

Township of Lower Alsace, Berks County, PA

August 10, 2017

The Lower Alsace Board of Supervisors met in regular session on Thursday, August 10, 2017 at 6:30 P.M. in the Township Municipal Building, 1200 Carsonia Avenue, Reading, PA.

I. ATTENDANCE

Board members present included Jim Oswald and Todd Weikel, John Theodossiou was not present. Also in attendance were township residents Homer Williams, Byron Curry, Ray Doskus, Marie Niethammer and Lindsey O'Laughlin reporter was also in attendance from the Reading Eagle.

II. PUBLIC COMMENTS

Mr. Curry and Ms. Neithammer complained about the condition (weeds and junked cars) of the Mair property on Wilson Avenue and in the rear of Exeter Road. The Manager said she believed the Wilson Avenue property was an approved, pre-existing use as it was purchased as an auto garage. The other property behind Exeter Road was also previously used as an auto garage and that a fence permit was issued for the Mair's to securely store their customer cars. She indicated that the weeds will be dealt with by speaking with the property owners and she would research with the Solicitor the other land use / zoning issues to determine if any exist.

Also requested was to see more Police presence on Taft Avenue for the traffic after parents drop children off at the school. Ms. Neithammer also registered several complaints regarding trees blocking view pulling from several alley ways in the Stony Creek section of the township. They were told that the township would look into both issues.

III. APPROVAL OF THE MINUTES

A motion to approve the minutes of the July 13, 2017 Lower Alsace Township Supervisors' Meeting was made by Supervisor Oswald, seconded by Supervisor Weikel and all voted yes to approve.

IV. ENGINEER

A. Engineer Rogosky reported on the progress of Skyline Drive multi-modal grant project stating that the second phase from List to McKight's Gap should be completed within a week. The Manager reported that the Engineer's approved payment letter was to be included in the list of bills for this meeting. This second payment is in the amount of \$230,035.15.

- B. Engineer Rogosky informed the Supervisors that following the Borough Water Authority's water line replacement together with the installation of all the required ADA ramps, the following 2017 Road projects should commence before the end of the month
- **Brighton Avenue** from Harvey Avenue to Navella Avenue
 - **North 26th Street** from Parkview Avenue to Navella Avenue
 - **Wilson Avenue** from Carsonia Avenue to Cross Street
 - **Heidelberg Avenue** from Carsonia Avenue to Cross Street
- C. In addition to the above, Engineer Rogosky reported on the MS4 Permit progress and activities in the Township.
- D. At this time, the Engineer reviewed the proposed Orth Annexation plan with the following comments summarizing the plan and listing the requirements that the applicant will need to address prior to approval of this plan.

ZONING ORDINANCE (Joint Zoning Ordinance for Lower Alsace Township and Mount Penn Borough of 2011)

1. The proposed Subdivision is located in the R-1 Residential Zoning District.
2. The Zoning Data table as noted on the plans should indicate the existing and resultant lot area (after annexation) for the lot owned by Thomas and Linda Orth and Mt. Penn Borough Authority.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (Ordinances 218 and 220)

1. The approved Plan shall be recorded with the Berks County Recorder of Deeds per Section 305(S) in accordance with the provisions of the Subdivision and Land Development Ordinance and the policies of the Berks County Recorder of Deeds.
2. The Subdivision Plans should be reviewed by the Berks County Planning Commission and all review comments should be addressed.
3. The Certificate of Ownership shall be executed and notarized accordingly per Section 404(D)(14).
4. The Municipal Endorsement Approval Signature Block for both the Board of Supervisors and Planning Commission shall be in accordance with Appendix B per Section 404(D)(16).
5. The proposed plans do not include a survey of the entire tract boundary for both parcels, only a deed plot as noted on Sheet No. 2; however, survey is limited to the property line of the Orth property where a portion of the Mt. Penn Authority property is being annexed.
6. Section 404(G)(9)(a) requires an Environmental Impact Statement per Section 405.
7. The existing easement is for the telecommunications tower should be noted on the

plans, including dimensions.

GENERAL COMMENTS

1. Since the Plan proposes no construction or earth disturbance, no stormwater or E&SPC approval is necessary.
2. Concrete monuments shall be placed in accordance with Section 508 of the Subdivision and Land Development Ordinance. Concrete monuments are noted; however, a mag nail will be set in an existing boulder to satisfy the requirement of a monument.
3. The applicant is showing an ultimate right-of-way along Hill Road (T-420) in addition to the existing thirty-three foot (33') right-of-way. The Township should determine if ultimate right-of-way should be dedicated to the Township.
4. The proposed land from Mt. Penn Water Authority to be annexed onto land owned by Linda K and Thomas A. Orth contains deed restrictions that will run with the property, not the owner. Note 16 should be revised to include the conditions and restrictions as outlined in the June 16, 2017 correspondence from Attorney Mark J. Merolla.

Following this review a motion was made by Supervisor Weikel, seconded by Supervisor Oswald and all voting yes to approve a waiver from the SALDO requirement to provide an environmental impact statement; the motion also included a conditional approval to this annexation plan, conditioned upon the applicant meeting all the above required elements with the Engineer.

V. SOLICITOR

- A. Solicitor Setley reviewed Ordinance No. 246 Amending the Lower Alsace Traffic Ordinance explaining the changes and updates to the existing ordinance that was dated 1999 noting that it was advertised and ready for consideration. A motion was made by Supervisor Weikel, seconded by Supervisor Oswald to adopt Ordinance No. 246 as proposed, The motion carried and the Ordinance was approved.

VI. TREASURER'S REPORT / LIST OF BILLS

- A. A motion was made by Supervisor Weikel and seconded by Supervisor Oswald to approve the July Treasurer's report and payment of the list of bills in the amount of \$ 11,648.98 as well as \$230,035.15 for the 2nd payment to Schlouch Inc. for the Skyline Drive project from the General Fund; and \$1,029.61 from the Fire Tax Fund; the motion carried.

VII. DEPARTMENTAL REPORTS SUBMITTED FOR APPROVAL

A. Central Berks Police Department

1. July report was submitted

B. Sewage Enforcement Officer

1. July report was submitted

VIII. OLD BUSINESS

A discussion was held by the Supervisors regarding the restrictions for road closures under the township Event Ordinance. The Manager presented a current request from the Reading Gravity Racing League requesting the closure of Skyline Drive for two dates in September. The board agreed to approve a one-time closure for September 24th for Mr. King to see how it works. Following that they will consider the closure for a major road such as this one on a case by case basis. The following criteria was agreed upon by the board prior to the approval of major Road closures for Event Permits.

Events that necessitate any township road closure will be approved based on the following:

- Will be limited to one road closure per month
- Long term road closures will only occur only when the event is of a regional nature benefiting multiple communities as approved by the Board of Supervisors
- Exception to the above will be neighborhood block parties and events including the Pagoda Hill Climb, Duryea Hill Climb, Duryea Down Hill and the Reading Radsport Bike event which will be "grandfathered."
- Priority will be given to events hosted by residents of Lower Alsace that are open to the public.
- Private events will be approved on a limited basis

IX. ADJOURNMENT

Hearing no further business the meeting adjourned at 7:25 PM. The next regular meeting will be held on Thursday, August 24, 2017 at 6:30 PM in the Township Municipal Building.

Respectfully submitted,

Terry Styer
Manager, Secretary / Treasurer