

Lower Heidelberg Township Board of Supervisors (BOS)
BOS Minutes – Workshop Meeting
September 14, 2022

The Lower Heidelberg Township Board of Supervisors (BOS) held their monthly meeting in person at 720 Brownsville Rd. on the above date. The September 14, 2022 monthly workshop meeting was duly advertised to be held in person. Present were Chairperson Cheryl Johnson and Members Paul Prutzman and L.E. Chip Bilger, II, Township Solicitor Jon Long, Township Engineer Ryan Rhode (KE), Road Foreman Matt Clay, and Township Manager/Secretary/Treasurer Pamela J. Stevens. Also present were Fire Commissioner Jared Renshaw, Captain Alex Lupko (WBFD USA Program Manager), and Guests, David Kurtz, Mr. & Mrs. Dietrich, and George Lehner.

Mrs. Johnson called the meeting to order at 7:06 p.m. and lead the Pledge of Allegiance

PUBLIC HEARING FOR THE PROPOSED SOUTH HEIDELBERG ZONING AMENDMENT

1. Ordinance for Adopting a Zoning Amendment: Jon Long discussed that the Zoning Amendment was previously discussed at the August 10, 2022 Meeting, and the Supervisors requested any public comment during this Public Hearing. There being none, they closed the Hearing. Mr. Long stated that a proposed Ordinance that will affect only South Heidelberg has been properly advertised for the Lower Heidelberg Township Supervisors to consider adopting at this Public Hearing. If the Lower Heidelberg Township Board finds the amendment acceptable, then there can be action by the Board. South Heidelberg Township has adopted their Ordinance and Wernersville will adopt their Ordinance on October 5, 2022. **On Motion** by Mr. Prutzman, seconded by Mr. Bilger, approve of the adoption of the Zoning Amendment that is proposed by South Heidelberg Township, and the Lower Heidelberg Township Ordinance Number adopting this Amendment will be 364-2022. All in favor Yes. Motion passed unanimously.

PUBLIC COMMENT ON AGENDA ITEMS ONLY. Mrs. Johnson asked about any public comments on the Agenda and Mr. Lehner asked the status of the RV parking, and Mrs. Johnson would like Glenn Kraft present for the discussion, so it will not be discussed tonight. Mr. Long was given direction from the BOS about zoning districts, new definitions, property maintenance, and vehicles.

Mr. Lehner asked about the Pickle Ball Court, and he is suggesting the Rec Board do more research and investigate other uses in another location. Parking on private property is also a concern.

Mr. and Mrs. Dietrich at 1111 Ryebrook Rd asked about the status of the Glen Ridge Estates accessory structures. Mr. Long discussed that the R-2 was not flexible enough, so a Hybrid of regulations is being created and since the Developer is still in charge of the project, the Township is working with the Developer to create a Memorandum of Understanding. The MOU will be recorded. This document can then be made available to all of the residents.

On Motion by Mr. Bilger, seconded by Mrs. Johnson authorize the Solicitor to prepare the MOU, and have advanced BOS authorization of the approval of the MOU to keep the document moving towards recording. All in favor Yes. Motion passed unanimously.

2. Glen Ridge Estates Maximum Accessory Structure Size: Discussion is needed concerning the maximum square footage of 200 SF and what the Township can accommodate with pending permits, or not accommodate. See discussion above.

