

**WASHINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES
NOVEMBER 21, 2019**

CALL TO ORDER

Chairperson David Moyer called the regularly scheduled meeting of the Washington Township Board of Supervisors to order at 7:06 p.m., at the Washington Township Municipal Building. The meeting opened with the Pledge of Allegiance.

ROLL CALL

The following members were present: Supervisors, David Moyer, Thomas Powanda, James Roma, Solicitor, Joan London, Esquire; John Weber representing LTL Consultants, Brian Brochon, Gilmore & Assoc., Township Manager, Richard Sichler, staff member Susan Brown and approximately twenty-eight (28) residents in attendance.

Absent:

Chairman Moyer announced an Executive Session was held this evening to discuss personnel matters and 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

Diamond Disposal ZHB Settlement Proposal: Present this evening is John Hoffert, Jeff Karver, Thomas Palmer and John McGovern to discuss a settlement proposal with respect to the Diamond Disposal Zoning Hearing Board decision. The Zoning Hearing Board granted the requested variance with conditions. Mr. Palmer filed an appeal of that decision and the appeal is presently pending in Berks County Court. A meeting was held earlier this year with Mr. Palmer, Mr. McGovern and various other property owners in the township trying to come up with a comprehensive solution to Mr. McGovern's problem and also some issues with the Fire Company wanting a new property. The request they are making tonight is for the township to amend the zoning ordinance to allow in the G1 district, which Mr. Palmers property is zoned, residential uses. This property is an approximately 17-acre property located at 2115 Old Route 100 and is mostly surrounded by residential properties. If the township is so inclined to amend the zoning of Mr. Palmers property in exchange Mr. Palmer would withdraw his appeal of the variance that was previously granted by the Zoning Hearing Board. The expense to the township associated with amending the zoning would be reimbursed to the township by Mr. Palmer and Mr. McGovern. Supervisor Roma asked Mr. Palmer if he wants to develop the property and Mr. Palmer stated yes, he does.

Mr. Palmer stated he was contacted and asked if he would sell 2 to 3 acres of his land to the Eastern Berks Fire Department for their future firehouse. There is a piece of land

located along Barto Road that was previously set aside for the firehouse. Mr. D'Angelo said he would purchase the 2 ½ acres piece from Mr. Palmer and trade it with the township for the other parcel along Barto Road. Mr. Palmer approached Mr. Williams from Spring Valley Village and stated they would be interested in expanding their current project onto Mr. Palmer's property adding an additional 30 units to the project. Supervisor Roma stated he would like more time to think about this. It was the recommendation of Ms. London for the township to authorize the preparation of a Petition of Intervention to allow the townships participation in the appeal. A motion was made by David Moyer and seconded by Thomas Powanda authorizing Kozloff Stoudt to prepare petition for intervention. **No comments received.**

All ayes

The argument date is set for January 6, 2020.

PUBLIC COMMENT

Shannon Mitchell, 10 Gehringer Road, raised concerns regarding the truck traffic on Gehringer Road and the road breaking away and created a ditch along her property. Chairman Moyer stated the roadcrew would take a look and fix what they can. A letter should also be sent to the developer of Bally Springs regarding the issue.

Laura Pagotto, Spring Valley Village, stated at the entrance to Eagles Watch Drive South off of Stauffer Road there is a hole that needs to be repaired. This will be checked to see if it is the township's responsibility to repair.

APPROVAL OF MINUTES OF THE OCTOBER 14, 2019 BUDGET MEETING & THE REGULAR MEETING OF OCTOBER 24, 2019

A motion was made by Thomas Powanda and seconded by David Moyer to approve the minutes as prepared for the October 14, 2019 & October 24, 2019 meetings. **No comments received.**

All aye

TOWNSHIP REPORTS

A motion was made by Thomas Powanda, 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 November 21, 2019, and to file the treasurer's report for audit. **No comments received.**

All ayes

TAX COLLECTOR

Tax Collectors Report for the month of September 2019:

Real Estate Tax	\$ 6,133.37
Interim Tax	\$ 1,530.39
Per Capita Tax	\$ 1,131.50
Amusement Tax	<u>\$ 1,643.95</u>
Total	\$ 10,439.21

The Tax Collector has old records she would like to dispose of and supplied an inventory of records to the Manager. The township will handle the shredding of the records upon approval of the Board of Supervisors. The following items are listed for disposal:

- Paid receipts from 2005-2014
- Bank statements from 1994-2011
- Deposit slips from 1994-2011
- Tax certifications from 2014-2016
- Per Capita exonerations from 1994-2014
- Misc. correspondence
- 16 floppy discs

This is a total of 20 banker boxes. A motion was made by James Roma and seconded by Thomas Powanda to destroy the material as outlined at the expense of the township. **No comments received.**

All ayes

FIRE CHIEF'S REPORT

A copy of the Eastern Berks Fire Department Report is in the binders. Chairman Moyer thanked the EBFD for their help during the Limerick Drill.

ZONING/SEO REPORT

Reports are in the binders

SEWER ENGINEER'S REPORT

A copy of the Engineer's Monthly Report is enclosed.
A copy of the EEMA O & M Report is enclosed

The sewer line off Hoffmansville Road was televised and the source of significant infiltration was identified. A recommendation was made to notify the property owner to make the necessary repair. There is a significant amount of water getting into the system at this location.

