

**WASHINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES
MAY 26, 2022**

CALL TO ORDER: Chairman Moyer 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.

Chairman Moyer announced an Executive Session was held this evening to discuss personnel and land litigation.

A motion was made by David Moyer, seconded by Ronnie Long amending the agenda tonight due to sewer and health issues at a Route 100 address.

All ayes

ROLL CALL

The following members were present: Supervisors, Chairman Moyer, Ronnie Long, Solicitor, Colin MacFarlane, Esquire; John Weber representing LTL Consultants (via Zoom), Tom Unger, Systems Design Engineering, Township Manager, Richard Sichler, Township Secretary, Susan Brown, and seventy-five (75) residents in attendance.

Absent: Thomas Powanda

TAPING OF MEETING

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

SPECIAL REQUEST

Greg Adelman, Camp Camino-16 Kutztown Road – Mr. Adelman stated after tonight's presentation the intent is to refile the Conditional Use Application for the proposed camp. Mr. Pierce Keating stated he and his wife have 10 children, 6 in-laws and 13 grandchildren, a group of 31 people. At 16 Kutztown Road there is a homestead which is proposed to use as a family gathering spot and intend on being exemplary neighbors. This is approximately 100 acres of which 65 would remain pastoral. Mr. Keating explained it is in their hearts to share their blessings, and to that end it is in their hearts to provide a facility espousing Christian ideals for youth that may be affected physically or mentally. It is anticipated there will be a fourteen (14) week season for the youth and during the off season used as a retreat and respite. The current plan calls for accommodations for 80 campers and 20 counselors.

Matt Heckendorn, Heckendorn Shiles Architects, has been working with the Keatings on the conceptual development of the proposed camp. Mr. Heckendorn provided a slide presentation of the proposed plan. There is an existing homestead consisting of three barns, a large shed and homestead which are accessed off of Kutztown Road. The idea is to cluster the new camp buildings adjacent to the existing homestead, providing access

off of Schwenkfelder and preserving the lots south as a continuation of open space. The camp would consist of four dormitories, two of which would be more specially purposed for children with mobility challenges or physical disabilities. Installation of a splash park and pool for camp activities and a proposed main building consisting of an interior gymnasium, cafeteria space/multipurpose space, a welcome center, open pavilion, basketball and tennis courts, playground and an outdoor amphitheater. The new structures would be designed to be agricultural looking, consistent with the existing structures.

Mr. Adelman stated they welcome any comments from the Supervisors and intend to move forward with the conditional use application. Chairman Moyer said his main concern is to make sure emergency vehicles have access to everything. Mr. Adelman stated the pathways are extra wide to accommodate wheelchairs. Mr. Adelman said this camp will benefit many people and their families. If for any reason, many years from now, the camp ceases to operate as a camp, in order to use this property for a different use, it would need to come before the Board of Supervisors for approval.

PUBLIC COMMENT

Dennis Johnson, 2 Finch Dr N., stated he represents any Spring Valley resident who oppose any possible zoning changes that would allow Modern Homes to expand. The week of May 8th residents received a letter from Modern Homes informing residents of their interest of adding 35 homes and provided some pros and cons of a zoning change. Some Spring Valley residents feel they do not need anymore homes, they already have to many unresolved issues in an unfinished community. Residents decided to send a letter to Modern Homes asking for things to be resolved. A response letter was received from Modern Homes this morning addressing each issue. Mr. Johnson said he did read in a chapter about mobile homes where there should be a zoning officer who schedules inspections on an interval basis to make sure rules and regulations are being enforced. Mr. Johnson asked if they (Spring Valley Village) can have a zoning officer. Rich explained the township does have a zoning officer and the township responds to written complaints signed by residents. Residents may contact the township office or Rich for a complaint form. Mr. Johnson also asked if the township goes ahead with the zoning change, would the township consider withholding issuing permits until the community is finished with phases 1 thru 4. Mr. Johnson said they would appreciate any help from the township.

Verna, asked what the next step would be. Chairman Moyer said if you want a zoning office to come out a complaint form will need to be submitted.

Kathy, said she is a resident of Spring Valley and thinks what is happening here is they are airing their dirty laundry here and it should be kept within the community, this meeting is not the venue for this discussion.

John Christman, said there are problems within the Spring Valley community, but also said this is not the venue for these complaints, this is the venue to address the zoning issue. Mr. Christman said he is in favor of this property being zoned residential.

Susan Johnson, said the reason they are coming to this venue is because they have tried to meet with Modern Homes, they will not answer the phone and will not meet with the residents as a group. Ms. Johnson stated they have used this situation of 35 new homes being built to put that on hold until we get what we need in our community.

Greg Foster, 3096 County Line Road-Camp Camino – Mr. Foster again expressed his concerns with respect to the sight distance on his road as well as flooding issues. Mr. Foster also stated the added noise would ruin his and his neighbor’s quality of life and reduce property value. Mr. MacFarlane said Mr. Foster will have a chance to be heard at the Conditional Use hearing.