3. Recreational Vehicle Parking: See discussion above and this topic is Tabled.

4. Fire Commissioner - Jared Renshaw, Fire Commissioner presented his August 2022 Report as well as a PowerPoint presentation on the August 3, 2022 incident at Reading Alloys. October is Fire Awareness month and he has handouts for the children to be distributed at their open House on October 15, 2022, and throughout the month. The handouts include a tote, a fire helmet, a badge, a prepackaged coloring kit and a magnetic refrigerator wipe-off board. He apologized that he could not attend the regular meeting due to a scheduling conflict. He presented the PowerPoint to the SHT Board, and he also presented it to Wernersville and he will be presenting to Sinking Spring Borough. The presentation summarizes the August 3, 2022 Event. Mr. Clay's photo was the best photo he received after the original explosion happened. During his call with Mr. Clay, then the 911 call came reporting an explosion and injuries. There were 12 emergency response teams that responded. The run cards are created due to the complexity of the Reading Alloys complex. Why so many teams because the people that are in vehicles are what will meet the NFIP Code which is 17 people including a chief within 8 minutes 90% of the time. Priority one of course is saving lives. Staffing is at the lowest during the week since the majority of the volunteers are at work. Additional teams must be called to respond to meet the NFIP Code. Their iPad's and phone aps include the Pre-Incident Survey information so that all of the responder's know what type of structure and chemicals may be in the structure. The products and chemical names reflect how to treat the fire(s). Reading Alloys updates their chemicals on a daily basis which are also available to the responders. During the response, they have to think about how to fight the fire if using water as there are no fire hydrants. The first responder lays the 700 ft of line from the pond to the Building 1 in this event. The buildings are identified as typical 4-sided buildings as A, B, C & D. As the person in charge, he sets up the command post and typically it is inside his vehicle. This setup allows him to access his iPad and his event report. He then enters all of the responders and vehicles onsite where they were sent to respond. The EMC Justin Schlottman joined him at the scene. Building 1 has a 2-story section and a tall 1-story section in this 15,000 sf building. Gross Flex cameras caught the explosion which went horizontally out of the building. He interviewed the employees as they are aware of what chemicals are in the building. There were several types of fires throughout the Building 1. The products were flammable metals and is considered a Class D Fire. The explosion had caused fires in the wooden roof trusses. The Initial Plan on the one-story section was to focus water on the missing ridge vent. EMS also created a location for the responders due to the extreme heat to cool off. Only 2 people injured with an arm injury and a head and ear injury. State Police Fire Marshal was called in as well as the Salvation Army for drinks and responder care.

They then focused back on the fire in the roof section that they still were flowing water but all were concerned how much magnesium metal was possibly inside this section. Captain Lupko flew the drone over Building 1 and they used thermal imaging to see where the fires were still burning. The flammable metals were fought with the extinguishers they had, but there were concerns about the fire spreading, so Justin Schlottman contacted Reading Airport who has powder form Purple K in a tanker with a driver who arrived on site in case they needed the Purple K to fight the flammable metal fires. The crews rotated shifts and would go into the building and when exhausted they took a break and then another crew went into the building. Almost 5 hours later the fire was under control. The last crew including Commissioner Renshaw did not leave until 6 hours and 30 minutes after responding. There were additional agencies on scene after the first response and there were others who staged to cover the Fire Departments' that were on the Reading Alloys site. FBI/ATF and Bomb Squad arrived on site due to the classification of the Building 1 being listed under Homeland Security.

He is very proud that the event response was successful. There were five fire fighters that suffered heat related issues but none of them had to be sent to the hospital. The CEO of the parent company Kymera asked what they could do to help the community and he asked them to sponsor the Fire Extinguisher simulator purchase, and they would gladly purchase the Fire Extinguisher simulator purchase as long as they would be recognized. The majority of their products are converted to create powders which are manufactured to create airplane engines and parts. The large-scale impact that the fire response produced was that they only lost a month or so on their production and the global impact was huge since Boeing is waiting on delivery of the product to continue their plane production. Mr. Bilger foresees the Fire Departments may need more paid fire fighters. WBFD is typically given mutual aid by Spring and Wyomissing. The closest FH was at Big Spring and Old West Penn, but the lines would had to cross the railroad track. Mr. Long asked about the number of incidents, and Mr. Renshaw stated there have been 4 incidents in the 7 years since he has been Commissioner. He has previously discussed the Hopper concerns he has with the CEO since 2 of the Hoppers caught fire previously. These hoppers collect the air and water from the buildings and can potentially can create hydrogen gas which could also cause another type of explosion. There are no sprinkler systems in any of the buildings. Mr. Long asked if hydrants on site would have made a difference. Mr. Renshaw stated in his opinion using the pond is better for the response at this facility. Mr. Prutzman was disappointed that there was hardly anyone here to hear the presentation as he thought it was a great educational presentation. The Fire Department is being tasked with more types of responses than just fires and has become an emergency response team. Mr. Long asked if the Drone has a live feed, and yes Captain Lepko does have live feed that can be connected to another monitor to allow the responders to view the live feed. Ms. Stevens suggested that Jared come back on October 17, 2022 BOS Meeting. Mr. Renshaw again reminded the Open House is from 10-2 on October 15th.

