

**WASHINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES
JUNE 22, 2023**

CALL TO ORDER: Chairman Powanda called the regularly scheduled meeting of the Washington Township Board of Supervisors to order at 7:03 p.m., at the Washington Township Municipal Building. The meeting opened with the Pledge of Allegiance.

ROLL CALL

The following members were present: Supervisors, Chairman Powanda, David Moyer, Romnie Long, Solicitor, Joan London, Esquire; John Weber representing LTL Consultants, Tom Unger, Systems Design Engineering, Township Manager, Rich Sichler, Township Secretary, Susan Brown, and ten (10) members of the public were in attendance.

Absent: None

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 taping the meeting this evening.

SPECIAL REQUEST

John McGovern, request pole building permit. Mr. McGovern asked for approval to build a pole building, to house equipment, prior to the completion of his Land Development Plan. Mr. McGovern stated the PADOT is still working on the Highway Occupancy Permit for the access to his property. Mr. Weber said there is a sewage disposal issue and asked if Mr. McGovern would be willing to put bathroom facilities in the pole building and connect to the public sewer. Mr. McGovern stated he absolutely would agree to this request. A motion was made by David Moyer, seconded by Romnie Long granting approval of the construction of a pole building with the condition of connecting bathroom facilities to the public sewer and abandon the holding tank per township specifications.

All ayes

PUBLIC COMMENT

None

APPROVAL OF MEETING MINUTES OF MAY 25, 2023 MEETING

A motion was made by David Moyer and seconded by Romnie Long approving the meeting minutes of May 25, 2023 as prepared.

All ayes

TOWNSHIP REPORTS

A motion was made by Thomas Powanda and seconded by David Moyer 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, 2023, and to file the treasurer's report for audit.

All ayes

TAX COLLECTOR

Tax Collectors Report for the month of May 2023:

Real Estate Tax	\$ 11,487.58
Interim Tax	\$ 63.33
Light Tax	\$ 12.00
Hydrant Tax	\$ 6.68
Per Capita Tax	\$ 253.00
Amusement Tax	<u>\$ 8,090.88</u>
Total	\$ 19,913.47

FIRE CHIEF'S REPORT

A copy of the Eastern Berks Fire Department report is enclosed. Residents were urged to help EBFD with the new building fund.

ZONING/SEO REPORT

Reports are in the binders.

SEWER ENGINEER'S REPORT

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

- **Request to Bally Borough to amend Intergovernmental Sewage Agreement – Ongoing**
- **Treatment Plant expansion design authorization – ongoing**
- **Treatment Plant influent lift station upgrade project update, invoice approval and Change Order #3** – MGK has completed the influent pump station pump installation. A motion was made by David Moyer and seconded by Ronnie Long approving Payment Application #1 in the amount of \$83,695 to MGK Industries.

All ayes

Mr. Unger reported the pump seals came through with a seal failure, relays were installed. The Primex PumpWatch System, which is the system that records the flows and provides the data going to the cloud and also includes 1-year service for \$6,200. A motion was made by David Moyer, seconded by Ronnie Long approving Change Order #3 for \$750 for seal failure relays and the \$6,200 for the Primex PumpWatch System.

All ayes

Mr. Unger reported he and township staff met with Gorski Engineering and they will be pricing out the building under the Sourcwell Program, which is a national program utilized rather than going with public bidding. The pricing should be available for next month's meeting.

TOWNSHIP ENGINEER

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

- **2023 Road Project update** – The road project is complete and the invoice has been received from Recon in the amount of \$73,995.35. The invoice came in at about \$20,000 under the original bid amount. The invoice and contract documents have all been reviewed and everything is in order and payment is recommended. A motion was made by Romnie Long, seconded by David Moyer authorizing payment to Recon Construction Services in the amount of \$73,995.35.

