

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 7:02 PM by the Board Chairman Kenneth Stoudt, in the Ontelaunee Township building, with Board Supervisors William Klein and Gary Hadden present.**

Additional Meeting Attendees: Mike Schwenk, Code Enforcement  
William McMullen, Engineering Representative  
Elizabeth Magovern, Solicitor  
Kim Y. Berger, Secretary

Visitors - Karen Chandler (Reading Eagle), Byron Grosselfinger, Dane Miller, Ken Quell

A motion was made by Gary Hadden and seconded by William Klein to approve the meeting minutes as written from the Board of Supervisors meeting on November 5, 2015. Vote 3-0.

**POLICE DEPARTMENT** – no report.

**FIRE DEPARTMENT** – Ken Quell presented the September, October and November reports.

**BUSINESS FROM FLOOR** – Byron Grosselfinger from the Schuylkill Valley Youth Soccer Club was present to thank the Supervisors for keeping the field maintained during the season and for allowing them to use lights for night time practices. Mr. Grosselfinger presented some ideas for improvements to the field. The field is a hard clay field and they would like to have the soil tested by Penn State and see what needs to be done to amend it in the spring. The Supervisors stated they could do this. In addition, the club is writing a grant for future funds for possibility of adding lighting to the fields in the future.

Dane Miller who owns a gym called Garage Strength on Snyder Road is looking to relocate his gym to Gernant's Church Road. He presented a small plan of the property to the Supervisors and Zoning Officer and Arro Consultants. Discussion was held as to what the necessary steps would be for him to move forward in this endeavor. He will be applying for a Zoning Variance and since this is going to be a Commercial and Agricultural use, it may require a Land Development plan.

**CORRESPONDENCE** – A letter was received from OTMA regarding the property at 5603 Allentown Pike and the fact that a hauler could not pump out the septic tank. The hauler can't located where the water is going. The Larson Group was informed of the issue by OTMA and he needs authorized by the Supervisors to complete a dye test to determine what is occurring on this property. Secretary Berger will contact The Larson Group to investigate the issue.

## **TAX COLLECTION**

A motion was made by William Klein and seconded by Gary Hadden to acknowledge the tax collected for the month of November, \$1,655.82 was in Real Estate Tax and \$327.00 in per capita tax. Vote 3:0

## **ROADMASTERS REPORT**

Kenneth Stoudt presented the November 2015 Roadmaster's report.

## **ENGINEER**

William McMullen presented the following November Engineer's Report.

### Ontelaunee Drive and SR 0073 Intersection

We are awaiting information from the SVSD consultant regarding the proposed installation of blinking school warning signals. Following receipt and review of the information we will arrange a coordination meeting with SVSD to discuss the project and potential easements and Right-of-ways.

To date we have not received notification regarding the status of the ARLE Grant application for the intersection improvements.

### 2. Roads

The Mohrsville Road Storm Sewer and Road Project has been submitted to the Reading Blue Mountain and Northern railroad for review. To date no comments have been received from the railroad.

A GP-4 Permit (Outfall Structure) for the replacement and enlargement of discharge pipe to the stream has been submitted to PADEP. To date no comments have been received from PADEP.

### 3. MS4 Total Maximum Daily Load (TMDL) Strategy

A public notice appeared November 16, 2015 regarding the Lake Ontelaunee Total Maximum Daily Load (TMDL) Strategy for Ontelaunee Township being available for public review at the Municipal office. Written comments from the public will be accepted for a period of 30 days from the date of the public notice. Public comments will also be accepted at the Township meeting on December 3rd.

A hardcopy of the Strategy was provided to the municipality for their files and public review.

### 4. Willow Glen

a. The Board of Supervisors approved the request for the replacement of two letters of credits for the Willow Glen Subdivision into one letter of credit for all remaining improvements at the November meeting.

Attorney Magovern is working towards finalizing agreements to reflect this approval.

b. An improvement installation inspection report is attached.

### 5. Harvest

An improvement installation inspection report is attached.

### 6. Ryder Land Development Plan

A revised plan was reviewed and tabled by the Ontelaunee Township Planning Commission at their meeting of November 19, 2015. The 90-day review period for the submission expires December 15, 2015.

