

August 2, 2012

Township of Ontelaunee
35 Ontelaunee Dr
Reading, PA 19605

MINUTES

The regular meeting of the Ontelaunee Township Board of Supervisors was called to order at 7:04 pm by the Board Chairman Kenneth Stoudt, in the Ontelaunee Township building, with Board Supervisors William Klein and Rodney Younker present.

Additional Meeting Attendees: Elizabeth Magovern, Solicitor
Mark Stabolepszy, Engineer
Mike Schwenk, Code Enforcement
Nicole Schwenk, Secretary-Treasurer

Kenneth Stoudt approved the Meeting Minutes as read from the Board of Supervisors meeting on July 5, 2012.

On July 26, 2012 the Board of Supervisors held an executive session regarding litigation.

Police Report – Kenneth Stoudt presented the July Police Report.

Business from the floor – Schuylkill Valley School District. Carol Weyandt and other members from the SVSD School Board attended the meeting to address the Board about the left turning lane at the Middle School. Brian Boland, SVSD Solicitor, discussed the left turning lane and the school addition/renovation plans. Mr. Boland stated that the intersection at the middle school is functioning well. He asked the supervisors to consider other options. The school board would like to re-examine the issue and discuss other alternatives. Kenneth Stoudt stated the school board had signed an agreement with the Township to construct the left turn lane by August of 2010. Mr. Stoudt also stated that there is a proposed development going in on Adams Road. Mark Stabolepszy discussed why the left lane was required for the middle school addition. Rodney Younker stated he was not changing his position on requiring the left turn lane. Rodney Younker made a motion seconded by William Klein that the Schuylkill Valley School Board goes forward with the construction of the left turn lane and they have an extension until August 2013. Vote 3-0.

Berks Hollow Energy Station- Steve Bensinger, Dan Becker and Brad Cooley attended the meeting to address the preliminary plans and SSM Group, Inc. July 30, 2012 review letter.

Comment 1 – William Klein made a motion seconded by Rodney Younker to accept the applicant's request to submit a noise modeling and evaluation study as required by the

Zoning Ordinance Section 413.2.d(4) as part of the Final Plan rather than the Preliminary Plan. Vote 3:0.

Comment 2 – Rodney Younker made a motion seconded by William Klein to waive the Subdivision and Land Development Ordinance (SALDO) Section 4.2311 requiring a calculated 100-year floodplain and flood elevation be provided. Vote 3:0.

Comment 3 – Rodney Younker made a motion seconded by William Klein that the Landscape plan as required by SALDO Section 4.243804 is satisfactory. Vote 3:0.

Comment 4 – William Klein made a motion seconded by Rodney Younker to accept the applicants request to submit details of light poles and fixtures and a luminance grid in compliance with the Outdoor Lighting Ordinance Section 4.243805 as part of the Final Plan rather than the Preliminary Plan. Vote 3:0.

Comment 8 – The Board felt the Architectural drawings presented at the meeting satisfied the requirement for SALDO Section 4.2510.

Comment 10 – Kenneth Stoudt made a motion seconded by William Klein to grant a waiver of SALDO Section 5.8821 requiring the applicant to provide a Utilities Impact Study. Vote 3:0.

Comment 11 – William Klein made a motion seconded by Kenneth Stoudt to grant a waiver of Section 5.8822 to provide a Fiscal Impact Analysis. Vote 3:0.

Comment 12 – Kenneth Stoudt made a motion seconded by William Klein to grant a waiver of Section 5.8823. The applicant provided an Environmental Impact Study that is a summary of other Federal and State studies but it does not completely meet the requirements of this section of the SALDO. Vote 3:0.

Comment 13 – William Klein made a motion seconded by Rodney Younker to accept the applicants request to submit the Hydrogeologic Impact Study as part of the Final Plan instead of the Preliminary Plan. Vote 3:0

Comment 14 – Rodney Younker made a motion seconded by Kenneth Stoudt to grant a waiver of Section 5.8825 to provide a steep slope analysis. Vote 3:0.

