase in lots from 92 to 135, and the big tree line between Rosewood Hills and the newly proposed development. His hope is that the tree line will not be disturbed. Mr. Bellwoar noted that residents may come to the Planning Commission meeting where the plans will be reviewed, and can express their concerns at that time. He also noted that though the number of lots has increased, all housing units will be clustered. Eric Vorgity, representative for Glen Gery, noted that the tree line will not be affected by the development. Michael Levan, Chairman of the Planning Commission, noted that during the review process, the PC will be scrutinizing the new plan to compare it to the one previously approved. Mr. Sarge said he will attempt to have a representative from Rosewood Hills at every PC meeting. Mr. Vorgity assured him that there will be no plan submission this calendar year. Ms. Scull noted that the Rosewood Hills residents are welcome to call the Township office to see if the new plan has been submitted for PC review.

Tax Collector's Report

Ms. Conners reported that Tax Collector Sandra Davis collected \$33,103.46 dollars for the month of September.

Treasurer's Report

Ms. Conners presented the Treasurer's Report for September for the Board's review.

Approval of Bills

Ms. Conners presented the bill list for the Board's review. **On Motion** by Ms. Johnson, seconded by Mr. Keltz, to approve the Treasurer's report and the bill list as presented. Motion passed unanimously.

Subdivision and Land Development

Leibman Subdivision Preliminary/Final Plan

Kevin Marmus, McCarthy Engineering, was present for the applicant. He noted that the plan shows a simple subdivision of the 8.4 acre plot; the plan was previously approved by the Planning Commission, who also approved four waiver requests. Mr. Bellwoar noted that the waiver requests are incorporated into the written approval. **On Motion** by Ms. Scull, seconded by Mr. Keltz, to approve the preliminary/final subdivision application for the Leibman property, pursuant to the conditions set out the form of written decision provided by the Township Solicitor. Motion passed unanimously.

Mr. Marmus requested that the Board approve the Planning Module for the Leibman Subdivision. **On Motion** by Ms. Scull, seconded by Mr. Keltz, to approve Resolution No. 2016-17 for the Leibman Planning Module. Motion passed unanimously.

Papermill Estates – Final Plan

Steve Bensinger, Stackhouse-Bensinger Engineering, was present for the applicant. The 44 acre plan shows four lots being added with on lot water and sewer. The development road is proposed to be dedicated to the Township. Mr. Bellwoar explained that primary responsibility for the storm water management basin will fall on the owner of Lot 5, with secondary responsibility to be held by the owners of Lots 1 -4, jointly and severally, and then the Township. The plan has been reviewed and approved by the Planning Commission. **On Motion** by Ms. Johnson, seconded by Ms. Scull, to approve the final subdivision application for Papermill Estates, pursuant to the conditions set out in the form of written decision provided by the Township Solicitor. Motion passed unanimously.

Green Valley Estates – Phase 11 – 18 Month Maintenance Period & Final Dedication

Mr. Rhode noted that Phase 11 of Green Valley Estates has been inspected for final dedication. There was a small punch list and these items have now been addressed. He recommends that the Township release the remaining escrow being held with the exception of the \$10,000 contingency set aside for the separate Sanitary Sewer Agreement. **On Motion** by Ms. Johnson, seconded by Mr. Keltz, to approve the release of \$132,426.75 from the funds being held for the 18 month maintenance period, to be released to Grande Construction, leaving an escrow amount of \$10,000 dollars to cover the Sanitary Sewer Agreement. Motion passed unanimously.

Emergency Management Coordinator/Fire Commissioner's Report

Mr. Renshaw presented his report for September activities. The fire company responded to 59 calls, of which 11 were in Lower Heidelberg. Mr. Renshaw noted that the fire company installed 116 new smoke alarms in South Heidelberg and installed 171 in Sinking Spring on Oct 8th. The goal is to install 500 units total. Wernersville and Lower Heidelberg will be done in the spring. This service is free to the residents and is funded by the Red Cross. Ms. Scull inquired if residents can request a smoke detector if they do not have one; Mr. Renshaw said that they can, and should call the fire company directly to make the request.

Planning Commission

Mr. Levan reported that the Planning Commission met in October and reviewed and approved both the Leibman and Papermill Estates plans in October. The next scheduled work session for the Commission is October 26th at 7:00 p.m. Ms. Scull noted that the Board would like to appoint an alternate member of the Planning Commission; resident Heath Kearney has expressed an interest. She will forward Mr. Kearney's information to Mr. Levan in order that Mr. Levan can contact Mr. Kearney.

Building/Zoning Report

Mr. Kraft reported that 11 permits were issued in September for a total construction value of \$730,732 dollars. Their office continues to work on two property maintenance issues, and has resolved two zoning issues.

Great Valley Consultants Report

Mr. Rhode reported that Spring Township is ready to move forward with the engineering design of the superstructure replacement for the Paper Mill Road Bridge. The Board should consider whether they are ready to move forward as well. The Board is in agreement to move forward with the project. The 2017 Seasonal Requirements Contracts have now all been fully executed. The Emergency Services Contract has been revised and will be advertised. The 2016 Street Work project has been completed.

Mr. Rhode noted that he continues to try to resolve the concern with winter parking raised by the Chille family at 43 Marlin Avenue. He will continue working on this issue, and will report back to the Board when it is resolved.

Systems Design Engineering Report

The third quarter bill for the City of Reading has been prepared; the amount due is \$2,676.19 which is calculated by the metered flow at the Legacy Pump Station. Ms. Stevens will set up a meeting with Sinking Spring Borough to discuss the strong flows issue. SDE continues to move forward working with the Solicitor to set up a date to meet with the developer at Green Valley Estates West to discuss the number of EDU's. The last water test has now been received for the properties on Faust Road.

