

**MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS**

**DECEMBER 14, 2000**

**7:00 PM**

**PRESENT:** Karl Bolognese - Supervisor, Terry Rarick – Supervisor, Richard Orwig- Solicitor, Thomas Unger – Engineer, Terry Manmiller – Operations Director, and Ruth Manmiller – Recording Secretary.

**GUESTS:** Nancy Werner, Keith Weidner, Cindy Stump, Fay Isamoyer, Edwin Isamoyer, Heather Quillman, William Bruderick, Leo Gallagher, Robert Grundowski, Ron Rapp, Ron Kemmerer, Gloria Kemmerer, Luther Zerfas, Linda Zerfas, Stanley McCarro, Lynford Weber, Ronald Citron, Paul Martin, Jonas Martin, David Brown, Denise Griest, Donald Griest, Tina Poole, Geoffrey Whaling, Greg Prejemski, Steve Dymuck, Randy Wolfe, Robert Kopfer, Carole Kofper, Ruth Malenda, Claude Beaver, Harold S. Burgert, Larry Kunkel, Peter Giorgi, Robert Hanna, Fred Giorgi, Brian Ray-Reading Eagle/Times Reporter.

Karl Bolognese called the December 14, 2000 Board of Supervisors meeting to order at 7:00 PM and asked everyone to rise for the Pledge to the Flag.

Terry Rarick made a motion, seconded by Karl Bolognese approving the November 9, 2000 Board of Supervisors meeting minutes. Motion carried.

**POLICE REPORT**

Ruth Manmiller read the November Northern Berks Regional Police Department activities report.

	TOTAL CALLS 517		
	MAIDENCREEK	ONTELAUNEE	LEESPORT
CALLS	268	173	76
CRIMES/OFFENSES	21	17	3
FINES COLLECTED	\$1303.72	\$2852.95	\$ 932.73

**ROAD REPORT**

Terry Rarick gave the Operations Director’s report for November:

***EQUIPMENT REPORT***

1. Unit # 2 is being inspected.
2. The new backhoe has arrived and is ready for service.
3. After road crew preparation, Station Auto Body painted Unit # 4.

***ROAD CREW COMPLETED THE FOLLOWING***

1. Crack sealing has been completed.
2. Fallen trees were cut up and removed.
3. Mowing equipment has been stored for the winter.
4. Buena Vista shoulder is near completion.
5. Recreation facilities – All water lines have been turned off and drained.
6. Township Sign removed from the Quarry Road and Route 73 has been installed at the front of the building. Lights were installed to illuminate the sign.
7. Three sinkholes were repaired in Ontelaunee Heights Open Space. The sinkholes required seven yards of grout, two yards of topsoil and approximately seven man-hours to repair.

***EMERGENCY GENERATOR***

The Emergency Generator has arrived. Preliminary work has been completed for the planned installation in January 2001.

***GOLDEN MANOR III***

The electric trench has been dug for the service line.

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**TREASURER'S REPORT**

Ruth Manmiller read the Treasurer's Report for November and requested approval of the following payouts:

GENERAL CHECKING	\$128,287.99
PAYROLL	\$ 23,233.16
GOLDEN MANOR III IMPROVEMENTS	\$ 3,515.20
RECREATION TAX CHECKING	\$ 3,242.63
TRAILS, INC.	\$ 211.09
EMERGENCY GENERATOR	\$ 9,650.00
MARTIN RETIRMENT VILL. INSP.	\$ 175.55
RECREATION TAX CD 440075317	\$ 4,659.20
RECREATION TAX CD 44008082-0	\$,41,932.79

Roy Timpe made a motion, seconded by Terry Rarick, approving the Treasurer's Report for November 2000. Motion carried.

**2001 BUDGET**

Ruth Manmiller read the 2001 Proposed Budget. The proposed total appropriated revenue and expenses for 2001 are \$1,766,050.00, a \$161,325.00 increase from 2000 budget. Millage will remain at one mill - ½ mill for General Operation Expenses, ½ mill for Recreation. The proposed 2001 Budget has been available for inspection in the township office since November 9, 2000.

**PUBLIC COMMENT**

**Stanley McCarro, 327 West Wesner Road**, voiced his concerns about Bedrock Stone, Inc. In the process of Bedrock Stone, Inc. transferring their materials to a new location located to the rear of his property, the truck traffic has been annoying. He claims the truck drivers are driving too fast, driving on private property, hitting signs and recently tossed trash in his yard. He questioned the correct set back distance for the shredding machine used by Bedrock Stone, Inc.