Comment 15 – Kenneth Stoudt made a motion seconded by William Klein to grant a waiver of Section 5.8826 to provide a Soils Analysis because a geotechnical engineer will be part of the design team. Vote 3:0.

Comment 16 – Kenneth Stoudt made a motion seconded by Rodney Younker to grant a waiver of Section 5.21412 to provide curb along Pottsville Pike and Leesport Avenue. Vote 3:0.

Comment 17 Kenneth Stoudt made a motion seconded by William Klein to grant a waiver of Section 5.9121 to provide an evaluation of the woods on the site. Vote 3:0

Comment 18 – Rodney Younker made a motion seconded by Kenneth Stoudt to grant a waiver of Section 7.34 to provide shade trees along Pottsville Pike and Leesport Avenue. Vote 3:0.

Comment 21 – Kenneth Stoudt made a motion seconded by William Klein to grant a waiver of Section 314.A.5.e. to provide a clay liner in lieu of a clay core with the condition that the clay liner extend to the 25-yr basin water surface elevation. Vote 3:0

Comment 22 – William Klein made a motion seconded by Kenneth Stoudt to grant a waiver of Section 315.E. to allow steeper than 3 horizontal units to 1 vertical unit in order to reduce the overall earth disturbance associated with the project and conditioned upon that applicant adding more clearly to the plan the conditions upon which the waiver was requested. Vote 3:0.

Kenneth Stoudt made a motion seconded by William Klein to grant a conditional Preliminary plan approval conditioned on addressing the comments in the SSM letter. Vote 3:0.

Willow Glen Development - Gary Lango from Willow Glen Development stated his concerns regarding vandalism that is occurring in Willow Glen Development. Rodney Younker stated he would bring this up to the police at their next meeting.

Ozzys -Nelson Oswald and his attorney, Socrates Georeatis, asked the Board for advice with the Sewer and Water Authority. Mr. Oswald and his attorney discussed the letter that Oswald received in November 2011 stating the Authority was requiring him to get 8 additional EDUs. Mr. Oswald and his attorney have been trying to negotiate with the Authority and are not getting far. He made public an offer to the Authority to get 2 additional EDUs and pay back billing to November 2011. The Board told him that they cannot do anything but inform the Authority of Mr. Oswald's offer. The Board stated a letter regarding Mr. Oswald's offer would be sent to the Authority.

99 Berkley Road – Sam Reichman addressed the Board about his storm water problem at his property. Keith Prutzman was also present as the adjacent property owner. Kenneth Stoudt stated he would get Arlan Wessner Inc. to take a look at the situation and see what could be done to address the storm water flooding.

Snyder Road – Ron Bruchez asked about the oversized/overweight loads on Snyder Road. Kenneth Stoudt stated that oversized overweight loads are no longer allowed on Snyder Road. Dawn Raudenbush asked about the flooding problems on Snyder Road. The Board stated the storm water issues were going to be addressed with the heritage development that was proposed but the development fell through when the housing economy collapsed. The Township cannot afford the estimated cost to fix the storm

water flooding at this time. The estimated cost in 2008 was around \$500,000 to install the storm sewer system.

TAX COLLECTION

Kenneth Stoudt made a motion seconded by William Klein to acknowledge the tax collected for the month of July was \$56,169.90 in Real Estate Tax, \$1489.60 in Per Capita Tax and \$1,980.00 in street light tax. Vote 3-0

ROADMASTERS REPORT

Kenneth Stoudt presented the July 2012 Roadmaster's report.

He informed the other Board members that there is a sink hole on Canal Street that the Township needs to get fixed.

Mr. Stoudt stated that the Township received four (4) estimates to remove the hump on Snyder Road near Bewley Lane. Rodney Younker made a motion seconded by William Klein to accept the estimate for \$8200.00 from EJB Paving & Materials Co. to remove the hump from Snyder Road.

Mr. Stoudt discussed the estimate he received for the salt spreader from E.M. Kutz to replace the current salt spreader with a new one for the additional cost of \$4991.00. William Klein made a motion seconded by Rodney Younker to approve the estimate to replace the salt spreader. Vote 3:0.

