

Maidencreek Township Board of Supervisor Meeting  
September 14, 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,

John Watkins, Dan Sutton, Brian Sutton, Kim Seidel, David Boulin, Victoria Solberg, Francis Scott, Heidi Fiedler, Jim Schoellkopf, Kerry Eckert, Angie Jakebauski – Adult and Teen Challenge

Joseph Rudderow III called the September 14, 2017 regular meeting of the Maidencreek Township Board of Supervisors to order at 7:15 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 August 10, 2017 regular meeting adding Victoria Solberg's name to guests attending. Joseph Rudderow III seconded the motion and it passed unanimously.

**Treasurer's Report and Bill List**

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

**2018 Minimum Municipal Obligation**

A motion was made by David Franke to approve Resolution 16-2017 for the 2018 Minimum Municipal Obligation for the nonuniformed employee pension in the amount of \$20,000. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

PUBLIC COMMENT

Dennis Fink, 325 W Walnut Tree Drive, Blandon questioned the completion of the W Walnut Tree Drive project and the final property restoration. The Public Works foreman will be in contact.

David Boulin stated he had a comment and a question about the ongoing issue at 317 Sofia Blvd. with the swale and topology. The issue may be coming to a close one way or another. Mr. Boulin gave a synopsis of the issue from July 2016 to date, outlined the items requested from the developer (arborvitaes, regrading of the lot, changes to the swale slope/need for a retaining wall) and stated that Mrs. Solberg has still not had a response from the Folinis on her issues. Mr. Boulin asked how the Board planned to proceed. Chairman Rudderow stated that the Township cannot be responsible for how someone chooses to run their business. The swale is on private property and drains to a basin. Mr. Unger stated that there will be no dedication of a storm water easement to the Township. There is an operation and maintenance note on the plan. Chairman Rudderow stated the Township Engineer would reach out and ask for the remedy of the grading of the swale but the other issues are private property issues and the Township has no position on them. Mr. Boulin asked for a timeline for the developer to come into compliance. Mr. Orlando stated that he thought the developer is waiting for the residents to agree to the plan for the swale. Mr. Boulin asked for a Memorandum of

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Understanding. He wanted a response in writing to the Solberg proposal to the developer. Chairman Rudderow stated that the Board could not do this as that is a private property issue. Mr. Boulin asked that it be put into the record that they have substantiated to the tune of a thousand dollars that the contours of the property do not match the subdivision plan. They will henceforth require something in writing from the developer. The question again was asked how the Township will respond about the swale. Mr. Unger stated that the best outcome is for the developer to cooperate with the Township and proceed with the work per the plan and not for the Township to do the work. Mr. Unger will reach out to Stephano Folino to get a date and will report back to the Board on the response. Mr. Boulin asked if Mr. Folino does not respond how will the Township proceed. Mr. Unger said the Township is not in the position to make that decision yet.

Angie Jakebauski, Pennsylvania Adult and Teen Challenge introduced herself and the PA Adult and Teen Challenge Program, which has a donor supported non-faith based drug and alcohol detox center and short term clinical program as well as 24/7 transportation. Literature was left with the Township on new programming for residents.

Heidi Fiedler, 432 E Wesner Road, Blandon stated the Township has enforcement over the swale on Solberg's property that is not built according to plan and questioned the Township's enforcement of the Notice of Violation (NOV) to the Melrose Place Developer. Mr. Unger, Township Engineer responded that he sent a letter to the developer outlining deficiencies and it was not a NOV. Mr. Rudderow pointed out that the letter did get the developer to a meeting and started dialog. Ms. Fiedler stated that the developer was given thirty (30) day and that had passed. The Township should follow up and take stronger action.

## REPORTS

### ENGINEER'S REPORT

**Maidencreek TV and Appliance** – John Watkins from Watkins Architect presented a site plan proposal for the relocation of the Maidencreek TV and Appliance showroom as an addition to the existing warehouse. The new building will be smaller than the existing square footage. There will be some green space. The zoning officer, Terry Naugle reviewed the proposal and was not concerned with the setbacks. When the new building is constructed, the existing showroom will be demolished and that area will be Penn DOT right of way and parking. Mr. Watkins asked to proceed through the modified land development planning process as allowed in the Township Zoning Ordinance. Chairman Rudderow stated that he realized the Route 222 road project brought challenges to the land owners through no fault of their own. Maidencreek Township is excited and glad Maidencreek TV and Appliance has decided to stay in the Township. Jim Schoellkopf, Jr., Planning Commission Chairman stated that Planning Commission was concerned with the timing of the road construction and the parking lot for the building. Chairman Rudderow asked what the timeline is to complete the project. Mr. Sutton stated that Penn DOT has given the deadline of August 2018. Mr. Unger asked who is handling the Highway Occupancy Permit. Mr. Watkins stated that Penn DOT will obtain the HOP for two access points to Route 222.