The Board informed Stanley McCarro, an agreement between Bedrock Stone, Inc. and Maidencreek Township Board of Supervisors allows him to transfer his material to the future sight of his business operations. Bedrock Stone, Inc. has one year to submit land development plans for the future sight. His shredding machine is portable which allows him to place it in a location best suited for his operation.

**Lynford Weber, 270 Hock Road**, offered to provide additional information to the Board to assist them with their pending decision for the former Schaeffer property.

The Board informed him they have ample documentation to assist them with their decision for re-zoning the former Schaeffer property.

**Randy Wolfe, West Walnut Tree Drive**, stated for the record, his support for re-zoning and future development of the former Schaeffer property. Improvements to the former Schaeffer property will improve the existing storm water problems for residents of Walnut Manor. His only suggestion is to change the requested zoning from R2-a to R2.

The Board suggested Randy Wolfe voice his support, concerns and suggestions in the form of a letter to the Maidencreek Township Board of Supervisors. All correspondence received will become part of the record for the former Schaeffer property re-zoning.

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**Ron Citron, 106 Hope Drive**, submitted for the record, two concerns he has pertaining to the future development of Maiden Creek Township. His concerns pertain to the water supply for existing residents should additional developments be constructed and zoning issues to be addressed immediately for the future of Maiden Creek Township. His printed concerns will become part of the recorded minutes in the minute book.

**Cindy Stump, 140 Evansville Road**, requested a copy of the transcript from the November 30, 2000 re-zoning hearing for the former Schaeffer property.

Roy Timpe informed Cindy Stump she could purchase a copy of the transcript from the November 30, 2000 re-zoning hearing for the former Schaeffer property when it becomes available.

**Fay Isamoyer, 8717 Allentown Pike**, questioned the Board if they had followed up on her concerns for the excessive use of the center lane on Allentown Pike between Schaeffer Road and Pleasant Hill Road.

Karl Bolognese stated the township along with an investigation conducted by Chief Weiser had expressed her concerns to Penn Dot. After considerable investigation, Penn Dot has ruled the highway to be properly marked for traffic flow and should remain the same. Changing the markings would create hazardous conditions for this section of highway.

**Heather Quillman, Maiden Creek Twp. Park and Recreation Representative** questioned if the fee-in-lieu of open space increase had been considered for adoption during this meeting.

Richard Orwig, Solicitor, stated the fee-in-lieu of open space increase had been considered, and would be changed by a resolution. The resolution will address residential developments. The fee for Commercial and Industrial developments requires additional consideration and will be adopted at a later date.

**Keith Shuman, Lindbergh Ave.**, asked the Board if they would consider withdrawing from the Northern Berks Regional Police merger due to the resignation of Chief Weiser and form a police department solely for Maiden Creek Township.

All Board members agreed Maiden Creek Township would remain in the merger. There is no need to dissolve simply because Chief Weiser has resigned. If anything the department has to remain strong and consider including additional areas in the future. Returning to a one-municipality police department would be a step backwards. Roy Timpe agreed there is a need for the services a regional police department provides, however he questions the value of utilizing grants for the department.

**Geoffrey Whaling, 2400 Pleasant Hill Road**, read letters received from Robert Steele, Dean of the College of Agricultural Sciences at Penn State and Attorney Joseph DeSantis relative to the November 30, 2000 re-zoning hearing of the former Schaeffer property. Letters will become part of the recorded minutes in the minute book and the record for the former Schaeffer property re-zoning.

**Robert Grundowski, 316 West Walnut Tree Drive**, stated for the record, his opposition for the type of re-zoning requested for the former Schaeffer property. He would like to see more commercial development, than residential.

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The Board suggested to Robert Grundowski to voice his concerns in the form of a letter to the Maiden Creek Township Board of Supervisors. All correspondence received will become part of the record for the former Schaeffer property re-zoning.

**Tina Poole, Lee Spring Road**, expressed her concerns surrounding the on-lot sewage problems at Martin Retirement Village. She stated the sewage is on the surface, which is causing an odor and possible contamination. She asked if the contaminated ground had been treated or removed. She asked the Board to do something to force Mr. Martin to pump his septic tank on a regular basis.

