

Maidencreek Township Board of Supervisor Meeting  
August 10, 2017

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

Absent: Claude Beaver,

David Boulin, Cody Rhoads, Francis Scott, Heidi Fiedler, Gene and Mary Lou Bossler, Harold Miller, Jim Schoellkopf, Brian Horner, Osbourne Buchanan

Joseph Rudderow III called the August 10, 2017 regular meeting of the Maidencreek Township Board of Supervisors to order at 7:00 pm in the Maidencreek Township Municipal Building and asked everyone to rise for the Pledge to the Flag.

MINUTES &  
FINANCES

**Approval of the Meeting Minutes**

A motion was made by David Franke to waive the reading of the minutes and approve the minutes for the July 5, 2017 regular meeting as presented. Joseph Rudderow III seconded the motion and asked for questions on the motion. David Boulin stated that he would like the minutes corrected. Sixth paragraph on page two insert the word 2006 before “recorded plan” and page 4, last sentence add to “David Boulin asked if the agreement includes earthmoving” the phrase, “and a wall if necessary.” Heidi Fiedler remembered Mr. Boulin’s comments and added she would like the phrase, “for purposes of establishing a baseline.” added to page 3 end of last sentence.

David Franke stated that the minutes are not meant to be word for word nor a transcription but the minutes should give a general idea of what happened at the meeting. The cost and length of transcribing the minutes with a stenographer would be prohibitive.

Hearing no further questions on the motion, it passed unanimously.

**Treasurer’s Report and Bill List**

A motion was made by David Franke to approve the July 2017 Treasurer’s Report and Bill List. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

PUBLIC COMMENT

Osbourne Buchanan, 188 Faith Drive, Blandon stated he was a thirty-year resident and appreciated the work the Supervisors and staff did. Mr. Buchanan pointed out that there are several different speed limits within a half mile radius: Schaeffer Road is 35 MPH; Park Road is 45 MPH and East Wesner Road is 25 MPH. Mr. Buchanan asked the Board to consider changing the speed limit on East Wesner Road. Brian Horner, Chief of Northern Berks Regional Police Department addressed the Board stating that he believed it was posted at the correct speed limit and it should stay at 25 MPH for the safety of the community, the children in the area, and the elderly residents in the Village at Maidencreek.

Victoria Solberg, 317 Sofia Blvd, Blandon stated that a gentleman by the name of Maurizio Peta delivered a letter to her home today with the Township’s name and address at the top. The letter approved changes to the drainage plan and this fellow asked her to sign it. He had no plan to give her and she eventually was able to take the plan he had and copy her lot. Mrs. Solberg asked if the

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Township had sent this man. David Boulin, Mrs. Solberg's brother stated that clearly his sister did not know the man or if he really represented the Folinis. Mr. Boulin stated this was very disconcerting and asked if the plan was available to have a copy. Mrs. Solberg showed the Board the 8 1/2 'by 11' copy and asked if this was the plan the engineer and solicitor reviewed. Chairman Rudderow stated that the Supervisors hadn't asked anyone to get Mrs. Solberg to sign a letter and knew nothing about this plan. Police Chief Horner expressed concern over Mrs. Solberg letting a stranger into her home. Mr. Unger, Township Engineer, stated that the Folinis are supposed to be talking to residents about a revised drainage plan but this didn't seem to be handled in a professional manner. Mr. Orlando, Township Solicitor, asked if Mrs. Solberg had contacted the Folinis about the visit. She and her brother had not because the Folinis had not returned calls in the past.

Chairman Rudderow stated that there are no plans in front of the Supervisors. This isn't a Township conversation but one the homeowner needs to have with the Developer. The Board was troubled by the use of the Township's address and asked the manager to contact the Folinis and ask them to remove it from their letter. Mr. Unger added that the plan he reviewed previously was okay from the Township perspective if the individual property owners were okay with it. He could not verify that the plan Mrs. Solberg had tonight was the plan he reviewed.

Heidi Fiedler, 432 East Wesner Road, Blandon asked if the developer of Melrose Place was submitting a revised plan for land development review. Mr. Unger stated that there was no point in doing that unless the homeowners agreed to the changes.

