

Maidencreek Township Board of Supervisor Meeting
December 14, 2017

Present: Claude Beaver, David Franke, Joseph Rudderow III, Tom Unger – Systems Design Engineering, Inc., Eugene Orlando, Jr. – Orlando Law Offices, Diane Hollenbach – Township Manager

Victoria Solberg, Francis Scott, Jim Schoellkopf, Heidi Fiedler, Cathy Walkovic, Stefano Folino, Sal Folino, Cody Rhoads

Joseph Rudderow III called the December 14, 2017 regular meeting of the Maidencreek Township Board of Supervisors to order at 7:15 pm in the Maidencreek Township Municipal Building.

MINUTES &
FINANCES

Approval of the Meeting Minutes

A motion was made by Claude Beaver to waive the reading of the minutes and approve the minutes for the November 9, 2017 regular meeting. David Franke seconded the motion and it passed unanimously.

Treasurer's Report and Bill List

A motion was made by Claude Beaver to approve the November 2017 Treasurer's Report and Bill List. David Franke seconded the motion and hearing no questions on the motion, it passed unanimously.

PUBLIC COMMENT

Cathy Walkovic, Cornerstone Drive, Blandon is interested in the dog park. She has a dog who would be much happier and bark less with a dog park.

Vickie Solberg, 317 Sofia Blvd., Blandon let the Board know that the grading of her property has begun even though she hasn't signed anything. She spoke with Sal Folino before the meeting and he said that the Folinos have agreed to everything and maybe it's a misunderstanding. Now it's all dirt and they might as well keep working. She asked what the Township Engineer thought.

REPORTS

ENGINEER'S REPORT

Subdivision Status – Mr. Unger reported that two plans, GSP Properties and Berkshire Building Services, have been submitted and he is tracking the review progress. Both are preliminary plans. GSP Properties is a long narrow property on Route 222 that formerly was Riedel's Greenhouse and requires a special exception and variances for a business complex. Berkshire Building Services is on West Wesner Road across from the new Brandywine Transportation facility and is requesting waivers for a warehouse to store equipment for the Folino's concrete business. Mr. Unger asked that action on the waivers be deferred until the Planning Commission recommends preliminary plan approval.

Melrose Place Storm Water Grading – Mr. Unger stated that he was not notified that they were beginning the grading. Weather could be an issue. Mr. Unger stated that the other property owners have signed but not Ms. Solberg. Sal Folino stated there was a tentative agreement in August. Ms. Solberg is the only home owner that hasn't signed but he has been in contact with

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her attorney and the Folinos basically agreed to everything she requested. The release was sent to Solberg's attorney November 11th. Everything she requested is in the final plan. Paving and sidewalks will happen after the grading. The extension to the Improvements Agreement is requested for six months to get all the work done. Estimates for the work is about \$200,000 and is with him tonight. Joseph Rudderow III asked how many lots are left to be sold in the subdivision. Mr. Folino responded fourteen. Mr. Rudderow III asked if there has been activity. Stefano Folino responded that he just sold one but the other house is taking a year and half because people are scared away because of the taxes. He will continue building model homes.

Heidi Fiedler asked if the developer is regrading the swale that it meets the original plan. Tom Unger stated the grading plan meets the intent of the original plan. Ms. Fiedler responded the intent or the actual elevation of the original plan. Tom Unger stated that the swale is very close to the original. Ms. Fielder asked if SDE would be out to inspect. Mr. Unger stated that once he found out it had started; an inspector went out and would continue to check on the work if the grading continued.

73 Water Street Zoning Application for Sales and Repair of Automobiles – Mr. Unger reported that SDE denied the zoning application and the applicant has applied for a variance.

Dog Park – The plan is for a large dog area (.7 acres) and small dog area (.4 acres) which will be fenced with individual gates. The plan calls for thirteen parking spaces. Park and Recreation has recommended this project. Estimates will be provided in January and fence options will be discussed as well. Chairman Rudderow clarified that the dog park was on the donated Authority well property on Hoch Road and asked what was involved in maintenance. Mr. Unger stated that dog owners are responsible for picking up after their dogs. The Township will mow, post rules and provide dog waste bags. Claude Beaver asked if there were double gates to allow the dogs to come in and no dogs to slip out. Mr. Unger responded that there were double gates for each area and double wide gates for mower access. Chairman Rudderow stated that conceptually it is a good idea and he hopes there are no unintended consequences. He asked that the insurance company be contacted. Diane Hollenbach will also contact Muhlenberg Township about any issues they have had with dogs and their owners.

SOLICITOR'S REPORT

Melrose Place Developer's Improvements Agreement – The Melrose Place DIA expires January 31, 2018. The developer has proposed an addendum to extend the agreement to July 31, 2018. Mr. Unger has requested a cost estimate and did not receive one from the developer. The Board instructed the manager to put the agreement on the January agenda.

