

**CUMRU TOWNSHIP BOARD OF COMMISSIONERS  
REGULAR MEETING                      OCTOBER 18, 2016**

The Regular Meeting of the Cumru Township Board of Commissioners was called to order by President Ruth O’Leary at 7:25 p.m. Other Commissioners in attendance were Vice President Edward L. Gottschall, Sheri Hoover, and Lorri K. Swan. Commissioner Tony J. Sacco was absent with prior notification to the Board. Also attending were Solicitor Michael A. Setley, Chief of Police Madison Winchester, Superintendent of Public Works Robert McNichols, Jr., Assistant Superintendent of Public Works James A. Beane, Business/Personnel Administrator Peggy A. Carpenter, Recreation Director Samson Gausch, Manager Jeanne E. Johnston, and Joseph P. Rogosky of Great Valley Consultants.

Pledge to the Flag.

**PUBLIC**

A) Michael Mizak re: John Paul II Center expansion – shoulder restoration

Mr. Mizak and Sara Phillips of Associated Construction, requested relief from the requirements for shoulder restoration in relation to waterline construction in Welsh Rd. for the John Paul II Center expansion. Mr. Mizak stated that the cost of restoration according to specifications exceeded the budget. Ms. Phillips argued that the detail required permanent restoration where only gravel existed prior to construction. Mrs. O’Leary expressed concern for the area where buses stack turning into mud if the shoulder is not properly restored. Mr. McNichols informed the Board that the area of concern was outside of the white line, but still in the right of way. Mr. Mizak offered to restore the area with stone. Mr. McNichols specified several inches of 2A stone compacted. Mr. Rogosky stated that the topsoil should be removed. The Board concurred with the waiver request, conditioned upon meeting the requirements stated by Mr. McNichols and Mr. Rogosky.

Attendance: Don and Betty Seltzer; James Williamson; Zach Hafer; Danielle Fox.

**PRESENTATION**

A) Future Central Fire Station – update

Ms. Johnston presented information from a recent conference on fire station design. She informed the Board about design strategies to minimize exposure to potentially cancer causing chemicals from residue on vehicles and equipment. Such design strategies were particularly relevant to Cumru Township’s fire station planning, given the PA Cancer Presumption Law.

**TREASURER**

A) Monthly Financial Report – September 2016

Mrs. Carpenter informed the Board that revenues have exceeded expectations.

**TAX COLLECTOR**

A) September 2016 Report

1) Year 2016 Real Estate Interim

Balance collectable beginning of month – \$1,682.51

- Cash collected - \$0
- Balance collectable end of month - \$1,682.51
- 2) Year 2016 Real Estate
  - Balance collectable beginning of month - \$141,115.47
  - Cash collected - \$2,859.26
  - Balance collectable end of the month - \$138,516.16
- 3) Year 2016 Refuse
  - Balance collectable beginning of month - \$28,659.25
  - Cash collected - \$627.75
  - Balance collectable end of the month - \$28,078.00
- 4) Year 2016 Per Capita
  - Balance collectable beginning of month - \$19,130.00
  - Cash collected - \$1,400.00
  - Balance collectable end of month - \$17,080.00

**APPROVE MINUTES  
ON MOTION OF MRS. HOOVER, SECOND OF MRS. SWAN, A MAJORITY VOTE  
APPROVING THE MINUTES OF 8/30/16 AND 9/20/16.**

**Mr. Sacco abstained due to his absence for the 9/20/16 meeting.**

**CONSENT AGENDA**

Administration

**A) Municipal Authority**

- 1) Letter from David McCoy re: resignation from Municipal Authority, dated 10/14/16

**ACTION:**

**ACCEPTED THE RESIGNATION OF DAVID McCOY FROM THE MUNICIPAL AUTHORITY, WITH REGRETS, AND EXPRESS THE APPRECIATION OF THE TOWNSHIP FOR HIS SERVICE.**

**2016-02      TIMAC II LAND DEVELOPMENT      EXPIRATION DATE 10/31/2016**

(preliminary/final) Owner: William Houde Real Estate, Inc.; Applicant: Timac Agro USA, Inc. (Jake Tanis); Agent: Witman Engineers & Consultants, LLC; location: 153 Angstadt Lane Reading, PA 19607; plan no. 3279.2-D-16-001; proposal summary: to add a warehouse building and a building expansion

- a.) Letter from Great Valley Consultant re: plan review, dated 10/2/2016

**ACTION:**

**GRANTED WAIVERS TO THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FOR THE TIMAC II LAND DEVELOPMENT PLAN, AS STATED IN GREAT VALLEY CONSULTANT'S REVIEW LETTER DATED 10/02/2016.**