All ayes

- **Barto Road straightening update** – Mr. Weber stated he is still working with the utilities but has had limited response from them.
- **Review of parking space requirements in Zoning Ordinance** – A draft ordinance was provided which essentially eliminates counting a garage as a parking space. The requirement of two parking spaces for each dwelling unit would not allow counting the garage space as one of the required spaces. A motion was made by Romnie Long and seconded by David Moyer authorization to send the Zoning Ordinance Amendment to the Township Planning Commission and the Berks County Planning Commission and to advertise for public hearing in September.

All ayes

- **Planning Commission** – Camp Camino Land Development Plan was reviewed at the 6/1/23 Planning Commission meeting. The Plan has been revised and resubmitted and will be reviewed at the July meeting. The Eddinger Propane Plan was resubmitted and will also be reviewed at the July meeting. The Fox lot line adjustment plan was submitted and will be reviewed at the August meeting.

SOLICITOR'S REPORT

- **Prestige Property Partners/Barto Mall, Inc. deed of correction, Phase Q-1, Lot B, removal of deed restriction** – Ms. London reported the hearing will be held on August 24, 2023 at 2:30 p.m. The hearing will be advertised in the Reading Eagle and the Berks County Law Journal on June 29th, July 6th and July 13th. The Attorney General will not oppose the petition to remove the deed restriction.
- **Rose Gross deed of dedication** – *ongoing*
- **PennDOT Contribution Agreement** – Ms. London has a revised contribution agreement and will need approval of the agreement. A motion was made by Romnie Long and seconded by David Moyer approving the contribution agreement with PADOT for the Route 100 stormwater improvements with the township contributing \$21,862.

All ayes

Supervisor Moyer asked if the township needs to apply for tax exempt status on the property obtained by the township in the land swap. Ms. London indicated this must be done.

A motion was made by Romnie Long, seconded by David Moyer amending the agenda to authorize the Solicitor to apply for tax exemption.

All ayes

A motion was made by Romnie Long and seconded by David Moyer authorizing the Solicitor to apply for the tax exemption for the former Rose Gross property.

All ayes

SUPERVISORS

UNFINISHED BUSINESS

- **Public Works garage project** – Mr. Unger already updated on this project as part of his report.
- **County Line Road traffic calming** – *Ongoing*
- **File storage rooms, humidity control** – These are file rooms that are not connected to the HVAC system and is likely why the musty condition exists. Longacre provided a quote to run lines to the two rooms in the amount of \$650. A motion was made by Romnie Long and seconded by Thomas Powanda authorizing the work to be done by Longacre Electric in the amount of \$650.
All ayes
- **Mini Excavator, CAT 305-07CR Payment Approval** – Delivery has been taken of the CAT mini excavator. A motion was made by David Moyer and seconded by Romnie Long authorizing payment to Foley Inc. in the amount of \$92,300.
All ayes
- **Rental property inspection ordinance** – A draft ordinance has been circulated and this would be for a self-serve certification by property owners for certain safety features. A motion was made by Thomas Powanda, seconded by Romnie Long authorizing the Solicitor to prepare a draft ordinance for review in July and incorporate any comments into the draft and advertise for adoption at the August meeting.

Public Comment:

James Treichler, asked what brought this about? Chairman Powanda said this is a safety measure for tenants.

All ayes

- **Ongoing projects with no report this month:**
 - Addition of roads to PADOT Liquid Fuels Inventory
 - Fire Company request for Knox boxes
 - Township review of ordinances and codification project

NEW BUSINESS

- **Dog Law Modernization** – After some discussion it was decided the township would not support the dog law modernization.
- **Local Shares Account, Category 4 grant funding** – This is a new grant opportunity with no match requirement. Rich suggested a push button Pedestrian Crossing System for Niantic Road at the Washington Park and also to fund the

township 50% matching for a separate grant. A motion was made by David Moyer and second by Romnie Long authorizing the Township Manager to apply for a Local Shares Account Grant.

All ayes

The Township thanked Enbridge for their donation of trash receptacles. It was discussed placing the township logo on the cans.

