

**TOWNSHIP OF LOWER ALSACE
SUPERVISORS' MEETING AGENDA
November 14, 2024**

John Theodossiou, Supervisor, Chair
Todd Weikel, Supervisor, Vice Chair
Ann Sellers, Supervisor
Kelsey Frankowski, Esq., Township Solicitor
Don Pottiger, Manager/Secretary-Treasurer

I. CALL TO ORDER- 6:30 P.M.

Pledge of Allegiance to the flag

II. PRESENTATIONS

A. None scheduled.

III. PUBLIC COMMENT ON AGENDA ITEMS

A. None scheduled.

IV. APPROVAL OF THE MINUTES

A. Motion to approve the minutes of the October 10, 2024, Lower Alsace Township Supervisors' Meeting.

V. ROAD CREW FOREMAN REPORT

VI. SUPERVISOR LIAISON REPORTS

A. Central Berks Regional Police Commission – Supervisor Theodossiou.

B. Lower Alsace Fire Company – Supervisor Weikel.

C. Lower Alsace Ambulance Association – Supervisor Weikel.

D. Antietam Valley Recreation Commission – Supervisor Sellers.

- E. Antietam Valley School District – Supervisor Sellers.

VII. SOLICITOR'S REPORT

- A. Solicitor's report to be presented.
- B. Update on the status of property on 700 block of Brighton Avenue.
- C. Update on the status of property on 1500 block of Friedensburg Road.
- D. Update on the status of vehicles parked along the zero hundred block of Cornell Street.
- E. Update on the status of property on Eagle Lane.
- F. Update on the status of commercial vehicle parking in the 900 block of Brighton Avenue.

VIII. ENGINEER'S REPORT

- A. Engineer's report to be presented.
- B. Motion to approve Payment #2 to Construction Masters Services, LLC for the 2024 Road Paving projects in the amount of \$82,219.40, which is funded by the 2024 state Liquid Fuels revenues received this year. This is the final payment for completion of the project.
- C. Discussion of damages incurred to a stone wall along Lewis Road which may have resulted from the traffic detoured during the construction work performed by PennDOT. Cost estimates from Eshbach Masonry have been received.
- D. Discussions on the Carsonia Avenue Multimodal Grant and project

IX. BOARDS AND COMMISSIONS REPORTS

- A. Planning Hearing Board:
 - 1) No new meetings of the Planning Commission have been scheduled at this time. The most recent meeting of the Planning Commission was held on May 1, 2024.

B. Zoning Hearing Board:

- 1) No new meetings of the Zoning Hearing Board have been scheduled at this time. The most recent meeting of the Zoning Hearing Board was held on May 20th, 2024.

C. Antietam Valley Recreation Commission – no report.

X. TREASURER’S REPORT / LIST OF BILLS

A. Motion to accept the October 31, 2024, Treasurer’s reports.

B. Motion to approve the payment of the list of bills as presented.

XI. DEPARTMENTAL REPORTS SUBMITTED FOR APPROVAL

A. Central Berks Police Department

1. October 2024 report.

B. Central Berks Regional Codes Enforcement Department

1. October 2024 report.

C. Sewage Enforcement Officer

1. October 2024 report.

D. Zoning and Building Code Officer

1. October 2024 report.

E. Lower Alsace Township Fire Company

1. October report.

F. Lower Alsace Ambulance Association

1. October report.

XII. OLD BUSINESS

- A. Update on the status of property on 700 block of Brighton Avenue – issues with residents living on site. No current issues have been received by the Township. If additional problems arise, a phone conference call with representatives of the organization will be scheduled to discuss these concerns.
- B. Update on the status of property on 1500 block of Friedensburg Road – number of vehicles on property. A follow up meeting with owner of property and operator of business, the Township zoning official, the Solicitor, and the Township Manager was held on November 12th to review what corrections have been made. More progress was noted, but there is still more work to be done
- C. Update on the status of the use and occupancy permit application for property on 1300 block of Friedensburg Road – ongoing construction and conversion into apartments. All necessary permits have been applied for and approved at this time. Work progresses.
- D. Update on the status of property on 100 block of Midland Avenue.
- E. Update on the status of vehicles parked along the zero hundred block of Cornell Street.
- F. Update on the status of property on Eagle Lane. The property was approved for a single rental unit on September 23, 2024.
- G. Discussion on commercial vehicle parking in the 900 block of Brighton Avenue – noise issues with refrigeration unit.
- H. Township Manager to provide an update on the status of LSA grant applications for the Lower Alsace Ambulance and for Lower Alsace Township. No updates have been received by the Township from the state. A new grant application period is now open.
- I. Continue discussions on the Carsonia Avenue Multimodal project.
- J. Discussion of damages incurred to a stone wall along Lewis Road which may have resulted from the traffic detoured during the construction work performed by PennDOT. Cost estimates from Eshbach Masonry have been received.
- K. Discussion on fence concerns at property in 600 block of Penndale Avenue.
- L. Discussion of staffing – update on road crew position

XIII. NEW BUSINESS

- A. Possible action on advertising for bids for the Carsonia Avenue Multimodal project when plans are ready.
- B. Discussion of the property on 1400 block of Friedensburg Road – converting commercial property (bar & restaurant) to commercial property (wellness center).
- C. Discussion of the property on 800 block of Carsonia Avenue – converting commercial property to single family residential. Planning and zoning review is scheduled for December.
- D. Discussion on health insurance proposals.
- E. Discussion on budget timeline and setting up a budget workshop meeting to review draft budget prior to December Supervisors meeting when budget will be voted on for approval.

XIV. FINAL PUBLIC COMMENT

XV. EXECUTIVE SESSION

Executive session if necessary.

XVI. ADJOURNMENT

The next monthly meeting of the Lower Alsace Township Board of Supervisors will be held on December 12th, 2024.