Chairman Rudderow stated the Township has a business and employer that wants to stay in the Township. The Township should be as open as we can to make this move along. The Board realized that there would be unique challenges that would have to be taken on a case by case basis due to the Route 222 project. David Franke agreed that the Township would do everything we can to make this move along. Mr. Unger will arrange a meeting with the owner, Berks Surveying and Watkins Architects to discuss the process moving forward.

**Chestnut Street Crosswalk** – Mr. Unger reported the speed data has been received. The lighting

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issue and a no parking issue needs to be reviewed. There will be a full report in October.

**Route 73 and Route 222 Traffic Signal Plan** – Mr. Unger reviewed the plans and reported that there are turn lanes and arrows in all directions. The Board agreed to proceed with the resolution and signing of the mylar plans.

**2017 Street Project** – Mr. Unger recommended the Supervisors approve for payment application #2 in the amount of \$105,847.62. This includes a 10% retainage.

A motion was made by David Franke to approve application #2 for payment to H & K for \$105,847.62. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

**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 \$588.41. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

**SOLICITOR'S REPORT**

**Agricultural Security Hearing** – Mr. Orlando stated the hearing was completed at 7 p.m. for the 7-year review of the Agricultural Security Area. Two additions to the area are proposed. Mr. Orlando will have the meeting transcribed.

A motion was made by David Franke to adopt Resolution 17-2017 completing the 7-year review of the Agricultural Security Area with additions and corrections. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

**Penn DOT Round About Maintenance Agreement** – The Board reviewed the Round About Agreement. Paragraph 4b on page 3 was stricken. This paragraph required the Township to clear the splitter island and sidewalks of snow and ice. The Board authorized the Manager to send the agreement to Penn DOT and ask how they thought the Township would be able to clear splitter islands in the busy intersection that could be loaded with frozen slush from Penn DOT plows.

**MANAGERS REPORT**

Diane Hollenbach reported that she is working with Met Ed on the Melrose Place street light resolution.

**Blandon Avenue** – The Board reviewed the letter and asked that the police be advised of the speeding situation and asked for more enforcement and use of the speed sign. The engineer and manger were asked to research signage that might help the situation such as one way during certain times of day.

**Zoning** - Mrs. Hollenbach reported that 115 Grove is scheduled to settle on October 26<sup>th</sup>. The Berks County Redevelopment Authority is the purchaser.

**Emergency Services**

A motion was made by David Franke to approve and sign the Emergency Notification and Resource Manual. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

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The staff continues to work on joint workers compensation insurance with Leesport Borough.

Chairman Rudderow commented that the Northern Berks Regional Police Department had an audit performed due to the change in leadership. The audit went well and the accounts are in good order. There were minor recommendations. Also, a budget meeting is scheduled for September 19<sup>th</sup>.

David Franke reported that he attended the ambulance meeting. Everything is moving forward quite well. The police department parking lot is being used for standby. Mr. Franke asked if there is a possibility of space at the Maidencreek Township municipal building.

**Park & Recreation**

Cameras – tabled.

**BUSINESS**

**NPDES Permit Application**

A motion was made by David Franke to authorize the manager to sign and submit the NPDES permit application. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

**Animal Rescue League Contract 2018**

A motion was made by David Franke to authorize the chairman to sign the 2018 Animal Rescue League Contract. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

**Trick or Treat Night**

A motion was made by David Franke to designate October 31 from 5p.m. to 9p.m. as Trick or Treat night. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

**Schaeffer Road Bridge**

A motion was made by David Franke to authorize the manager to sign the Schaeffer Road Bridge Temporary Easement Agreement. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

**Union Contract**

A motion was made by David Franke to authorize the Board of Supervisors to sign the Nonuniformed Employee Collective Bargaining Agreement. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

**Verizon Vehicle Monitoring**

A motion was made by David Franke to authorize the manager to sign the quote for the purchase of eight vehicle monitoring devices at a cost not to exceed \$1,500 through Verizon Netfleet. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

**Christmas Closure**

A motion was made by David Franke to authorize the Township office to be closed

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between December 25 to January 1<sup>st</sup> subject to call out for weather related incidences. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

A motion was made by David Franke, seconded by Joseph Rudderow III, to adjourn the September 14, 2017 meeting of the Maidencreek Township Board of Supervisors. Hearing no questions on the motion, all members voted "Aye". Motion carried. Meeting adjourned at 9:35 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