ENGINEER

Mark Stabolepszy presented the July 2012 Engineer's Report.

Mark discussed the escrow release request of \$26,337.50 for Willow Glen Phases 1 & 2 Escrow Release No. 20. Mark recommended the Board approve the release of the full amount conditioned upon Forino paying their outstanding Township invoices. Rodney Younker made a motion seconded by William Klein to approve release of the full amount of escrow release No. 20 in the amount of \$26,337.50 conditioned on Forino paying the Township invoices. Vote 3:0

Mark discussed the escrow release request of \$58,330.00 for Willow Glen Phases 3 & 4 Escrow Release No. 12. Mark recommended the Board approve the release of the full amount conditioned upon Forino paying their outstanding Township invoices. Rodney Younker made a motion seconded by Kenneth Stoudt to approve release of the full amount of escrow release No. 12 in the amount of \$58,330.00 conditioned on Forino paying the Township invoices. Vote 3-0

Mark discussed the escrow release request of \$240,133.22 for Willow Glen North Escrow Release No. 11. Mark recommended the Board approve the release of the full amount conditioned upon Forino paying their outstanding Township invoices. Kenneth Stoudt

made a motion seconded by Rodney Younker to approve release of the full amount of escrow release No. 11 in the amount of \$240,133.22 conditioned on Forino paying the Township invoices. Vote 3:0.

Mark discussed the escrow release request of \$81,369.10 for Leibensperger Funeral Home Escrow Release No. 4. Mark recommended the Board approve the release of the full amount conditioned upon Leibensperger paying their outstanding Township invoices. Kenneth Stoudt made a motion seconded by Rodney Younker to approve release of the full amount of escrow release No. 4 in the amount of \$81,369.10 conditioned on Leibensperger paying the Township invoices. Vote 3-0

SOLICITOR

Kenneth Stoudt made a motion seconded by William Klein to accept the deed of dedication for Edinboro Lane (Nantucket to Calais) and the street lights, Resolution 2012-10. Vote 3:0

William Klein made a motion seconded by Rodney Younker to accept the deed of dedication for Calais Drive (Edinboro to Nantucket) and the street lights, Resolution 2012-11. Vote 3:0

Kenneth Stoudt made a motion seconded by William Klein to accept the deed of dedication for Nantucket Drive (Calais to Edinboro) and the street lights, Resolution 2012-12. Vote 3:0.

Kenneth Stoudt made a motion seconded by Rodney Younker to establish a street light district on Edinboro Lane, Nantucket Drive and Calais Drive in Willow Glen Development, Resolution 2012-13. Vote 3:0.

Kenneth Stoudt made a motion seconded by William Klein to have Hartman Shurr advertise a loan ordinance for the Berks County Emergency Radio Project. Vote 3:0.

CODE ENFORCEMENT

Mr. Schwenk presented the July 2012 Code Enforcement Report.

POLICE COMMISSION – There is no update on the arbitration.

PLANNING COMMISSION – They discussed the Berks Hollow Energy Station at the July 19, 2012 meeting.

PARK & REC– Gary Hadden stated he is spreading topsoil in Recreation Area A.

EXPENDITURES

Rodney Younker made the motion seconded by William Klein to approve expenditures in the amount of \$89,424.53. Vote 3-0

OLD BUSINESS – none.

NEW BUSINESS

Kenneth Stoudt made a motion seconded by Rodney Younker to have Hartman Shurr advertise the MS4 Cooperative Education Program Agreement & Ordinance. Vote 3:0.

Kenneth Stoudt made a motion seconded by William Klein to accept the TELCO Inc. estimate in the amount of \$8,753.09 to change the red and green lights in three (3) traffic signals to LED lights.

EXECUTIVE SESSION

The Board went into executive session at 10:00 PM to discuss litigation. The Board came out of executive session at 10:29 PM.

ADJOURNMENT

Rodney Younker made a motion seconded by William Klein to adjourn the monthly meeting at 10:30 PM. Vote 3-0

Respectfully

Nicole L. Schwenk
Secretary/Treasurer