Carol Gilliford, 176 Eagles Watch S, said she is a new resident at Spring Valley Village and lives adjacent to the property being proposed for 35 additional homes. Ms. Gilliford is concerned about the letter she received about the light industrial zoning. Ms. Gilliford is concerned about noise and increased traffic if the property were to be used for industry.

Bernhard Weihs, 1792 Route 100, wanted to make the township aware of theft at his property along Route 100, this has been reported to the state police.

APPROVAL OF SPECIAL MEETING MINUTES OF APRIL 20, 2022 AND REGULAR MEETING MINUTES OF APRIL 28, 2022:

A motion was made by Romnie Long and seconded by David Moyer to approve the minutes of the special meeting held April 20, 2022 and the regular Board of Supervisors meeting of April 28, 2022 as prepared.

All ayes

TOWNSHIP REPORTS

A motion was made by David Moyer and seconded by Romnie Long 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 May 26, 2022, and to file the treasurer’s report for audit.

All ayes

TAX COLLECTOR

Tax Collectors Report for the month of April 2022 was presented by the Tax Collector, Brenda Breidigan:

Real Estate Tax	\$466,610.21
Interim Tax	\$ 80.44
Light Tax	\$ 4,489.38
Hydrant Tax	\$ 2,250.43
Per Capita Tax	\$ 22.00
Amusement Tax	<u>\$ 4,485.26</u>
Total	\$477,937.72

FIRE CHIEF'S REPORT

A copy of the Eastern Berks Fire Department Report is enclosed. The annual fund drive is currently underway.

ZONING/SEO REPORT

Reports are in the binders.

SEWER ENGINEER'S REPORT

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

- The Waste Water Treatment Plant influent lift station bids will be ready for next meeting.
- The township has received a plan for a sewer connection for a property at Gable Lane and Old Route 100. The connection is to be made with a grinder pump and a low-pressure force main to tie into the sewer manhole near Robin Hill Road. A motion was made by David Moyer, seconded by Rommie Long authorizing the engineer and the solicitor to review the plan and prepare agreements for operation and maintenance and ownership of the system.

All ayes

- Property discussed along Route 100 and notice of violation letter was returned. Motion made by David Moyer and seconded by Rommie Long authorizing the engineer and solicitor to pursue enforcement on the notice of violation.
- The NPDES Permit renewal has been prepared, signed and is being submitted to PADEP.

Public Comment:

Laura Pagotto, asked if the sewer line televising is still occurring. Mr. Unger said yes, the line inspections are ongoing, this process does not stop.

TOWNSHIP ENGINEER

A copy of the Township Engineer's Report dated May 19, 2022 is enclosed.

- **Planning Commission:** Mr. Weber reported there have been no revised submission regarding the Schwenkfelder Road subdivision or the Kutztown Road subdivision.
- **Edison Walk:** There was considerable discussion at the Planning Commission meeting regarding the Edison Walk subdivision. The result of the meeting was a recommendation for preliminary plan approval with conditions.
- **Barto Road realignment project:** Mr. Weber a submission was made to U.S. Fish & Wildlife regarding the Bog Turtle Survey, there has not been a response yet. Comments have been received regarding the NPDES Permit Application made to the Berks County Conservation District and have replied to those comments and resubmitted.
- **2022 Road Project:** The Contractor is currently doing the mix designs for the FDR process. The completed mix design was submitted to PennDOT for approval.

SOLICITOR'S REPORT

- **Spring Valley Village Real Estate Tax Appeal:** Mr. MacFarlane stated the township does not need to get involved with the appeal unless they wish to do so. Chairman Moyer stated the township does not desire to do so.
- **Personnel Policy review:** Was authorized a few months ago. The review has been conducted and a memo has been issued to the township.
- **Snow Emergency parking ban enforcement:** A motion was made by Ronnie Long, seconded by David Moyer authorizing the preparation of the Ordinances to provide for the removal and possible towing of vehicles parked or stalled on snow emergency routes in order to facilitate snow plowing.

All ayes

- **Agricultural Security Area application:** The property owners at 2213 Old Route 100 submitted application for Agricultural Security area. The time period for comment has passed and a hearing on the application has been scheduled for the next meeting and will be advertised in mid-June.
- **Edison Walk sewer service agreement:** This is one of the conditions of the preliminary plan approval, no action needs to be taken at this time.

SUPERVISORS

UNFINISHED BUSINESS

- **Spring Valley Village rezoning request** – Chairman Moyer stated the Supervisors are not inclined to grant this request.

Public Comment:

Deanna Heydt, Spring Valley, said there are safety issues within Spring Valley Village.