TOWNSHIP ENGINEER

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

The Clover Hill Plan was conditionally approved last month and have been working with developers engineer and have agreed to a final cost estimate for the municipal improvements agreement and working with the Solicitors office at this time on the agreements. It is anticipated the agreements will be ready for the December meeting.

A new plan submission was received by the township, the Margret A. Stauffer Minor Plan which is an adjustment of some internal property lines for property on Sycamore Road. The Plan will be reviewed at the January Planning Commission meeting.

Bally Springs Phase 2 continue to work on the punch list. The streets have been paved but there are a few minor items that still need to be addressed.

The MS4 Permit was approved by PADEP, the final permit was issued on 11/6/2019. Projects will need to be identified for the implementation of the Pollution Reduction Plan.

SOLICITOR'S REPORT

Public Hearing on proposed Zoning Ordinance and Zoning Map Amendment-This amendment that rezones certain property along Route 100 from the current zoning of HDV to Commercial. The following exhibits were presented:

- Exhibit 1-proposed enactment notice & public hearing notice
- Exhibit 2-affidavit of publication from Media News Group
- Exhibit 3-affidavit of posting signed by Richard Sichler, Township Manager
- Exhibit 4-affidavit of posting signed by John W. Weber, LTL Consultants
- Exhibit 5-notice of public hearings
- Exhibit 6-letter to Berks County Law Library
- Exhibit 7-Berks County Planning Commission review letter dated 10/21/19
- Exhibit 8-copy of the proposed ordinance amendment with the legal description

Mr. Howard Brown, attorney for Prestige Property Partners, gave an overview of the property and spoke about rezoning of the property which consists of approximately 21.73 acres along Route 100. This will enable the property to be developed for retail use and also for an assisted living facility.

Thomas Palmer asked where the entrance will be located and will it be signaled? Mr. Lehmann indicated the entrance will be along Route 100 and they are currently working with PADOT as to whether or not it will be signaled.

Since there are no additional questions the hearing was closed.

A motion was made by David Moyer, seconded by Thomas Powanda to adopt the proposed Zoning Ordinance Amendment and map change. **No comments received.**

All ayes

SUPERVISORS

UNFINISHED BUSINESS

- **2020 Budget** – has been advertised and anticipate adoption at the Dec. meeting. The following one-time items will be included in the budget however this is a spending plan and does not mean all these items will be purchased. An evaluation of funds will be done in June.

1. Emergency generator \$50,000
2. Natural gas line \$20,000
3. Admin electronic Sign \$20,000
4. Pole building \$72,500
5. Paving PW parking lot \$48,500
6. Grater (used) \$80,000
7. Paver \$80,000

Roadmaster Mohr presented the Board with information on a totally refurbished paver for \$78,000 at Stephenson Equipment with different purchasing/leasing options.

- **PADOT Ehst Rd/Route 100 Stormwater Issue** – no new information
- **Berkey’s Bridge project update** – bridge is complete and open to traffic
- **Limekiln Road stormwater** – staging materials this week
- **Wissinger Rd property maintenance issues** – Mr. Sichler explained the property was posted and the township received no response. Mr. Mohr stated the township mowed the grass and asked how the township can go onto private property to mow the grass. It was explained the township ordinance allows it and gives the township the ability to lien the property for their time, expense and use of equipment and the township did give the appropriate notice. A motion was made by David Moyer and seconded by Thomas Powanda authorizing Kozloff Stoudt to lien the property at 221 Wissinger Road for expenses incurred by the township for property maintenance. **No comments received.**

All ayes

- **PADEP approval of Nuvoda WWTP pilot test**– Approval was received from PADEP to run the pilot test. The Manager met with the contractor this week the hope is to have the system operational by year end.

NEW BUSINESS

- **Washington Park replacement slide & railing** – wear and tear replacement of park equipment not to exceed \$1,500.
- **Niantic traffic light loop sensor repair** – Received complaints regarding traffic light at Niantic Road. The southbound traffic sensor loop was faulty. Quote of \$3,565 to replace loop with camera and \$5,665 to replace both northbound and southbound. A motion was made by David Moyer and seconded by James Roma authorizing the replacement of both northbound and southbound traffic loops with cameras, not to exceed \$5,665. **No comments received.**

All ayes

- **Modification of employee dental plan** – A motion was made by David Moyer and seconded by Thomas Powanda authorizing the change to the employee dental plan option C to option 1 at a cost savings to the township of \$1,166.40. **No comments received.**

All ayes

- **Optimist Club Field Use Agreement renewal** – A motion was made by James Roma and seconded by Thomas Powanda authorizing the renewal of the Barto Park Field Use Agreement with the Optimist Club. **No comments received.**

All ayes

- Chairman Moyer stated he wants a minimum of two cases of bottled water available at all times at the Public Works building for the employees.

SUBDIVISION/PLANNING

None

SUBDIVISION EXTENSION

None

COMMUNICATIONS

- Copy of the ARB Delinquent Account Report is enclosed.
- Notification of deed restriction, North 3rd Street, Bally

ANNOUNCEMENTS

The next board of Supervisors meeting will be held on Thursday, December 19, 2019 at 7:00 pm. *(Please note this is one week early due to the Christmas Holiday)*

EXECUTIVE SESSION (if needed)

ADJOURNMENT

A motion was made by James Roma and seconded by Thomas Powanda to adjourn the meeting at approximately 8:23 p.m. **No public comment received.**

All ayes

Respectfully submitted,

Richard Sichler
Manager/Secretary