5. Vermont Ave Safety Concern: Ms. Stevens sum that the Chief prepared a letter. Complaints have been submitted to the Township concerning the tight cartway created by parked vehicles on both sides of Vermont Avenue when school is in session. Suggest posting both sides No Parking but the choice could be year-round or just when school is in session. The affected property owners should be notified with a letter that the Board is considering the parking restriction. This parking restriction could be added to the next Code Amendment. Appears that since bus service was stopped internal to GV Estates the school children leaving the school cross Green Valley Road at the intersection of Vermont and Green Valley and Mr. Clay is concerned that someone is going to get hurt. Cars are parked on both sides of Vermont and sometimes there are work vans which makes the cartway even narrower. Mr. Bilger asked if we had contacted the School District. Ms. Stevens will contact the School District and meet with the School District, Matt Clay, Chief Stouch as needed. Ms. Stevens noted that at least one of the sides should be posted No Parking due to the narrow width of Vermont. Ms. Stevens noted that she will contact the Chief but keep in mind that Vermont is still a safety issue and one of the sides should still be posted. The Supervisors asked what the width is and to put it on the Monday Agenda. Mr. Clay is concerned about pulling into Green Valley Road at 35 mph which is difficult due to the parked cars. Previously no one parked on Vermont, and now the newer families do park on Vermont.

6. Gaul Road Sidewalk: Ms. Stevens noted that The Planning Commission had a lengthy discussion concerning the Sidewalk along Gaul Road and the deferrals of curb and sidewalk. The Supervisors should begin a discussion on sidewalk along the west side of Gaul Road. Grande' Green Valley Estates West had full waivers of curb and sidewalk along Gaul Road and not deferral waivers.

Gaul Road Sidewalk continued: Mr. Rhode discussed that the overall pedestrian circulation was a topic during previous Planning Commission meetings, especially with Phoebe to connect Timberlake to the School. Mr. Rhode clarified that the bridge will have a sidewalk on the west side. CCN has a sidewalk on the west side. Mr. Bilger noted that bikes are also a problem. Ms. Stevens clarified that she and Ryan can prepare more information for the Board. Mr. Kurtz asked for clarification on sidewalk on Gaul and it is not on the curve section per Mr. Rhode, but there is a crosswalk proposed to cross Gaul Rd to continue on sidewalk from CCN Phase 1 to CCN Phase 2.

7. American Rescue Plan (ARP): The Township received an additional amount of ARP Money that was unclaimed by other municipalities and in the amount of \$1,018.29. It is expected that our second tranche will be coming now in September. The Supervisors are finalizing a Memo for the Public to give their input on how the Township should spend the \$646,395.26 of ARP money. There are restrictions to the use of the funds, and the Memo will include the eligible and non-eligible uses. Additionally, the Board should discuss the financial contribution to the Big Spring Commercial Project as the Developer is looking for the Township to financially partner as so noted in the ARP Application. Additionally, there have been suggestions about an updated sound and video system in the Meeting Room and an updated Website. Ms. Stevens noted that there were 4 handouts given to the BOS for the ARP, Budget to Actual, Bond Balance and she will send the Board the ARP Memo again. Send all of the excel spreadsheets to Mr. Bilger. LHT should be able to send the County Agreement back without any contribution. A conference call may be needed between Mr. Bellwoar, Mr. Payne, Mr. Bilger and Ms. Stevens.

8. Pickle Ball Courts at the Green Valley Swim Club: The Recreation Board chair would like to discuss locating pickle ball courts where the tennis courts used to be located at the Green Valley Swim Club. Mrs. Johnson stated that the Swim Club is having their Board meeting tonight and the person she contacted was very excited to possibly repurpose the tennis courts. Mrs. Johnson noted that Mr. Snyder is the Swim Coach, and they would love to see if the Township can partner with the Swim Club. The Rec Board will continue to discuss the Pickle ball Court and they have 12 people signed up for the Yard Sale.

Old Business - None

New Business - None

Public Comment on Any Non-Agenda Items - None

Adjournment, On Motion by Mr. Bilger and seconded by Mr. Prutzman, and all approved at 9:13 p.m.

Respectfully Submitted

Pamela J. Stevens, Manager/Secretary/Treasurer

BOS Approved October 17, 2022