- **PADOT Ehst Road/Route 100 stormwater issue** – Chairman Moyer believes the project may start soon.
- **Gehringer Road open space tract** – Rich said he has not made any progress on this. Chairman Moyer will white flag trees to be removed.
- **Basketball Court painting** – Work is scheduled for June.
- **County Line Road speeding issues** - LTL has been authorized to work on a traffic study. Chairman Moyer reminded residents to drive carefully through the township.
- **Nighttime sign audit** – LTAP has the equipment needed to do the audit. We are currently on a waiting list.
- **Job openings** – Rich stated he has posted a job and held interviews for a seasonal grass cutter however was not successful in hiring anyone. Rich would like to re-advertise for 2 positions, an entry level public works employee with some waste water treatment plant duties and an equipment operator. A motion was made by David Moyer, seconded by Ronnie Long authorizing the township manager to advertise for 2 employment positions as outlined.

All ayes

- **Recycling Center operations** – Rich did contact a few recycling vendors and will have more information available at the June meeting.

- **Inventory of hazardous trees in park system/Wastewater property** – Rich and Brian went out and identified trees that need to be removed. Three tree removal companies have been contacted for quotes however at this time Rich has only received one quote. Rich will have more information at the June meeting.

NEW BUSINESS

- **Edison Walk preliminary plan approval request** – Rich stated the conditions for preliminary approval are drafted as a resolution. Conditions are as follows:
 1. All comments contained in the review letter from the Township Engineer, dated 2/21/22 shall be resolved to the satisfaction of the township.
 2. All comments contained in the review letter from the Township Sewer Engineer dated 4/28/22 shall be resolved to the satisfaction of the township.
 3. Developer will agree with township to be memorialized by a note on the plan, that Battery Road and Sugar Maple Road shall be constructed, repaired and maintained in accordance with township standards and dedicated to Washington Township with acceptance to occur at the sole discretion of the township.
 4. All other roads on the plan other than Battery Road and Sugar Maple Road shall be private streets.
 5. Developer agrees to provide 15 additional parking spaces at Honor Place and to widen Sugar Maple Road to a minimum of 36' from Old Route 100 to the existing portion of Sugar Maple Road which is currently 36' in width.
 6. No later than 9/1/22 Prestige shall substantially complete temporary repairs on existing portions of Sugar Maple Road and Bishop Pine Road to the satisfaction of the township.
 7. Developer and township shall finalize and execute the land transfer agreement and the sewer connection capacity reservation and plant expansion agreement.
 8. Developer shall, within 90 days of acceptance of the conditions set forth to transfer ownership of lots 1 & 2 of the Prestige-Rose Gross Minor Subdivision to the township.
 9. Developer shall post escrow in the amount of twenty-five thousand dollars to be replenished within 30 days from township notification of draw-down to five thousand dollars for township inspections associated with the repairs and replacements of component parts for the Bishop Pine Road Pumping Station.

A motion was made by Romnie Long and seconded by David Moyer adopting Resolution 2022-21 granting Preliminary Plan approval with conditions as outlined.

All ayes

- **Desktop computer purchase for Public Works** – A motion was made by David Moyer and seconded by Romnie Long authorizing the purchase of a desktop computer for Public Works not to exceed \$1,000.

All ayes

- **2021 Annual Audit Representation Letter**– Motion made by David Moyer and seconded by Romnie Long authorizing the execution of the 2021 Audit Representation Letter.
All ayes
- **Center for Excellence in Local Government** – table until June meeting.
- **Signal Service** – maintenance for traffic lights, yearly contract of \$850. A motion was made by David Moyer and seconded by Romnie Long authorizing the maintenance agreement.
All ayes
- **Personnel** – The Chairman wished Mr. Benfield well and thanked him for his years of service to the township. A motion was made by David Moyer, seconded by Romnie Long accepting the resignation of the Road Forman, Jayme Benfield.
All ayes

Two items not on the agenda for consideration:

1. Berks County Library System would like to install a free library box in the park system.
2. GPS System for sign inventory demonstrated at the PSATS Convention. The price for this system is \$2617. Mr. Unger stated his firm already has this system and offered to give a demonstration if the township would like.

These items will be on the July agenda for discussion and action.

SUBDIVISION/PLANNING

None

SUBDIVISION EXTENSION

A motion was made by David Moyer, seconded by Romnie Long granting the following subdivision extension:

Schwenkfelder Road Minor Subdivision 5/26/22 to 8/25/22

All ayes

A motion was made by David Moyer, seconded by Romnie Long granting the following subdivision extension:

Kutztown Road Minor Subdivision 5/26/22 to 8/25/22

All ayes

COMMUNICATIONS

- Copy of the ARB Delinquent Account Report is enclosed.
- Board of Auditors meeting minutes, Herbein 2021 Audit presentation

ANNOUNCEMENTS

The next board of Supervisors meeting will be held on Thursday, June 23, 2022 at 7:00 pm.

EXECUTIVE SESSION

None needed

ADJOURNMENT

A motion was made by Romnie Long and seconded by David Moyer to adjourn the meeting at approximately 8:33 p.m.

All ayes

Respectfully submitted,

Susan J. Brown
Township Secretary