

Planning Commission meeting after she received a copy of the proposed warehouse plans. Dr. Bonaccorsi questioned the zoning and the tax abatement for this area. She expressed concern for increased traffic especially in inclement weather. She inquired if there would be a runaway truck and if there were any plans to address the additional traffic at the junction of SR 10 and I 176. She also expressed concern about access for school buses, ambulances, and emergency response vehicles. She requested a new traffic study be completed. She questioned the fact that the plan only showed one entrance/exit to the property. Dr. Bonaccorsi shared a letter of concern regarding traffic that State Senator Schwank wrote to PennDOT on behalf of the concerned residents. Additional concerns were light, noise, and light pollution, as well as the possible effect on wildlife. She finished with stating her belief that the proposed name of Morgantown Commerce Park is deceptive because people will think that this facility is located in Morgantown and that this development will reduce the value of the homes in this area.

C.) Rick Wolf re: questions about NorthPoint

Rick Wolf, a former Governor Mifflin School District official, stated that he understands the difficulty the Board faces when trying to balance the budget. He said that he became aware of the proposed project after the traffic light construction was started at the intersection of SR10 and Freemansville Rd. He asked about who owns the property and who is underwriting the costs for the traffic light. Ms. Johnston responded that Route 10 Realty, LLC, owns the property and is funding the traffic light. Mr. Wolf questioned the LERTA for the property. He compared his calculation of the real estate taxes that would be generated by this development with the revenue loss of the landfill. He inquired if the area residents and the Flying Hills Company were notified. Ms. Johnston indicated some area property owners and Flying Hills Co. were notified about the traffic light. Mr. Wolf asked if study results would be available to the public. Ms. Johnston stated that planning documents are open records.

Various residents signed the attendance sheet indicating that they wished to address the Board of Commissioners.

Ellen Condon, a resident of Merion Ln. declined to speak.

Roxann Miller, a resident of Muirfield Dr., suggested that the residents should work with the Board of Commissioners to find solutions.

Robert Bossler, a resident of Medinah Dr., inquired if an impact study was done and what the Township was doing to attract businesses. Mr. Setley replied that, once a plan is submitted, there is a period of due diligence when all the appropriate studies are done. Ms. Johnston stated that the Cumru Township Commissioners have encouraged economic development. They created a new zone in the 222 business corridor. Cumru Township works with other municipalities as part of the Keystone Opportunity Zone. Mr. Miller said that he had personally contacted businesses and received no responses.

John Schaffer, a resident of East Olympic Dr., asked about trucks with double trailers traveling on SR10. He stated that the traffic was already bad in this area.

Rick Keffer, a resident of Mt. Penn Rd., worked for Berks County Planning Commission (BCPC), was a member of the Cumru Township Planning Commission and was the architect for the Cumru Township office building. He stated concern about the stormwater calculations and that there is only 1 entrance/exit for the site. He stated that the Berks County Comprehensive Plan for 2030 shows this area to be congested.

Mr. Kalbach reminded everyone that the Planning Commission must review the plan or it is automatically approved.

Larry Weraksil, a resident of East Fairview Rd., is a retired truck driver and called the entrance "madness."

Debbie Brubaker, a resident of Medinah Dr., wanted to know about the tax incentives. Mr. Setley explained that taxes are paid on the base value immediately and these never go away. The incentive is that there is a 10% increase each year on the improvements for 10 years. After the 10 years, they will pay full taxes. Ms. Brubaker asked why SR10 and not SR625. She stated that she moved here for the trees.

Peter Carlino, resident of Sheerlund Forest, asked if a warehouse of that size belonged on SR10. He stated that he would be opposed to this plan.

John Wisniewski, a resident of Medinah Dr. and a registered architect, asked who does the Township plan reviews and was informed that Great Valley Consultants are the Township engineers. He was concerned about trucks traveling on certain roads. He asked about signs limited truck access. He requested a mandated runaway truck ramp. Mr. Setley stated that the Township cannot tell PennDOT what to do with their roads.

Steve Sansoni, a resident of Burning Tree Lane, stated he was retired from PennDOT and currently drives a school bus. He agreed that PennDOT has the final say, but stated the Township can request improvements.

