

**WASHINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES
JUNE 22, 2017**

CALL TO ORDER

Chairperson James Roma called the regularly scheduled meeting of the Washington Township Board of Supervisors to order at 7:02 p.m., at the Washington Township Municipal Building. The meeting opened with the Pledge of Allegiance.

ROLL CALL

The following members were present: Supervisors, James Roma; David Moyer, Solicitor, Daniel Becker, Esquire; John Weber representing LTL Consultants, Brian Brochon, Gilmore & Assoc., Township Manager, Richard Sichler, staff member Susan Brown and approximately nine (9) residents in attendance.

Absent: Ernest Gehman

It was announced Executive Sessions were held this evening, June 22, 2017 regarding potential litigation.

TAPING OF MEETING

The meeting was recorded as an aid in the preparation of the minutes. It was noted no one other than township staff was taping the meeting this evening.

SPECIAL REQUEST

Representatives for PADOT were present this evening to discuss the replacement of Burkey's Bridge on County Line Road. Currently this is a County owned one lane bridge with no guiderails, built in 1919. The plan is to widen the bridge to 26 feet with guiderail connecting to the bridge. There is a 48" pipe just north of the bridge that will be replaced and the right-of-way will be expanded. Traffic will be detoured during construction. The detour route will be Hoffmansville Road to Route 100 and Route 100 to Niantic Road. Construction is proposed to begin in spring of 2019 and the project will take approximately six (6) months to complete. The Supervisors requested the plaque on the bridge be incorporated into the design of the new bridge.

PUBLIC COMMENTS

Curtis Rader, Oberholtzer Road, stated he is waiting for a report on the Pinter property with respect to the complaint he filed. Mr. Weber indicated when the Zoning Officer visited the property there was no evidence of any violations.

APPROVAL OF MEETING MINUTES OF MAY 25, 2017

A motion was made by David Moyer and seconded by James Roma to approve the minutes for the meeting of May 25, 2017 as prepared. **No comments received.**

All ayes

TOWNSHIP REPORTS

A motion was made by David Moyer and seconded by James Roma to approve the payment of all bills for the General Fund, Highway Aid Fund, Recreation Fund, Street Light Fund, Traffic Impact Fund, Sewer Fund and Building Escrow Funds up to and inclusive of June 22, 2017, and to file the treasurer's report for audit. **No comments received.**

All ayes

TAX COLLECTOR

No report

FIRE CHIEF'S REPORT

A copy of the Eastern Berks Fire Department Report is in the binders.

Supervisor Moyer indicated he did meet with the EBFD and was given a copy of their Annual Audit Report. Mr. Moyer suggested rather than releasing the entire township contribution at one time, the fire department should submit receipts for purchases and upon review the township would release funds to cover expenses. They continue to look for property along Route 100 to build a new fire station in the future. They currently have 70 active volunteer members.

ZONING/SEO REPORT

Reports are in the binders

Engineer Weber indicated 978 Route 100 and 11 Ehst Road have outstanding citations for property maintenance code violations with the hearing scheduled for July 6, 2017. It was reported significant progress has been made to come into compliance. It was suggested the citations be withdrawn conditioned on the properties remain in good condition until the hearing date of July 6, 2017. A motion was made by James Roma, seconded by David Moyer withdrawing the District Justice complaint provided the property owner remains compliant through July 5, 2017. **No comments received.**

All ayes

Mr. Moyer indicated he was contacted by a property owner, Mr. Ott from Bally Springs. Mr. Ott purchased a new house and proceeded to build a deck and it was discovered Mr. Ott did not have a permit for the construction of a deck. After applying for the permit Mr. Ott was charged double for the permit which is in accordance with the township fee schedule. Mr. Moyer indicated Mr. Ott is a first-time home owner and didn't know he needed a permit. Mr. Roma requested some type of message be placed on the front page of the township website stating permits are required in the township for construction projects.

A motion was made by David Moyer and seconded by James Roma waiving the penalty fee and a note be placed in Mr. Ott's property file indicating he was warned and if there is an additional offense there will be no consideration given. **No comments received.**

All ayes

Supervisor Moyer asked if there are inspections for rental properties in the township and went on to explain an incident which took place at a rental property with respect to someone getting locked/trapped in a hallway for four hours because the door exiting the building was locked from the outside. The window at the top of the stairs was nailed shut and no way out. Mr. Weber stated LTL does do rental inspections which would require an ordinance. Mr. Roma asked the Solicitor to get some sample ordinances to review.

SEWER ENGINEER'S REPORT

A copy of the Sewer Engineer's Report is enclosed

A copy of the EEMA O & M Report is enclosed

Weinsteiger Pump Station volute was installed last month and the operation of the pump is performing as well as or better than the other pump.

The SBR 2 was down last month which generated a Notice of Violation from DEP. The Township responded with proactive actions being taken with regard to the other SBR.

An amendment to the CAP was drafted with respect to the Swamp Creek Pump Station expansion and sent to DEP for review. Mr. Brochon will work with the Township Manager to address any DEP comments.

Mr. Brochon stated he is working with the Manager with respect to the I/I repairs that need to be made. Notices have been sent out for lateral repairs and quotes have been requested from contractors for repairs that need to be addressed by the township.