Engineer, Tom Unger, stated the ground had not been treated and there was no need to remove. The septic tank is not the problem; the sand mound is leaking. Along with the township SEO, Dee Lehman of DEP has made an inspection of this problem. DEP agrees the system is failing and requires regular maintenance. If regular maintenance does not occur, Mr. Martin should be fined. Mr. Martin's Planning Module for Phase I of Retirement Village has been approved. Additional action on the part of Mr. Martin is necessary to begin the process to obtain public sewer for the existing development and Phase II.

Terry Rarick made a motion, seconded by Roy Timpe, authorized the Solicitor to advise Mr. Martin in writing to comply with the advisement of the SEO and DEP or face litigation and provide schedules and receipts for construction, compliance and pumping. Motion carried.

**William Brudereck, 1275 Ridge Road**, expressed his unwillingness to change his house number as requested recently by the township. He felt this change was unnecessary.

**David Brown, 1514 Ridge Road**, agreed with Brudereck about the address changes. He inquired who was responsible for the recent changes. He was informed by Berks County Communications that they had no part in the address changes. He asked the Board to install a street index sign at Brown Lane.

Ruth Manmiller explained address changes have been in the process for the past three years. All planning has been in conjunction with Berks County Communications, the Post Office, and the township. Maiden Creek Township residents receive mail service through six different post offices. Starting January 2000 each postal area has been notified of the new addresses. Address corrections and/or adjustments should be completed by December 31, 2000. Notification of address changes and/or corrections have been in the Township newsletter for the past three years. If the township had not complied with Berks County Communications address change request, a grant to install new street index signs would have been denied. Since Brown Lane is not a dedicated road in Maiden Creek Township, this Board can not install a sign.

**Larry Kunkel, 5 Lake Shore Drive**, stated he still has concerns relative to the noise, light, erosion of his land and trash on his property due to Tom's Gas and Convenience Store.

Karl Bolognese stated the Board is in the process of reviewing the proposed draft of the noise ordinance. When the Board is satisfied, a Noise Ordinance will be adopted.

**Donald Grist, 117 Hope Drive**, had not gotten a chance to speak at the November 30, 2000 re-zoning hearing of the former Schaeffer property and wanted to express his opposition.

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The Board suggested to Donald Greist to voice his concerns in the form of a letter to the Township Board of Supervisors. All correspondence received will become part of the record for the former Schaeffer property re-zoning.

**ENGINEER'S REPORT**

**VILLAGE AT MAIDENCREEK:** Terry Rarick made a motion, seconded by Roy Timpe approving the extension for review of the Village at Maiden creek Plan to 3/8/01. Motion carried.

**PENN BIOMEDICAL, Land Development Plan:** Terry Rarick made a motion, seconded by Roy Timpe approving the extension for review of the Penn Biomedical, Land Development Plan to 3/27/01. Motion carried.

**GOLDEN MANOR, Revision to a Plan of Record:** Terry Rarick made a motion, seconded by Roy Timpe, authorizing the Solicitor to notify the developer to request an extension for review prior to 12/31/00 or their plan will be rejected. Motion carried.

**WALNUT MANOR III:** Terry Rarick made a motion, seconded by Roy Timpe, authorizing the Solicitor to notify the developer to request an extension for review prior to 01/11/01 or their plan will be rejected. Motion carried.

**WALNUT MANOR, LOT 5:** Terry Rarick made a motion, seconded by Roy Timpe, authorizing the Solicitor to notify the developer to request an extension for review prior to 01/11/01 or their plan will be rejected. Motion carried.

**EAST WESNER ROAD STREAM RE-LOCATION:** Pre- construction meeting was held. Contractor is ready to begin, weather permitting.

**ACT 537 PLAN, PHASE II:** The process to complete the required Act 537 for Maiden creek Township has progressed to the Phase II portion of the report. Inspections to complete Phase II of Act 537 include land with wells and on-lot sewage. Terry Rarick made a motion, seconded by Roy Timpe authorizing the Secretary to sign the completed TASK Report for Phase II. Motion carried.

**SUBDIVISION IMPROVEMENTS AGREEMENTS LOC/ESCROW RELEASE LETTERS:** Karl Bolognese made a motion, seconded by Roy Timpe, authorizing the Chairman to sign the Subdivision Improvement Letters of Credit for payment of \$15,603.24. Motion carried.

