

Maidencreek Township Board of Supervisors  
April 12, 2018

Attending: Claude Beaver, Joseph Rudderow III, Eugene Orlando, Jr. – Orlando Law Office,  
Tom Unger – Systems Design Engineering, Keith Shuman – Road Foreman, Diane Hollenbach –  
Manager

Absent: Heidi Fiedler

Guests: Captain J. Cecchini, Vickie Solberg, Francis A. Scott, Dan Tucci, Alexander Tucci,  
Daniel Miller, Sr., Frank Klopp, Susan Williams, Tom Gorgia, Steve Bensinger, Tom Psarros

Claude Beaver called the April 12, 2018 meeting of the Board of Supervisors to order at 7:00  
p.m. in the Maidencreek Township Building, 1 Quarry Road, Blandon and asked everyone to rise  
for the pledge to the flag.

Joseph Rudderow III stated that he does not give permission for rebroadcast of the video being  
made this evening without his written permission and asked the gentleman recording to identify  
himself for the public.

Captain James Cecchini, 432 East Wesner Road, Blandon stated he was videotaping the meeting  
for Supervisor Fiedler who could not attend due to a death in the family.

#### MINUTES & FINANCES

A motion was made by Joseph Rudderow III to waive the reading of the minutes and  
approve the minutes for the March 8, 2018 meeting. Claude Beaver seconded the motion and  
hearing no questions on the motion, it passed unanimously.

#### **Treasurer's Report and Bill List**

A motion was made by Joseph Rudderow III to approve the March 2018 Treasurer's  
Report and Bill List. Claude Beaver seconded the motion and hearing no questions on the  
motion, it passed unanimously.

A motion was made by Joseph Rudderow III to accept the 2017 Audit prepared by  
Kosmerl and Company. Claude Beaver seconded the motion and hearing no questions on the  
motion, it passed unanimously.

#### PUBLIC COMMENT

Vickie Solberg, 317 Sofia Blvd, Blandon told the Board that her talks with Stefano Folino had  
broken down and she had stopped the work on her property. Mr. Folino needed to sign an  
amended agreement changing the color of the block wall and had not.

#### EAGLE SCOUT PRESENTATION

Xander Tucci proposed improving a stretch of trail between the Faith Drive Basketball Court and  
the Cornerstone Drive Neighborhood Park Bridge. The trail would be a mile long with markers

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every tenth mile between Schaeffer Road and Route 73 and identify ten trees along the trail. Mr. Tucci also proposed adding Dupont Ground Grid Geo Cells to a four foot by twenty-five-foot section of trail. The project cost is estimated between \$904 and \$950. Claude Beaver requested that signs identifying the trees not be nailed or zip tied to the trees as this could harm the tree. Mr. Tucci agreed to make signs that could be put in the ground.

A motion was made by Joseph Rudderow III authorizing the expenditure of \$950 for the Eagle Scout Project of Xander Tucci. Claude Beaver seconded the motion and hearing no questions on the motion, it passed unanimously.

## REPORTS

**ENGINEER'S REPORT** – Tom Unger, P.E., Systems Design Engineering

**Subdivision Status Checklist** – All plans are current. Berkshire Building Services has submitted a final plan that is under review by the Planning Commission. GSP Properties has a preliminary plan before the Board tonight.

**Business Park at Maidencreek** – Steve Bensinger of Stackhouse Bensinger representing the property owner Tom Psarros of GSP Properties introduced the project to the Board. The Business Park at Maidencreek is on the south east side of Route 222 on a 4.79-acre parcel. The office park will consist of eleven buildings and twenty-two units with each unit having office space and a garage totaling 2,958 square feet. The Zoning Hearing Board granted the variances and special exception requested and the Planning Commission recommended conditional preliminary plan approval. Mr. Unger verified that the outstanding items were final plan items. Joseph Rudderow III questioned if the site was designed to allow two trucks to pass each other at the entrance and accommodate a fifty-three foot tractor trailer. Mr. Bensinger responded that the entrance is twenty-five feet wide and the driveway is thirty-two feet wide and both can accommodate a tractor trailer and two trucks passing each other as they enter and leave the facility. Eugene Orlando, Jr., township solicitor, asked where the developer was in the Penn DOT review process. Mr. Bensinger stated that they are waiting a second review of revisions to the plan.

A motion was made by Joseph Rudderow III to grant preliminary plan approval to the Maidencreek Business Park Land Development Plan conditional upon the March 6, 2018 Systems Design Engineering, Inc. review letter, which is incorporated by reference, and review and approval by the Maidencreek Township Authority. Claude Beaver seconded the motion and hearing no questions on the motion, it passed unanimously.

Mr. Rudderow III asked what type of tenants Mr. Psarros expected. Mr. Psarros stated the project was similar to one on Tilghman Street and he expected businesses just starting out, painters, electricians, real estate agents – anyone in need of storage and an office.