Public Comment:

Curtis Rader voiced his objection to the presence of the Sewer Engineer stating he is a member of the sewer authority.

Mr. Sichler stated the air compressor for the air conditioning unit at the Treatment Plant died. A quote for a compressor was received for \$1,700 and a quote for a whole new unit for close to \$7,000. Mr. Sichler is looking into converting the chlorination room into a utility room and having the unit placed there. Mr. Sichler will continue to investigate the best option and report back at the next meeting.

A motion was made by James Roma and seconded by David Moyer authorizing the Township Manager to seek bids for an air conditioning unit for the Treatment Plant. **No comments received.**

All ayes

TOWNSHIP ENGINEER

A copy of the Township Engineer's Report is enclosed.

No report

Mr. Weber reported a Planning Commission meeting was held in June and a review was conducted on the Medical Marijuana Draft Zoning Ordinance Amendment and the

Blighted Property Ordinance. The Planning Commission did recommend adoption of the Medical Marijuana Draft Zoning Ordinance Amendment as drafted and asked for more time to review the Blighted Property Ordinance.

The Revised Plan for Brooke-Fronheiser has not been received but they have provided an Extension of Time.

The roof project is substantially complete, the remaining items are trim, downspouts and capping at the Treatment Plant. There is an application for payment from Weaver's dated June 16, 2017 requesting payment of 20% of the maintenance building and 95% of the treatment plant with a recommended payment of \$44,629.51.

A motion was made by James Roma and seconded by David Moyer authorizing the payment of payment application #1 to Weaver Companies in the amount of \$44,629.51. **No comments received.**

All ayes

Mr. Weber indicated the final contract price will be less than the proposed price due to provisions for replacement of certain amount of the plywood on the maintenance building.

SOLICITOR'S REPORT

A motion was made by James Roma and seconded by David Moyer authorizing the advertisement of the proposed zoning ordinance amendment titled Medical Marijuana. **No comments received.**

All ayes

Bally Springs has completed all items they were required to complete and are in the process of obtaining the financial security. They are asking for conditional final approval conditioned upon them obtaining the financial security.

A motion was made by David Moyer and seconded by James Roma granting conditional final plan approval for Bally Springs Phase 3 conditioned upon them obtaining the financial security. **No comments received.**

All ayes

A draft letter has been provided by the owners of the West Tract indicating there are 27 EDU's that belong to the West Tract property which they are asking the township to sign.

A motion was made by James Roma, seconded by David Moyer authorizing the township manager to execute the letter. **No comments received.**

All ayes

A motion was made by David Moyer and seconded James Roma authorizing the appropriate township officials to sign the easements and municipal improvements agreements and have them recorded. **No comments received.**

All ayes

SUPERVISORS
UNFINISHED BUSINESS

Chairman Roma welcomed new township employee Bret Marks.

- **2017 Road Work** – Supervisor Moyer proposed an overlay on Weinsteiger Road and Pine Street with township personnel doing the prep work and contract out the overlay. A motion was made by David Moyer and seconded by James Roma to proceed with the overlay and repair work on Weinsteiger and Pine Street and to authorize LTL to advertise the bids upon the bid docs and specs being approved by PADOT. **No comments received.**

All ayes

- **Boyertown Soccer Club – JK Memorial Field** – a policy has been provided to the township manager however the dollar amount must be amended and naming the township as other insured. A motion was made by James Roma and seconded by David Moyer approving the Field Use Agreement for the J.K Memorial Field. **No comments received.**

All ayes

- **Bally Springs Phase 2 open space parking area** – received quote to make a small parking lot in the amount of \$15,000 and also looked at if this project could be done in-house which would tie up the Roadcrew. Widening of the roadway to incorporate two or three parking spaces would be feasible for the Roadcrew to do. Mr. Roma also asked the township manager to check on the cost of the sign for this open space as well.

NEW BUSINESS

- A motion was made by James Roma and seconded by David Moyer appointing Dwayne Henne to the Environmental Advisory Council. **No comments received**

All ayes

- A motion was made by James Roma and seconded by David Moyer authorizing the purchase of two file cabinets in the amount of \$1,266. **No comments received**

All ayes

- A motion was made by James Roma and seconded by David Moyer authorizing LTL and the Township Manager to investigate updating the current property maintenance code. **No comments received**

All ayes

- A motion was made by James Roma and seconded by David Moyer authorizing the Township Manager to provide updated volunteer firefighting rules and regulations for township employees. **No comments received**

All ayes

Discussion took place regarding the sale of the truck which will be replaced in November. The Township Manager will look into how to get the word out.

SUBDIVISION/PLANNING

None

SUBDIVISION EXTENSION

None

COMMUNICATIONS

- Copy of the ARB Delinquent Account Report is enclosed.

ANNOUNCEMENTS

The next WTMA (water) meeting will be held on Thursday, July 27, 2017 at 6:30 pm

The next board of Supervisors meeting will be held on Thursday, July 27, 2017 at 7:00 pm.

EXECUTIVE SESSION

ADJOURNMENT

A motion was made by James Roma and seconded by David Moyer to adjourn the meeting at approximately 8:15 p.m. **No public comment received.**

All ayes

Respectfully submitted,

Richard Sichler
Manager/Secretary