**ACTION:**

**GRANTED PRELIMINARY/FINAL APPROVAL TO THE TIMAC II LAND DEVELOPMENT PLAN, SUBJECT TO RESOLUTION OF OUTSTANDING ITEMS IN GREAT VALLEY CONSULTANT'S REVIEW LETTER DATED 10/02/2016.**

**2016-05 SEVEN SPRINGS LOT 16 SUBDIVISION**  
**EXPIRATION DATE 01/03/2017**  
(Preliminary/final) Owner: Agent: John W. Hoffert, PLS; location: Seven Springs Dr.;  
Plan no. D-06-49; Proposal summary: 2 lot subdivision of lot 16 for an additional single  
family dwelling; prior version of this plan approved in 2008 was not recorded.  
a.) Letter from Great Valley Consultant re: plan review, dated 09/27/2016

**ACTION:**  
**GRANTED WAIVERS TO THE SUBDIVISION AND LAND DEVELOPMENT  
ORDINANCE FOR THE SEVEN SPRINGS LOT 16 SUBDIVISION PLAN, AS  
REQUESTED IN A LETTER FROM HOFFERT SURVEYORS DATED 10/03/2016.**

**ACTION:**  
**GRANTED PRELIMINARY/FINAL APPROVAL TO THE SEVEN SPRINGS LOT 16  
SUBDIVISION PLAN, CONDITIONED UPON RESOLUTION OF OUTSTANDING  
ITEMS IN GREAT VALLEY CONSULTANT'S REVIEW LETTER DATED 9/27/2016.**

**HIDDEN POND SUBDIVISION - PRIVATE DRIVEWAY**

- 1) Memorandum from Manager re: request for waiver of subdivision planning for transfer of  
Creek Court from HOA to individual ownership, dated 10/03/2016

**ACTION:**  
**GRANTED A WAIVER OF SUBDIVISION PLANNING REQUIREMENTS TO THE  
HIDDEN POND HOMEOWNERS ASSOCIATION FOR THE TRANSFER OF  
OWNERSHIP OF CREEK COURT TO INDIVIDUAL OWNERSHIP.**

**JOHN PAUL II SCHOOL LAND DEVELOPMENT – ESCROW RELEASE NO. 1**  
location: off of Welsh Rd.; project summary: expansion of facility and reconfiguration of  
driveway  
a.) Letter from Great Valley Consultants re: recommendation for escrow release, dated  
09/30/2016

**ACTION:**  
**AUTHORIZED ESCROW RELEASE NO. 1 IN THE AMOUNT OF \$58,927.84 FOR THE  
JOHN PAUL II SCHOOL LAND DEVELOPMENT PLAN.**

**BARWIS LAND DEVELOPMENT – ESCROW RELEASE NO 1.**  
Location: intersection of SR 724 and Ridgeway Rd.; project summary: office, equipment  
housing and maintenance  
a.) Letter from Barwis Construction re: request for escrow release, dated 10/11/2016  
b.) Letter from Great Valley Consultants re: recommended release, dated 10/17/2016

**ACTION:**  
**AUTHORIZED ESCROW RELEASE NO. 1 IN THE AMOUNT OF \$162,414.77 FOR  
THE BARWIS/RIDGEWAY FARMS LAND DEVELOPMENT PLAN.**

**END OF CONSENT AGENDA**

**ON MOTION OF MR. GOTTSCHALL, SECOND OF MRS. HOOVER, A UNANIMOUS  
VOTE APPROVING THE CONSENT AGENDA.**

## DEPARTMENTS

### Administration

#### A) Codes Department Monthly Report –September 2016

Building Permits Issued- 8  
Electrical Permits Issued- 7  
Mechanical Permits Issued- 1  
Use Permits Issued- 4  
Sign Permits-4  
Pool permits Issued-1  
Well Permits Issued- 2  
Zoning Permits Issued- 6  
Notices of Violations- 20  
Violations complied in September – 23  
Landlord Tenant Letters- 10  
Phone calls from contractors, realtors & public approximately- 217  
Permit Inspections Done – 18  
Inspections with the Fire Department – 8

#### B) Distribution of State Aid for Pensions

1) draft resolution

**ON MOTION OF MRS. HOOVER, SECOND OF MRS. SWAN, A UNANIMOUS VOTE ADOPTING THE RESOLUTION FOR 2016 DISTRIBUTION OF STATE AID FOR PENSIONS AS PRESENTED BY THE CHIEF ADMINISTRATIVE OFFICER.**

#### C) Sewer Billing for Multiple Units

1) policy recommended by Municipal Authority

**ON MOTION OF MRS. HOOVER, SECOND OF MR. SACCO, A MAJORITY VOTE TO ACCEPT THE RECOMMENDATION OF THE MUNICIPAL AUTHORITY FOR A POLICY ON SEWER BILLING FOR MULTIPLE UNITS ON A SINGLE PROPERTY.**

**Mr. Gottschall abstained.**

#### D) Sewage Management Program (SMP) Ordinance

1) Authorize advertisement

The Board deferred discussion of this item to the 10/19/16 meeting.