- **1990 Wood Chuck W/C-9HD Disc Chipper** – It was decided to set the minimum bid at \$2,500. A motion was made by Thomas Powanda and seconded by David Moyer authorizing the advertisement of the 1990 Wood Chuck W/C-9HD Disc Chipper with a starting bid of \$2,500.

All ayes

- **Recreation Committee appointment** – A motion was made by Thomas Powanda and seconded by Romnie Long appointing Dwayne Henne to the Recreation Committee.

All ayes

- **EBFD waiver of sign permit fees** – Eastern Berks Fire Dept. applied for a sign permit and they are requesting the waiver of the permit fee of \$100 and also future permit fees associated with their new building. A motion was made by David Moyer, seconded by Romnie Long waiving the township percentage of permit fee.

All ayes

Waiver of other fees related to the construction of the new building will be considered on a case by case basis upon request. John Weber indicated LTL Consultants would waive their portion of the fee for the sign permit.

- **Emergency tree removal** – Rich stated the township paid to have a tree removed from a Comcast line which was overhanging the roadway. The tree came off of private property onto the road and Comcast would not remove the tree because their line was not affected. The property owner was asked to share in the cost of the tree removal. If trees are not in the township right of way the property owner is responsible for the cost of the tree removal. A motion was made by Romnie Long, seconded by Thomas Powanda authorizing the Solicitor to draft a proposed ordinance.

Chairman Powanda announced an executive session was held this evening to address personnel matters.

SUBDIVISION/PLANNING

John Hoffert, John Hoffert Surveying, was present this evening representing the Richard Black Subdivision. Mr. Hoffert submitted the following waiver/deferral requests for consideration:

1. Section 107-30.A Lot grading. A deferral to individual lot owner at time of lot development and prior to issuance of a building permit.

2. Section 107-32.E(4) Road Widening. A waiver is requested not to widen Hillcrest and Kulps Roads due to the limited amount of traffic being generated by this subdivision.
3. Section 107-35.A Concrete curbs. No curbing exists in the area of this subdivision and the subdivision does not propose any new roads.
4. Section 107-36.A Sidewalks. No sidewalks exist in the area of this subdivision and the subdivision does not propose any new roads.
5. Section 107-37 Stormwater Management. A deferral of stormwater management to the individual lot purchaser/owner at time of lot development and prior to the issuance of a building permit.
6. Section 107-73.A(1) Street trees. The proposed trees are indicated on the subdivision plan but a deferral to the individual lot owner for planting is requested to avoid possible conflicts between driveway locations, sight distance and trees.
7. Section 107-75 Property line buffer. A waiver is requested to allow the existing boundary perimeter which is predominately tree-lined to suffice as the required low-intensity perimeter buffer.

A motion was made by David Moyer, seconded by Romnie Long granting the waiver/deferral requests as outlined in the May 4, 2023 John Hoffert Surveying letter.

All ayes

SUBDIVISION/LAND DEVELOPMENT EXTENSIONS

A motion was made by Thomas Powanda, seconded by Romnie Long granting the following subdivision extensions:

D'Angelo Minor Plan	07/05/23 to 10/03/23
Camp Camino Subdivision & Land Dev. Plan	07/05/23 to 10/03/23
Eddinger Propane Land Development Plan	07/05/23 to 10/03/23
All ayes	

Motion made by David Moyer and seconded by Romnie Long granting the following subdivision extension:

J.D. McGovern Land Development Plan	07/06/23 to 10/04/23
All ayes	

COMMUNICATIONS

- Copy of the ARB Delinquent Account Report is enclosed.

ANNOUNCEMENTS

The next board of Supervisors meeting will be held on Thursday, July 27, 2023 at 7:00 pm.

EXECUTIVE SESSION

None

ADJOURNMENT

A motion was made by Romnie Long, seconded by David Moyer to adjourn the meeting at approximately 8:05 p.m.

All ayes

Respectfully submitted,

Susan J. Brown
Township Secretary