A motion was made by Gary Hadden and seconded by Kenneth Stoudt granting approval giving an extension to Ryder Truck Rental until March 31, 2016 for the Planning Commission to review the plan and the Board of Supervisors to review and approve the plan. The Applicant (Ryder Truck Rental) is currently addressing the Township Engineers comments. Vote 3:0

## **SOLICITOR**

At 7:27 p.m. Solicitor Magovern called a Public Hearing regarding the ZONING ORDINANCE AMDENDMENT REMOVING THE EXISTING C-2 SHOPPING CENTER DISTRICT IN ITS ENTIRETY BY REMOVING EXISTING SECTION 409 AND REVISING THE ZONING MAP FOR THE TOWNSHIP OF ONTELAUNEE BY CHANGING THE ZONING CLASSIFICATION OF TWO PARCELS TO THE GI GENERAL INDUSTRIAL DISTRICT; ADDING CERTAIN PERMITTED USES TO THE C GENERAL COMMERCIAL AND HC HIGHWAY COMMERCIAL ZONING DISTRICTS BY AMENDING 407 AND 408 AND REVISING THE DEFINITION OF MASSAGE PARLOR IN SECTION 201

Solicitor Magovern stated that Muhlenberg Township Officials were in favor of the Ordinance. Solicitor Magovern asked if there was any public comment.

Since there was no public comment – the public hearing was closed at 7:29 p.m.

A motion was made by Kenneth Stoudt and seconded by Gary Hadden to adopt the amended Zoning Ordinance. Vote 3:0

Solicitor Magovern stated that the Township received a copy of Lift's appeal to the Berks County Board of Assessments. The School Board has intervened. At this time the Supervisors do not wish to intervene.

A motion was mad by Gary Hadden and second by Willian Klein to approve the First Amendment to Developer's Improvement and Maintenance Agreements for Willow Glen resulting in the reduction/replacement of the Letter of Credit to \$569,905.60 conditioned upon Forino's execution of the document and submission of the new Letter of Credit and resolution of the Premises and PINs to be completed on the Agreement. Vote 3:0

## **CODE ENFORCEMENT**

Michael Schwenk presented the November 2015 Code Enforcement Report.

**OTMA** – nothing to report

**EMA COORDINATOR** – Mr. Miller stated that he is working on a date for the First Responders to tour the school.

**POLICE COMMISSION** – They are still working on contract negotiations with the police. A replacement car for the car that was totaled in an incident should be here in January.

**PLANNING COMMISSION** – The Planning Commission members wanted to obtain an additional 5 sets of plans for any future plan submittals, one for each of the Planning Commission members for their review outside of the office. After discussion it has been decided that the building will be open one hour prior to meeting times for anyone to review the plans.

**PARK & REC**–. Nothing to report

### **EXPENDITURES**

A motion was made by William Klein and seconded by Gary Hadden to approve expenditures for October in the amount of \$227,517.84. Vote 3:0

A motion was made by Gary Hadden and seconded by William Klein to transfer of \$162,000 from General Savings to General Checking. Vote 3:0

A motion was made by Gary Hadden and seconded by William Klein to transfer of \$16,880.00 from the Code Enforcement account to the General Checking account. Vote 3:0

A motion was made by Gary Hadden and seconded by William Klein to transfer \$2,192.70 from the Code Enforcement account to the Traffic Impact Account. Vote 3:0

A motion was made by Gary Hadden and seconded by William Klein to transfer of \$1,762.00 from the Traffic Impact 2 Account to the General Account to pay invoices. Vote 3:0

**OLD BUSINESS** – A motion was made by William Klein and seconded by Gary Hadden to approve the 2016 budget. Vote 3:0

### **NEW BUSINESS**

The following meeting dates for 2016 need to be advertised

Reorganization - Monday January 4, 2016 at 6 p.m. following by regular meeting at 7 p.m.

All other regular Supervisors meetings 1<sup>st</sup> Thursday at 7 p.m.

Planning Commission – 3<sup>rd</sup> Thursday at 7 p.m.


Park & Rec Board – 2<sup>nd</sup> Tuesday at 7 p.m.

Actual dates will be advertised in the newspaper

### **ADJOURNMENT**

A motion was made by Gary Hadden and seconded by William Klein to adjourn the monthly meeting at 7:58 PM. Vote 3:0

Respectfully

  
Kim Y. Berger  
Secretary