### Recreation Department

#### A) Monthly Report – September 2016

Mr. Gausch reported that approximately 200 people attended the Fall Festival. The Fire Department attended with apparatus and distributed fire prevention materials. The Police Department presented various public safety information and printed child ID cards.

#### B) Fall Newsletter

Mr. Gausch reported a significant increase in email notification sign ups since publication of the newsletter.

### Police Department

#### A) Monthly Report – September 2016

**B) Ordinance – Motor Vehicle Nuisance**

- 1) draft ordinance

**ON MOTION OF MR. GOTTSCHALL, SECOND OF MRS. HOOVER, A UNANIMOUS VOTE ADOPTING THE MOTOR VEHICLE NUISANCE ORDINANCE.**

**C) Community Outreach Event**

- 1) Community Forum at Flying Hills Barn, 11/2/16 from 6:00 p.m. to 8:00 p.m.

**D) Squad Room Renovations – update**

Chief Winchester reported that work stations had been installed.

Fire Department

- A) Monthly Report – September 2016

Public Works

**A) Sewer Grant – resolution for grant application**

**ON MOTION OF MRS. SWAN, SECOND OF MRS. HOOVER, A UNANIMOUS VOTE ADOPTING A RESOLUTION AUTHORIZING ADMINISTRATION TO TAKE STEPS NECESSARY FOR A PA SMALL WATER & SEWER SYSTEMS GRANT APPLICATION, WITH THE GRANT APPLICATION TO FOCUS ON OLD LANCASTER PIKE SEWER REPLACEMENT FROM FAYNE TO FAIRMONT.**

**B) PPL Streetlights – make ready work update**

Mr. McNichols informed the Board that an estimated 92 sites for connection boxes have been identified. Further investigation of some sites is required.

**C) Leaf Picking – ends December 9, 2016**

Engineer

**A) Roadwork 2016 – application for payment no. 2**

- 1) Letter from Great Valley Consultants re: retainage, dated 10/14/2016

Mr. Rogosky informed the Board that wearing course problems were observed in several locations. The problems are related to materials, not construction. He met with the contractor on 10/5/16 and the problems would be addressed in the spring of 2017.

With respect to application for payment no. 2, the Township would still hold retainage in the amount of \$74,846.67.

**ON MOTION OF MRS. SWAN, SECOND OF MR. SACCO, A UNANIMOUS VOTE AUTHORIZING APPLICATION FOR PAYMENT NO.2 TO LANDIS DECK IN THE AMOUNT OF \$219,109.17.**

Solicitor

**A) Poplar Neck Rd. – vacate**

Mr. Setley informed the Board that to vacate a section of Poplar Neck Rd. and realign it to the area purchased from NRG, a public hearing would be required subsequent to notification to the property owners. The Board set the hearing for 11/29/16 at 6:45 p.m. and authorized the Solicitor to draft and advertise an ordinance.

### **CORRESPONDENCE**

- A) Reading Area Transportation Study public meeting on 10/26/2016
- B) Berks County Redevelopment Authority – Joint Consolidated Plan/Action Plan FFY 2017

### **PAYMENTS OF BILLS**

**ON MOTION OF MRS. SWAN, SECOND OF MR. SACCO, A UNANIMOUS VOTE AUTHORIZING PAYMENTS OF BILLS DATED 9/23/16, 9/23/16 – POLICE CAR, 9/26/16 - NRG, 9/27/16, 9/30/16, 10/6/16, 10/13/16, AND 10/18/16.**

**ON MOTION OF MRS. SWAN, SECOND OF MR. SACCO, A MAJORITY VOTE AUTHORIZING PAYMENTS OF BILLS DATED 9/29/16 – IT AND 10/13/16 – IT.**  
**Mrs. Hoover abstained.**

### **COMMISSIONERS**

- A) Reminder: election day 11/8/16
- B) 2017 Budget
  - 1) meeting dates scheduled 10/19, 10/24, 10/26 at 6 p.m.
- C) Executive Session
  - Mrs. O’Leary announced that there was an executive session at 6 p.m. on 1 matter of litigation and 3 personnel matters. All matters are pending.

### **ADJOURNMENT**

**ON MOTION OF MR. SACCO, SECOND OF MRS. SWAN, A UNANIMOUS VOTE TO ADJOURN THE MEETING AT 8:39 P.M.**

Respectfully Submitted,

Jeanne E. Johnston  
Assistant Secretary