

February 23, 2012

Township of Ontelaunee
35 Ontelaunee Dr
Reading, PA 19605

MINUTES

The special meeting of the Ontelaunee Township Board of Supervisors, Ontelaunee Township Planning Commission and Ontelaunee Township Municipal Authority was called to order at 7:09 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
Michael Schwenk, Code Enforcement
Nicole Schwenk, Secretary-Treasurer
Paul LaFaver, Fire Chief
Planning Commission Members: Steve Schaffer,
Curtis Lash, Jr., Gary Hadden and Jerry Van
Luvanee
Municipal Authority Members: Ralph Staus,
Romao Carrasco, Melanie Kummerer, Fred
Harrison and Mel Bailey
Kevin Conrad, OTMA Engineer

Berks County Commissioner Christian Leinbach presented the background for the Cambridge Lee Project. He spoke about the extreme makeover project in Tilden Township, Berks County and the permitting process that took place for that project to happen.

Last year Cambridge Lee's owner abandoned the idea of building this expansion in Berks County because of the lengthy land development/permitting process. Commissioner Leinbach was recently approached by Cambridge Lee regarding their project and the need for an expedited land development/permitting process. Cambridge Lee asked Commissioner Leinbach if their project would be able to use the same land development/permitting approach that was used for the extreme makeover project. Commissioner Leinbach stated that he supported this approach for Cambridge Lee's expansion project and that he wouldn't go through this expedited process if he didn't believe this was a good project.

Eric Wagner from Cambridge Lee presented the project description. He stated the Cambridge Lee currently employees 415 people. 319 of these employees are located in Berks County. This proposed expansion is estimated to create 210 additional jobs in Berks County. This proposed expansion will house the cast and roll plant. The cast and roll equipment is currently located in Mexico. Cambridge Lee wants to relocate this

commercial copper tubing production plant to Berks County. Mr. Wagner discussed the projected timeframe/timeline for the entire project from ground breaking to production and stated why such a timeframe was necessary.

Mr. Wagner discussed the specifics of the project that involve the Township. He stated the proposed expansion will involve the construction of a building addition approximately 197,000 S.F., about 344,000 S.F. of additional paving, an electrical substation, two detention basins and two rain gardens. The water usage for the cooling process is anticipated to be between 130 to 175,000 GPD. About 120 to 164,000 GPD evaporates during the cooling process. Discharge to the Schuylkill river is approximately 10 to 11,000 GPD. Cambridge Lee had purchased 75 EDUs. They are currently not exceeding 30 EDUs. Kevin Conrad estimated a total of 76-77 EDUs would be needed by Cambridge Lee once this project was completed and operating. Cambridge Lee would only need to purchase 1 to 2 additional EDUs.

Fred Harrison brought up some of his concerns regarding the need to change out the current water meter and the installation of a new meter on the new water service main to the proposed addition.

Paul LaFaver had concerns about the number of hydrants. He would like 3 hydrants with 1 hydrant on a different water main.

Steve Schaffer asked about the temperature of the water being discharged to the Schuylkill River. Mr. Wagner stated there would be no temperature increase.

There were some questions regarding the minerals spirits used in the process and where those used chemicals would be stored.

There was a question regarding obtaining a grading permit. The Board stated the Township doesn't have grading permits, the Berks County Conservation District (BCCD) handles grading and earth disturbance permits. Mr. Wagner stated plans were submitted to the BCCD and the review would be complete in 1 ½ weeks.

Fred Harrison asked if an agreement or condition should be put in place in case of an additional expansion and additional employees. Elizabeth McGovern stated that there is currently an agreement between OTMA and Cambridge Lee. OTMA has 3 months to monitor the EDUs/capacity once the expansion is built and operating. She also stated and Kevin Conrad agreed that Planning Modules are not needed at this time and may not be needed if Cambridge Lee does not exceed 75 EDUs once the project is entirely complete and operating.

Ralph Staus made a motion seconded by Mel Bailey to state that OTMA sees nothing at this time to keep this project from going forward and to follow the agreement that was previously signed. Vote 5:0 motion carries.

OTMA went into their workshop meeting. The Planning Commission went through the bold print comments in the SSM letter dated February 23, 2012.

Bruce Rader – Comment 3 - Curt Lash made a recommendation to the Board of Supervisors seconded by Gary Hadden to waive Section 3.20 of the Subdivision and Land Development Ordinance (SALDO) to submit the plan as a combined Preliminary/Final Plan. Vote 4:0.

Kenneth Stoudt made a motion seconded by William Klein to grant the waiver of Section 3.20. Vote 3:0.

Comment 6 and Comment 46 – Gary Hadden made a recommendation to the Board seconded by Jerry Van Luvanee to waive Sections 4.25484, 4.35484 and 4.3565 of the SALDO requiring a Landscaping Plan and any additional landscaping along the concrete equipment pad by Berkley Road. Vote 4:0.

Rodney Younker made a motion seconded by Kenneth Stoudt to grant the waiver of Sections 4.24484, 4.35484 and 4.3565 and any additional landscaping along the concrete equipment pad by Berkley Road. Vote 3:0.

Comment 10 was previously discussed with OTMA.

Comment 11- Steve Schaffer asked Cambridge Lee to submit architectural drawings of the proposed building addition by/at the next meeting.

Comment 12 – Curt Lash made a recommendation to the Board seconded by Gary Hadden to completely waive section 7.29 to not show complete monumentation. Vote 4:0.

Rodney Younker made a motion seconded by William Klein to completely waive Section 7.29. Vote 3:0.