Pat Hobbs, a resident of Valley Stream Rd., expressed her concerns about stormwater runoff. She was concerned about additional traffic. Mrs. Hobbs complained about speeding on Valley Stream Road.

Mr. Setley encouraged everyone to attend the Planning Commission meeting on August 1, 2022. Mr. Kalbach informed the group that the developer is tentatively planning to hold an Open House at the site on July 11, 2022. Details will be communicated by the developer. Ms. Johnston explained that the NorthPoint plan will appear on the July agenda for the Planning Commission to track the expiration date for the review period. All active plans are listed to track the expiration dates.

There was a brief recess at 8:40 p.m. The meeting reconvened at 8:47 p.m. No one from the public remained for the regular meeting.

AMBULANCE SERVICE

A) Monthly Report – May 2022

TowerDirect responded to 221 EMS calls in Cumru Township in May. The average response time was 6 min 38 sec.

APPROVE MINUTES

ON MOTION OF MR. MILLER, SECOND OF MR. KALBACH, A UNANIMOUS VOTE APPROVING THE MINUTES OF 5/19/22 AS SUBMITTED.

TREASURER

A.) Monthly Report – May 2022

TAX COLLECTOR

A.) Monthly Report – May 2022

1) Year 2022 Real Estate

Balance collectable beginning of month – \$515,450.49

Cash collected – \$51,471.07

Balance collectable end of month - \$463,205.25

2) Year 2022 Refuse

Balance collectable beginning of month - \$99,060.00

Cash collected - \$10,470.00

Balance collectable end of the month - \$88,365.00

3) Year 2022 SMP

Balance collectable beginning of month - \$7,020.00

Cash collected - \$650.00

Balance collectable end of the month - \$6,370.00

4) Year 2022 Per Capita

Balance collectable beginning of month - \$520.00

Cash collected - \$5.00

Balance collectable end of the month - \$515.00

B) Tax Collector – change to posted hours

DEPARTMENTS

Police Department

A.) Monthly Report – May 2022

Chief Winchester told the Board that the Cumru Police Department received a letter of appreciation from Chief Grunzig of Brecknock Township for assistance provided to their department by Officer Goida.

B.) Therapy Dog Grant Application

Ms. Johnston explained that there is a grant available for \$15,000. This grant would be used for the vehicle for the therapy dog. She asked for the support of the Board to apply for this grant.

ON MOTION OF MR. MILLER, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO SUPPORT A GRANT APPLICATION FOR THE THERAPY DOG PROGRAM.

Fire Department

A.) Monthly Report – May 2022

Chief Beane reported about recent fires when people threw water on cooking grease fire which exacerbated the fire.

B.) Fire Station Phase 1 – utility project application for payment #7

- 1.) Letter from Atlas Engineering re: recommendation for payment #7 to Ankiewicz Enterprises, Inc. for \$198,218.70, dated 06/15/2022

ON MOTION OF M.R KALBACH, SECOND OF MS. ROWE, A UNANIMOUS VOTE AUTHORIZING APPLICATION FOR PAYMENT NO. 7 TO ANKEWICZ ENTERPRISES FOR THE FIRE STATION PHASE 1 PROJECT IN THE AMOUNT OF \$198,218.70.

C.) Civil Service for Fire Department – update

Chief Beane reported that the candidates are currently in the background investigation portion of the process. The next step will be to schedule the psychological evaluations.

Administration

A.) Codes Department – May 2022

- Building Permits Issued – 11
- Use Permits Issued – 2
- Zoning Permits Issued – 19
- Notices of Violations – 22
- Citations issued – 2 for 200 Slim Lane
- Violations complied – 16
- Phone calls from contractors, realtors & public approximately – 168
- Properties Condemned – 0
- Permit Inspections Done – 32
- Inspections with the Fire Department – 0
- Training Seminars Attended – 1

B.) 2021-03 1974 CEDAR TOP ROAD – reaffirm plan approval

(preliminary/final) Owners: Lorraine V. Woerner Ehrgood, Sandra A. Ruzicka and Janice E. Wagner; Agent: OTM, LLC, Bradford Grauel; Location: approx. 600 ft southeast of the intersection of Cedar Top and Scenic Drive; plan no. 20-118; Proposal summary: subdivide into 2 lots, Lot 1 contains a residence and a driveway, Lot 2 becomes a driveway for 1982 Cedar Top Rd.