Gene Bossler, 122 Grove Road, Blandon stated that he had met with Diane Hollenbach as the Board asked and it has been thirty-six days since that meeting. Mr. Bossler asked what is being done about 115 Grove Road. Mrs. Hollenbach stated that the Berks County Redevelopment Authority is beginning negotiations to purchase the property from the mortgage company. Mr. Bossler stated he knew that another property owner had been in to complain about the property.

## REPORTS

### ENGINEER'S REPORT

Mr. Unger reported that two sketch plans had been presented to the Planning Commission in August. The first was titled Folino Warehouse proposed for a long narrow strip of land on W Wesner Road. The property is zoned for their business. Sight distance for a driveway and storm water will be hurdles for the plan. The second plan was for Maidencreek TV and Appliance. They are demolishing the structures on their current site and proposing to build a new warehouse/retail showroom toward the rear of the property. Challenges will be impervious coverage and storm water.

### **Walnut Manor Storm Water**

A motion was made by David Franke upon the recommendation of the engineer to approve the payment of Wexcon in the amount of \$22,847.00 for the W Walnut Tree Drive Storm Water Project. Joseph Rudderow III seconded the motion and asked if the engineer was satisfied with the inspection. Mr. Unger stated he was. The motion passed unanimously.

**2017 Street Project** – Mr. Unger stated that the street project was partially complete with W Wesner Road and Blandon Avenue work outstanding.

A motion was made by David Franke upon the recommendation of the engineer to approve the payment of H & K application #1 in the amount of \$213,985.15 for the 2017 Street Project. Joseph Rudderow III seconded the motion and asked if the engineer was satisfied with the

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inspection. Mr. Unger stated he was. The motion passed unanimously.

**MS4** – Mr. Unger reported the Township was still accepting comments on the MS4 permit and PRP and TMDL Plans.

**Chestnut Street Cross Walk** – The engineer and police department are coordinating a traffic count.

**Letter of Credit Release Letters**

A motion was made by David Franke to authorize the chairman to sign the Letter of Credit release letters in the amount of \$755.41. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

**Route 73 and Route 222 Traffic Signal Plan** – Mr. Unger will review these plans and report back to the Supervisors. There are turn lanes in all directions and Mr. Unger will study it further to determine if the signal has turn arrows.

**SOLICITOR’S REPORT**

**Agricultural Security Hearing** – Mr. Orlando stated the hearing was scheduled for September 14<sup>th</sup> at 7 p.m. Mr. Orlando will have the meeting transcribed. The regular meeting will follow the hearing.

**Penn DOT Round About Maintenance Agreement** – The new plans for the roundabout locations were distributed to the Board. Seven properties near the intersection of Genesis Drive and Route 222 will be taken by Penn DOT. Chairman Rudderow asked what Richmond Township will have in the center of their circle and if there was any consideration to removing the Schaeffer Road round about now that the homes at Genesis were being taken. Mrs. Hollenbach state that she had asked and Penn DOT is not considering it but is instead considering putting a roundabout at Pleasant Hill Road as part of the second project that will widen Route 222 between Schaeffer Road and Route 662. The Board will continue to review the proposed round about agreement. Chairman Rudderow advised Chief Horner that there might be money available to the police department once construction begins.

**MANAGERS REPORT**

**2020 Census**

A motion was made by David Franke to authorize the chairman to sign the 2020 Census paperwork designating him as the highest ranking official. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

**Sky Lanterns** – Mrs. Hollenbach reported that she had completed her research on sky lanterns and forwarded it to the Board. The simplest way to address the issue would be by amending the burning ordinance. The Board could also adopt a fireworks ordinance. Mrs. Hollenbach will provide the Board a draft of changes to the burning ordinance for the next meeting.

**Zoning Issues** – Mrs. Hollenbach reported that she understands that 320 Main Street is pleading not guilty to the property maintenance and zoning violations and the Township should receive a hearing notice from the district justice.

**BUSINESS** - None

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EXECUTIVE SESSION 8:10 p.m. to 8:25 p.m. for personnel.

A motion was made by David Franke, seconded by Joseph Rudderow III, to adjourn the August 10, 2017 meeting of the Maidencreek Township Board of Supervisors. Hearing no questions on the motion, all members voted "Aye". Motion carried. Meeting adjourned at 8:25 p.m.

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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