**Dog Park Project** – Mr. Unger reported that the signed contracts were received from Fehl's Agway for the \$32,537 dog park project.

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A motion was made by Joseph Rudderow III authorizing the Chairman to execute the contract for the dog park. Claude Beaver seconded the motion and hearing no questions on the motion, it passed unanimously.

A motion was made by Joseph Rudderow III to send Fehl's the notice to award and notice to proceed for the dog park project. Claude Beaver seconded the motion and hearing no questions on the motion, it passed unanimously.

**Road Project** – Mr. Unger reported that five bids were received and all were very close. The Board reviewed Contract A – Holiday Lane, Wales Way, Tumbleweed Drive and Quarry Road, S1 and S2 – Municipal parking lots and Contract B – a portion of Evansville Road.

Contractor	Contract A	S1, S2 Parking Lots	Total		Contract B
Landis C. Deck	159,002.04	40,823.10	199,825.14		103,990.86
New Enterprise	175,179.00	43,426.50	218,605.50		104,731.50
Ronnie C. Folk	176,326.50	41,860.50	218,187.00		104,446.00
Bracalente Constr. Inc.	181,490.00	47,695.00	229,185.00		104,747.50
Schlouch Inc.	182,501.50	42,864.10	225,365.60		105,822.70

The parking analysis was completed. Thirty-four spaces and two ADA spaces are required for the facility. Joseph Rudderow III asked if that number includes spaces needed for the employees and if we were within our budget. Mr. Unger stated yes to both. Mr. Rudderow III asked if Evansville Road could still be weight restricted after the paving was completed. Mr. Unger stated that it could because of the narrowness and hard turns.

A motion was made by Joseph Rudderow III to accept the 2018 bids for road work. Claude Beaver seconded the motion and hearing no questions on the motion, it passed unanimously.

A motion was made by Joseph Rudderow III to award Contract B to Landis C. Deck and Son with a bid amount of \$103,990.86. Claude Beaver seconded the motion and hearing no questions on the motion, it passed unanimously.

A motion was made by Joseph Rudderow III to award Contract A, items 1 through 7, S1 and S2 to Landis C. Deck and Son with a bid amount of \$199,825.14. Claude Beaver seconded the motion and hearing no questions on the motion, it passed unanimously.

**HVAC System** – Mr. Unger explained that fumes from the garage migrate into the office. The heating units are in a mezzanine over the garage and the partition wall is not airtight. Mr. Unger

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is recommending that the boundary wall be tight as possible (caulk or spray foam). If the pressure of the office was increased, the heating and air conditioning units are not sized for this and would need to be replaced. This cost would be six figures. If the negative pressure in the garage were increased, again the heating units are not sized for this but the cost would be three quarters of the cost to replace the heaters for the office. Things that can be done are welding outside or installing an exhaust system for the welder. Joseph Rudderow III asked Keith Shuman, road crew foreman, to come up with some best practices in the interim while the Board discusses this issue.

SOLICITOR'S REPORT – Eugene Orlando, Jr.

**Burning Ordinance and MS4 Intermunicipal Cooperation Ordinance for Storm Water** – Mr. Orlando reported that he had reviewed the two ordinances assigned and when the Board was ready, they should schedule a public hearing.

A motion was made by Joseph Rudderow III to authorize the solicitor and manager to advertise and convene a public hearing at 7 p.m. on May 10<sup>th</sup> for the Burning Ordinance and MS4 Intermunicipal Cooperation Ordinance. Claude Beaver seconded the motion and hearing no questions on the motion, it passed unanimously.

**320 Main Street, Blandon** – This will be discussed in executive session for potential litigation.

MANAGER'S REPORT – Diane Hollenbach

Mrs. Hollenbach reported that street sweeping in the Township will occur April 24 to April 27. Work will begin in Limestone Village. Correspondence was received from Berks County denying the Township's request to include the C2 Zoning District in the economic development area.

**Mower Purchase**

A motion was made by Joseph Rudderow III to approve the purchase of a Del Morino 62" mower from Deere Country for \$5,029.00. Claude Beaver seconded the motion and hearing no questions on the motion, it passed unanimously.

**Work Orders**

Keith Shuman presented projects for the Board's approval.

A motion was made by Joseph Rudderow III to increase the Township spending to \$2,000 a week. Claude Beaver seconded the motion and hearing no questions on the motion, it passed unanimously.

Joseph Rudderow III read the following projects for which the foreman is seeking approval into the minutes. They are: replace roof decking at Community Park pavilion; curb repair 233 Spirit Court; stain Community Park pavilion; patch Hoch Road; repair drain at 128 Cornerstone Drive; grade Ridge Road to correct drainage; grade and add millings to correct drainage on Ridge Road; grade Koller Road to correct drainage; repair drainage W Wesner Road; repair drainage

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Schaeffer Road; repair inlet on W Walnut Tree Drive; repair travel lane on Buena Vista Road; and repair drainage issues on Evansville Road.