**SEO REPORTS AND CONSTRUCTION STATUS REPORTS:** The Engineer distributed SEO reports and development/construction status reports to the Board.

**SPIRIT COURT AND TITUS ROAD INTERSECTION:** The Engineer provided information for multiway stop intersection. Allowing three way stop signs at the intersection of Spirit Court and Titus Road is illegal in this situation. It would be in the best interest of the township to remove the stop sign at Titus Road. The stop sign could be replace if it was re-established by resolution. The Board authorized the Operations Director to remove the stop sign at Titus Road, purchase and install warning signs.

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**SOLICITOR'S REPORT**

**RESOLUTION 26-2000:** Terry Rarick made a motion, seconded by Karl Bolognes to adopt Resolution 26-2000 to increase the lot assessment to \$750.00 for fee-in-lieu open space. This increase would be imposed on all new residential developments. Roy Timpe voted, "No." Commercial and Industrial development fee-in-lieu of open space will be addressed after careful consideration of several options available.

**OLD BUSINESS**

**Randy Wolfe, West Walnut Tree Drive** asked the Board if they had completed negotiations to purchase land adjacent to the future Community Park. He informed the Board, the present property owner is delinquent in the payment of approximately \$14,500.00 in taxes.

Richard Orwig, Solicitor, stated the Board was aware of the delinquent taxes and they are still in the process of negotiating an acceptable price for the land.

**NEW BUSINESS**

**2001 BUDGET:** Terry Rarick made a motion, seconded by Roy Timpe, approving the total appropriated revenue and expenses for 2001 Budget in the amount of \$1,766,050.00. Motion carried.

**RESOLUTION 25-2000, Establishing ½ mill tax for Recreation in 2001** - Terry Rarick made a motion, seconded by Roy Timpe, approving the millage assessment for 2001, at one mill – ½ mill for General Operation Expenses, and ½ mill for Recreation. Motion carried.

**SECRETARY'S QUESTIONS**

Terry Rarick made a motion, seconded by Roy Timpe approving the payment of Christmas Bonuses for full-time employees @ \$100.00 and part-time employees @ \$50.00. Motion carried.

Terry Rarick made a motion, seconded by Roy Timpe authorizing the Secretary-Treasurer to pay all necessary bills between 12/15/00-12/31/00. Motion carried.

Terry Rarick made a motion, seconded by Roy Timpe allowing Santa, sponsored by the Tiger Optimist Club, to travel throughout Maiden creek Township on the Blandon Fire Company Fire Truck, December 17, 2000. The fire company personnel will operate the fire truck. Motion carried.  
Note: Due to inclement weather, Santa was postponed to December 23, 2000.

Terry Rarick made a motion, seconded by Roy Timpe to sign the annual agreement with the Humane Society of Berks County for \$200.00, with the following revision and addition;  
REVISION: \$200.00 per year with no mileage reimbursement. ADDITION: Requests for services must originate from Northern Berks Regional Police Department. Motion carried.

The Park and Recreation Board requested details on the proposed pedestrian bridge replacing Blandon Meadow V, Phase II fee-in-lieu of for open space.

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The Board stated the developer is researching the expense to install the footbridge in Blandon Meadows V. When the developer has determined the expense, information will be provided for the Park and Recreation Board to review.

Terry Rarick made a motion, seconded by Roy Timpe authorizing the Chairman to sign the fireworks contract in the amount of \$3,000.00 to present a display scheduled for 6/9/01. Motion carried. The Park and Recreation Board asked any advertisement of the fireworks include “presented by the Maiden creek Township Park and Recreation Board.”

The meeting was adjourned at 9:03 PM

**EXECUTIVE SESSION - 9:03 PM – 9:35 PM:** Potential litigation and real estate

Respectfully submitted,

Ruth M. Manmiller  
Recording Secretary

CC: Board of Supervisors  
Terry Manmiller, Operations Director  
Richard Orwig, Solicitor  
Thomas Unger - Systems Design Engineering, Inc., Township Engineer  
Planning Commission  
Park and Recreation Board  
Zoning Hearing Board  
Paul Herbein, Zoning Hearing Board Solicitor  
Maiden creek Township Authority  
Robert Hobaugh, Esq., Maiden creek Township Authority Solicitor  
Tax Collector  
Fred Giorgi

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