- 1.) plan approved 09/21/2021

ON MOTION OF MR. KALBACH, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO REAFFIRM APPROVAL FOR THE 1974 CEDAR TOP ROAD SUBDIVISION PLAN.

C.) 2021-08 DIAMOND CREDIT UNION-CUMRU BRANCH

EXPIRATION DATE 9/03/2022

(Preliminary/Final Plan) Owners: Richard M. Riethmuller/Carbo Group Ltd.; Agent: System Design Engineering (SDE), Inc., Alfred Ty Leinneweber, P.E.; Location: approx. 400 ft south of Rte. 724 located on the east side of Cedar Top Rd.; plan no. D-21-1432-0001-G101; Proposal summary: development of a Diamond Credit Union Bank branch with drive-through facilities located in Cumru Township, Berks County.

- 1.) Letter from Great Valley Consultants re: plan review, dated 6/1/2022
- 2.) Letter from Atlas Engineering re: sewer plan review, dated 06/05/2022
- 3.) Memorandum from Planning Secretary re: recommendation for conditional approval, dated 6/8/2022

ON MOTION OF MR. KALBACH, SECOND OF MS. ROWE, A UNANIMOUS VOTE TO GRANT CONDITIONAL FINAL APPROVAL FOR THE DIAMOND CREDIT UNION LAND DEVELOPMENT PLAN BASED UPON RESOLUTION OF THE OUTSTANDING ITEMS IN THE GVC REVIEW LETTER, DATED 6/17/22, AND ATLAS ENGINEERING SEWER REVIEW LETTER, DATED 6/5/22.

Public Works

A.) Replacement Paver Purchase

1) quote for \$240,322.76

Ms. Johnston stated an interfund loan from the sewer fund to the general fund could be used to pay for this purchase. Mrs. O'Leary requested that the anticipated health care rebate could be used toward paying the loan back. Mrs. Carpenter reminded everyone that only 82% of the rebate goes into the general fund.

ON MOTION OF MR. MILLER, SECOND OF MR. KALBACH, A UNANIMOUS VOTE TO PURCHASE A REPLACEMENT PAVER AT THE COST \$240,322.76.

B.) Angstadt Lane Re: question of vacating

Based on the recommendation of the liaisons, the Board reaffirmed the decision to vacate Angstadt Lane. Mr. Setley will prepare the documents and advertise to be ready for a Public Hearing on July 19, 2022, at 6:45 p.m. This hearing will be held right before the July regular meeting.

C.) Storm Sewer at 678 Church Rd. – grant application

1) Letter from Berks County Planning Commission re: project consistent with County comprehensive plan, 6/8/2022

Ms. Johnston explained that the Township could apply for a Growing Greener grant to help pay for the storm sewer repair/replacement at 678 Church Rd.

ON MOTION OF MR. KALBACH, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO AUTHORIZE THE TOWNSHIP TO APPLY FOR A GROWING GREENER GRANT TO BE USED FOR STORM SEWER REPAIR/REPLACEMENT AT 678 CHURCH RD.

D.) Utility (Sewer) Technician/ Class II Position – update

1) advertised in the Reading Eagle 4/28/2022-5/28/2022

Mr. McNichols and Mr. Yost will be interviewing a qualified candidate for the Utility (Sewer) Technician/Class II position.

ON MOTION OF MR. KALBACH, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO AUTHORIZE A CONDITIONAL OFFER OF EMPLOYMENT SUBJECT TO A PRE-EMPLOYMENT PHYSICAL, DRUG SCREEN AND BACKGROUND CLEARANCES.

E.) Highway Department – vacancy

Ms. Johnston stated that this position would be posted and advertised.

F.) F550 – quote for painting \$4,350.00

Mr. McNichols explained that the F550 that was ordered will arrive painted white. Ford preemptively canceled the order for a truck painted the fleet color. The liaisons recommended painting the truck to match all the other Cumru Twp. vehicles. Mr. McNichols received a quote for \$4,350.00 to paint the vehicle.

ON MOTION OF MR. MILLER, SECOND OF MR. KALBACH, A UNANIMOUS VOTE AUTHORIZING AN EXPENSE OF \$4,350.00 TO PAINT THE 2022 F550 PICK UP TRUCK THE FLEET COLOR.