Comment 13 – Gary Hadden made a recommendation to the Board seconded by Jerry Van Luvanee to waive Section 4.35191 to not show contours outside the area of proposed development. Vote 4:0.

William Klein made a motion seconded by Kenneth Stoudt to grant a waiver of Section 4.35191. Vote 3:0.

Comment 16 – brief discussion that no waiver was required of section 4.35404 because this section only applies to road profiles.

Comment 18 – Gary Hadden made a recommendation to the Board seconded by Curt Lash for financial security to be required for the proposed paving. Vote 4:0.

Kenneth Stoudt made a motion seconded by William Klein to require financial security for the proposed paving. Vote 3:0

Comment 19 and 20 – Gary Hadden made a recommendation to the Board seconded by Curt Lash to waive Section 5.21412 and 5.2142 requiring curbing and sidewalk along Berkley Road. Vote 4:0.

Kenneth Stoudt made a motion seconded by Rodney Younker to grant waivers of Sections 5.21412 and 5.2142. Vote 3:0.

Comment 21 – Gary Hadden made a recommendation to the Board seconded by Jerry Van Luvanee to recommend Cambridge Lee has a traffic study done six months after completion of the project and the Route 61 PennDOT work. Vote 4:0.

Rodney Younker made a motion seconded by Kenneth Stoudt to have the traffic study done one year after the project is completed and the completion PennDOT's Route 61 work. Vote 3:0.

The Board tabled the Traffic Fee requirements. Elizabeth McGovern will look into these requirements further and get back to the Board with what will be required at a later time.

Comment 22 – Bruce Rader stated he would show steep slope calculations on the plan set. Curt Lash made a recommendation to the Board seconded by Gary Hadden to waive Section 5.982 to not prepare impact studies for utilities impact, fiscal impact, environmental impact, hydrogeologic impact, steep slope analysis and soils analysis. Vote 4:0.

Rodney Younker made a motion seconded by William Klein to grant a waiver of Section 5.982. Vote 3:0.

Comment 25 – Bruce Rader stated he would send a Geologic Report that demonstrates the sinkhole activity around the project site to Mark for review. Curt Lash made a recommendation to the Board seconded by Gary Hadden to waive Section 305 that requires groundwater recharge with the understanding that the report goes to Mark and with Marks approval this waiver would be approved. Vote 4:0.

Rodney Younker made a motion seconded by William Klein to grant the waiver of Section 305 as recommended by the Planning Commission. Vote 3:0.

Comment 30 – Gary Hadden made a recommendation to the Board seconded by Jerry Van Luvanee to waive Section 314.A.4.c. which requires a minimum slope on detention basin bottoms. Vote 4:0.

Kenneth Stoudt made a motion seconded by William Klein to grant a waiver of Section 314.A.4.c. Vote 3:0.

Comment 31 – Curt Lash made a recommendation to the Board seconded by Jerry Van Luvanee to waive Section 314.A.5.b. which requires detention basin berms to be a least 8 feet wide. Vote 4:0.

Rodney Younker made a motion seconded by William Klein to grant a waiver of Section 314.A.5.b. Vote 3:0.

Comment 35 – Gary Hadden made a recommendation to the Board seconded by Curt Lash to waive section 314.C.2. which requires a minimum 15 inch pipe size for storm pipes. Vote 4:0.

Rodney Younker made a motion seconded by Kenneth Stoudt to grant a waiver of section 314.C.2. Vote 3:0.

Comment 37 – Curt Lash made a recommendation to the Board seconded by Gary Hadden to waive Section 314.C.8. regarding relative pipe invert elevations in structures. Vote 4:0.

William Klein made a motion seconded by Kenneth Stoudt to grant a waiver of section 314.C.8. Vote 3:0.

Comment 32 – Bruce Rader stated per SSM’s comment, he would like to bump up the proposed outlet pipe for basin 2 up to a 6 inch pipe instead of the 3 inch pipe they had originally shown. Mark stated he would recommend a 6 inch pipe with a 3 inch orifice. Curt Lash made a recommendation to the Board seconded by Gary Hadden to waive Section 314.A.5.c. which requires a detention pond outlet pipe to be a minimum of 12 inches and allow the pipe to be designed as Mark had recommended. Vote 4:0.

William Klein made a motion seconded by Rodney Younker to grant a waiver of Section 314.A.5.c. as recommended by the Planning Commission. Vote 3:0.

Bruce Rader asked for a conditional Preliminary/Final approval.

Gary Hadden made a recommendation to the Board seconded by Curt Lash to grant a conditional Preliminary/Final approval based on the changes discussed during the meeting and the additional comments being addressed in the SSM letter. Vote 4:0.

Rodney Younker made a motion seconded by William Klein to grant a conditional Preliminary/Final approval based on the changes discussed during the meeting and the additional comments being addressed in the SSM letter. Vote 3:0.

Another Joint Meeting with the Board of Supervisors and Planning Commission will be scheduled for March 15, 2012 at 7 PM.

Gary Hadden made a motion seconded by Curt Lash to accept the minutes from the January 19, 2012 Planning Commission meeting as read. Vote 4:0.

ADJOURNMENT

Gary Hadden made a motion seconded by Curt Lash to adjourn the special meeting at 9:11 PM for the Planning Commission. Vote 4:0.

Rodney Younker made a motion seconded by William Klein to adjourn the special meeting at 9:12 PM for the Board of Supervisors. Vote 3-0

Respectfully

Nicole L. Schwenk
Secretary/Treasurer