Recreation Board Report

Ms. Scull reported that the first Fall Festival was held on Saturday, October 1st. Those who attended had a wonderful time with free hot dogs, cider and chicken-corn noodle soup. There were crafts and games for the kids, and a hay ride through the cemetery. Attendance was low, most likely as the day was very rainy. The Rec Board continues with the planning of the Christmas party, scheduled for Sunday, December 4th. Santa will bring his old fashioned sleigh and two of his reindeer; Party Masters will take the family pictures with Santa and the reindeer.

Ms. Scull noted the following upcoming events: Ladies Only Adult Movie Night – Saturday, February 25th; Easter Egg Hunt – Saturday, April 8th; Family Movie Night – Saturday, May 6th; Reading Phils game – Sunday, June 25th; residents should mark their calendars. Updates will be posted to the Township website as they are received. The Township has begun planning a 175th Anniversary Celebration to be held on Saturday, September 9, 2017 at the Green Valley Country Club. There will be entertainment, a beer garden, food, crafts and history. The 150th book will be reprinted, and there will be an insert to cover the last 25 years in the Township.

Police Report

Chief Deiterich reported that for the month of September there were 1,812 service hours and 381 calls were answered. Of those, 9 were criminal complaints and 4 were motor vehicle accidents. The Chief noted that in light of the recent clown incidents, he and Sergeant Glass spent a day at the elementary school for the walk-a-thon. They dressed up in costume and greeted the kids; the event raised \$12,000 dollars. The Chief reported that he has now been able to test the new system that will allow officers to scan driver's licenses and registrations in their car.

Road Foreman's Report

Mr. Clay reported that four vehicles were inspected in September. Cold patching has been finished. Repaving of Wagner Road is now finished. Leaf pick up is scheduled to begin at the end of the week. Mr. Clay met with Ms. Stevens at the old pump station on Green Valley Road; he may have to rent the proper equipment to rip out the slab. Both Mr. Clay and Mr. Watts now have their Class A CDL licenses. The crew continues to mow at the vacant house at 77 Sweetwater Lane. Costs are being tracked for reimbursement.

Ms. Johnson asked if East College Ave would be repaired soon. Mr. Clay responded that the road repairs are a process; streets are first reviewed by Ms. Stevens and Mr. Rhode to see if there are any repairs needed to sewer or curbs. At this point, it would appear that East College will not be done in 2017, but more likely in 2018 or 2019. Ms. Johnson inquired about the No Parking signs on State Hill Road. She noted that the signs are faded and should be replaced. Mr. Rhode said that PennDOT will likely say this is the Township's responsibility.

Secretary's Report

Ms. Conners noted that the County Hazardous Waste drop off is scheduled for Saturday, October 22nd from 8:00 a.m. until 2:00 p.m. at the First Energy Stadium. The Township will be participating in the Free Community Shredding Day sponsored by BB&T Bank on Saturday, October 29th from 10:00 a.m. until 2:00 p.m. All township residents are welcome to bring up to 10 boxes of records for shredding. A special meeting has been advertised for October 20th at 9:00 a.m. to discuss the preliminary budget.

Solicitor's Report

Mr. Bellwoar noted that South Heidelberg Township has forwarded another draft ordinance, this one to allow fitness facilities in the Industrial Zoning District. The matter was brought before the Planning Commission, which recommended approval. **On Motion** by Mr. Keltz, seconded by Ms. Scull, to authorize the advertisement for notice of a hearing to consider adoption of an amendment to the Southwestern Berks Joint Zoning Ordinance to allow fitness facilities in the Industrial Zoning District, for November 21, 2016, at 7:00 p.m. Motion passed unanimously.

Mr. Bellwoar reminded the Board that the 2017 Budget must be adopted by December 31, 2016. The budget must be advertised once, at least twenty days before adoption. The budget should be in a form ready for advertisement at the next regular meeting on November 21, 2016.

Mr. Bellwoar noted that Alpha Properties has presented a request for an agreement to purchase the needed EDU's for the Gaul Road Townhome project. **On Motion** by Ms. Scull, seconded by Mr. Keltz, to approve the EDU purchase agreement for Alpha Properties, conditioned on the submittal of a completed application. Motion passed unanimously.

Mr. Bellwoar reported that counsel for Glen Gery has prepared a motion and brief for the Court for the Fourth Amended Settlement Agreement and the new plan design. **On Motion** by Ms. Scull, seconded by Ms. Johnson, to authorize the Solicitor to sign the motion and brief prepared by Glen Gery counsel on behalf of Lower Heidelberg Township. Motion passed unanimously.

Mr. Bellwoar inquired if the Board wished to proceed with or defer the collection action Rosario for the collection of unpaid sewer fees. Ms. Scull said the matter is still under discussion.

Old Business

Regarding the agreement between PA American Water and Lower Heidelberg for the hydrants for the Green Valley West project, Ms. Scull said she is inclined to let the matter ride; Mr. Bellwoar will confer with Mr. Rhode and Mr. Hassinger from PA American.

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New Business

Ms. Scull reported that the Township now has a Notary Public on staff and her service will be free for Township residents; Ms. Scull asked that residents call the building to make an appointment if the service is needed.

Chief Deiterich noted that Trick or Treat will be held on October 31st from 6:00 p.m. until 9:00 p.m. A curfew is set from October 26th until November 2nd; all minors must be accompanied by an adult after 9:00 p.m.

Public Comment

Ms. Scull asked if there was any public comment. Tex Essig complimented the Board on the new meeting room dais.

Adjournment

On Motion by Ms. Scull, seconded by Mr. Keltz, to adjourn at 8:00 p.m. Motion passed unanimously.

Respectfully submitted,



Theresa Conners, Township Secretary/Treasurer

Approved: November 21, 2016