Engineer

A.) 2022 Road Work – Oregon Rd – phase 2

1.) Updated Letter to residents dated 6/09/2022

Mr. Rogosky informed the Board that Construction Masters Services began construction on June 20, 2022. They are encountering a vast area of soft and yielding ground. The road will be stabilized. A change order is expected due to additional material and time involved in this reconstruction.

B.) Pheasant and Ivy Lane Culvert – application for payment

Mr. Rogosky contacted the contractor about submitting a payment application for the remaining balance.

C.) Multimodal Grant Application for South 9th St. – adopt resolution

ON MOTION OF MR. KALBACH, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO ADOPT A RESOLUTION FOR APPLYING FOR A MULTIMODAL GRANT WITH 30% MATCH THROUGH DCED FOR AN ESTIMATED AMOUNT OF \$415,000, WITH THE FINAL AMOUNT TO BE DETERMINED, AND AUTHORIZING THE PRESIDENT AND MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS AND AGREEMENTS FOR THE GRANT.

ON MOTION OF MR. BATDORF, SECOND OF MR. KALBACH, A UNANIMOUS VOTE TO AMEND THE AGENDA TO INCLUDE CHANGE ORDER #3 FOR THE FIRE STATION PHASE 1 UTILITIES PROJECT AND AMENDMENT #1 TO THE AGREEMENT WITH THE BOROUGH OF MOHNTON FOR UTILITIES INSTALLATION, IN ORDER FOR THE TOWNSHIP’S CONTRACTOR TO REPLACE A STORM SEWER CULVERT IN THE BOROUGH OF MOHNTON.

Solicitor

A.) Intermunicipal Agreement with Mohnton for Utilities Replacement

Ms. Johnston explained that the additional cost for the storm sewer culvert replacement will be approximately \$95,000.

ON MOTION OF MR. KALBACH, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO AUTHORIZE EXECUTION OF CHANGE ORDER #3 FOR THE FIRE STATION PHASE 1 UTILITIES PROJECT AND AMENDMENT #1 TO THE AGREEMENT WITH THE BOROUGH OF MOHNTON FOR UTILITIES

**INSTALLATION, IN ORDER FOR THE TOWNSHIP'S CONTRACTOR TO REPLACE
A STORM SEWER CULVERT IN THE BOROUGH OF MOHNTON.**

PAYMENTS OF BILLS

**ON MOTION OF MR. MILLER, SECOND OF MR. BATDORF, A UNANIMOUS VOTE
APPROVING PAYMENTS OF BILLS DATED 5/27/22, 5/31/22, 6/1/22 - PLGIT, 6/1/22,
6/03/22, 6/10/22, 6/13/22 – ACH, AND 6/17/22.**

CORRESPONDENCE

- A.) RATS - the Draft FFY 2023-2026 Transportation Improvement Program, Draft 2045 Long Range
- B.) Transportation Plan, Draft Air Quality Conformity Analysis, and the Draft Environmental Justice Summary for Berks County – memo dated 5/27/2022
- C.) Zoning Hearing Board notice for 06/28/2022 – There are 4 cases before the ZHB
- D.) Notice of mowing/ROW clearing activities from Enterprise Products (formerly TEPPCO pipeline)

Ms. Johnston reported to the Board concerning a DCED power point “playbook” that was based on a study for potential development of the old Titus Station area. The recommendation was for development of the southern part of the property.


COMMISSIONERS

- A.) Executive Session
 - 9:22 p.m. – The Board went into executive session to discuss 1 item of possible litigation.
 - 9:24 p.m. – The meeting reconvened. The Board had discussed 1 item of potential litigation.
- B.) Reminders:
 - 1) Board of Commissioners meetings for June and July 2022:
 - 6/30/2022 at 7:00 p.m. – Berks County Commissioners Meeting at Cumru Township
 - 7/19/2022 at 7:00 p.m. – Regular Meeting

ADJOURNMENT

**ON MOTION OF MR. BATDORF, SECOND OF MR. MILLER, A UNANIMOUS VOTE
TO ADJOURN THE MEETING AT 9:25 P.M.**

Respectfully submitted,


Jeanne E. Johnston
Manager/Secretary