A motion was made by Joseph Rudderow III to authorize the road foreman to complete the projects totaling \$13,116.61. Claude Beaver seconded the motion and hearing no questions on the motion, it passed unanimously.

## BUSINESS

### **Safety Committee**

A motion was made by Joseph Rudderow III to authorize the Township to participate in the Authority's safety committee. Claude Beaver seconded the motion and hearing no questions on the motion, it passed unanimously.

**Public Education and Outreach Plan (PEOP)** – Diane Hollenbach reviewed the goals of the PEOP:

1. Meet the requirements of the MS4 Individual Permit.
2. Make target audiences aware that their daily activities impact the quality of the water in the ground and in the streams and lakes.
3. Educate target audiences about the causes of storm water pollution and how to recognize and report illicit discharge.
4. Offer cost efficient and natural based solutions with simple techniques to common practices and problems.

The target audience list was discussed and no new categories were added. The current list includes: home owners, renters, community groups, agricultural community, commercial and industrial property owners, building permittees, and municipal employees. Mrs. Hollenbach stated that the Township will continue to participate with the Berks County MS4 Steering Committee for education but the PEOP has been revised to include the specific education that the Township has been performing on an annual basis such as: maintaining a website, publishing and mailing a newsletter, holding a public meeting, handing out education with building permits and attending safe Halloween and handing out education to youths. There were no questions from the audience. Joseph Rudderow III asked if this was an unfunded mandate. Mrs. Hollenbach stated that it was.

### **Round About Resolution**

A motion was made by Joseph Rudderow III to table the round about resolution. Claude Beaver seconded the motion and hearing no questions on the motion, it passed unanimously. Tom Gorgia asked if residents could still submit comments. Diane Hollenbach stated additional comments would be accepted and the three comments received would be posted on the website.

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**Round About Maintenance Agreement** - Joseph Rudderow III stated that Penn DOT is still waiting for the Board's comments on the Round About Maintenance Agreement. Both Mr. Rudderow III and Mr. Beaver felt that there should be no sidewalk or splitter island maintenance or maintenance to the interior of the circle. It should be concrete. The only item the Board would agree to maintain were streetlights because the Township currently maintains light at the intersection and comments were made at the last meeting by residents who suggested the lighting is terrible at Schaeffer Road. Tom Gorgia asked if the Maintenance Agreement will be included in the resolution. Joseph Rudderow III responded that they were two separate things. He added that he was comfortable with the discussion the Board had on the subject for the past eight or nine months. The Board is not being asked to sign the agreement but to return comments to Penn DOT for their consideration. Tom Gorgia asked if the agreement was available to the public. Mr. Orlando stated that the agreement would be available to the public when the agreement was ready to adopt.

A motion was made by Joseph Rudderow III to authorize the Township Manager to circulate the Round About Maintenance Agreement to the Supervisors for final comments before sending it to Penn DOT. Claude Beaver seconded the motion and hearing no questions on the motion, it passed unanimously.

**Route 222 and Route 73 Traffic Signal Plan** – The Board discussed the use of cameras versus radar. Diane Hollenbach stated that the signal and devices would be insured by the Township as they are now. Joseph Rudderow III asked the engineer if he was comfortable with the numbers Penn DOT provided to the Township. Mr. Unger stated their engineering is correct. Tom Gorgia asked if there would be pedestrian signals at the intersections. Tom Unger stated there will be. Vicki Solberg did not feel the intersection would be safe for bicycles. Claude Beaver stated that bicycles have to obey state law and go with the flow of traffic and stop at traffic signals and stop signs. Captain Jim Cecchini asked if there would be bike lanes. Diane Hollenbach stated that there are ten-foot shoulders.

A motion was made by Joseph Rudderow III to authorize the manager to contact Penn DOT to request the mylars for signature of the Route 222 and Route 73 traffic signal plan. Claude Beaver seconded the motion and hearing no questions on the motion, it passed unanimously.

**Executive Session** 8:27 p.m. to 9:05 p.m. to discuss litigation.

**320 Main Street, Blandon**

A motion was made to defer action on 320 Main Street to give Supervisor Fiedler time to review information. Claude Beaver seconded the motion and hearing no questions on the motion, it passed unanimously.

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A motion was made by Joseph Rudderow III, seconded by Claude Beaver, to adjourn the April 12, 2018 meeting of the Maidencreek Township Board of Supervisors. Hearing no questions on the motion, all members voted "Aye". Motion carried. Meeting adjourned at 9:06 p.m.

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Diane Hollenbach, Township Manager/Secretary/Treasurer