Penn DOT Round About Maintenance Agreement – Diane Hollenbach reported that she spoke with by phone Penn DOT executive Michael Rebert and asked what would happen if the Township never signed the Maintenance Agreement. Mr. Rebert stated that the Department would most likely concrete the center, depend on the township's snow removal ordinance to deal with clearing of sidewalks and eliminate the street lighting. Reflectors would be placed to help people navigate. Mr. Rebert also mentioned that there will be a presentation at the next Reading Area Transportation Study meeting on why Route 222 does not qualify for turn arrows at Route 73.

Claude Beaver made a motion to send the Board's revisions of the Roundabout Maintenance Agreement to Penn DOT. The motion died for a lack of a second. Joseph Rudderow III is

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concerned with the legacy costs. David Franke advocated for lighting and stated that it will provide safety to a new device people are not accustomed to driving through. Lighting will help emergency services responding to crashes.

The Board tabled the matter. Supervisor elect Fielder commented that she supports the Board opposing the roundabouts and Penn Dot should pay the legacy costs. Trying to clear the snow in the splitter islands will be a liability issue for the road crew.

Zoning Hearing Notification Provisions – Gene Orlando explained that Section 220-120C of the Zoning Ordinance requires the Board of Supervisors to set by ordinance notification procedures for zoning hearings. The Board discussed various options and decided to keep the notification as it has been done in the past by first class mail to every property within 1000 feet of the applicant property.

A motion was made by Claude Beaver authorizing the Solicitor to draft an ordinance establishing notification for zoning hearings be made by first class mail to property owners 1000 feet from the applicant's property. David Franke seconded the motion and hearing no questions on the motion, it passed unanimously.

MANAGERS REPORT

The Manager provided a written report. The road crew has been out to salt twice and did leaf pick up in November.

BUSINESS

Resolution 17-2017 the 2018 Budget

A motion was made by Claude Beaver to adopt Resolution 17-2017 the 2018 Budget. David Franke seconded the motion and hearing no questions on the motion, it passed unanimously.

Resolution 18-2017 the 2018 Real Estate Tax Rate

A motion was made by Claude Beaver to adopt Resolution 18-2017 the 2018 Real Estate Tax Rate. David Franke seconded the motion and hearing no questions on the motion, it passed unanimously. There is no tax increase for 2018.

Resolution 19-2017 Prohibiting Casinos in Maidencreek Township

A motion was made by David Franke to adopt Resolution 19-2017 prohibiting casinos in Maidencreek Township. Claude Beaver seconded the motion and hearing no questions on the motion, it passed unanimously.

Planning Commission Annual Report

A motion was made by Claude Beaver to accept the Maidencreek Township Planning Commission report on 2017 activities. David Franke seconded the motion and hearing no questions on the motion, it passed unanimously.

Recycling Bins

A motion was made by Claude Beaver to purchase 672 recycling bins and lids at a cost not to exceed \$8,870.40. David Franke seconded the motion and hearing no questions on the motion, it passed unanimously. Diane Hollenbach commented that this cost can be used on future 902 Recycling Grants.

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Planning Commission Appointment

A motion was made by Claude Beaver to appoint David C. Brown to the Maidencreek Township Planning Commission with a term ending 12/31/2020. David Franke seconded the motion and hearing no questions on the motion, it passed unanimously. This fulfils the unexpired term of Joel High.

Zoning Hearing Board Alternate

A motion was made by Claude Beaver to appoint Jason Valick to the Maidencreek Township Zoning Hearing Board with a term ending 12/31/2019. David Franke seconded the motion and hearing no questions on the motion, it passed unanimously.

Agricultural Security Board Appointment - tabled

For the Good of the Order

David Franke thanked everyone for their support and welcomed Heidi Fiedler to the Board of Supervisors. Mr. Franke added that he enjoyed working with the professionals, staff and residents.

Vickie Solberg asked what the Agricultural Security Area was.

Township Secretary,

Cc: Board of Supervisors
Eugene Orlando, Solicitor
Thomas Unger, Township Engineer
Planning Commission
Park & Recreation Board
Zoning Hearing Board and Alternates
Joan London, Zoning Hearing Board Solicitor
Maidencreek Township Authority
Patrick Donovan, Maidencreek Township Authority General Manager
Meagan Dompkowski, Maidencreek Township Authority Secretary
Daniel Becker, Authority Solicitor
Greg Unger, Authority Engineer
Barbara Hassler, Tax Collector
Daniel Miller, Blandon Fire Company Chief
Chief Brian Horner, Northern Berks Regional Police