

Phil Kline, Chairperson, called the meeting of the Alsace Township Board of Supervisors to order. Present were Phil Kline, Keith Blankenbiller, Michael Stump, Solicitor Gary Swavely, and Mary Anne Fieux. The meeting was held at the Alsace Township Municipal Building and was called to order at 7:05 p.m. Phil Kline led the Pledge of Allegiance.

MINUTES: Phil Kline presented the minutes from the February 18 meeting. Michael Stump made a motion to approve the minutes, seconded by Keith Blankenbiller, and the minutes were unanimously approved. Phil Kline presented the minutes from the March 18 meeting. Michael Stump made a motion to approve the minutes, seconded by Keith Blankenbiller, and the minutes were unanimously approved. Phil Kline presented the minutes from the April 1 meeting. Michael Stump made a motion to approve the minutes, seconded by Phil Kline, and the minutes were unanimously approved. Phil Kline presented the minutes from the May 6 meeting. Michael Stump made a motion to approve the minutes, seconded by Phil Kline, and the minutes were unanimously approved.

PAYMENT OF BILLS: Keith Blankenbiller made a motion to approve payment of bills in the amount of \$123,489.80 from the General Fund, \$20,981.62 from the Sewer Operations and Maintenance Fund, \$1,794.31 from the Septic Fund, and \$14,178.92 from the Highway Fund (Liquid Fuels) seconded by Mike Stump and the motion was unanimously approved. Keith Blankenbiller made a motion to pay taxes, payroll and interim bills, seconded by Mike Stump, and the motion was unanimously approved.

FINANCIAL REPORT: Chairperson Kline directed the Supervisors to review each of the four (4) accounts' financial reports. Phil Kline reported there was a meeting in the office to discuss the budget. During the meeting Mr. Kline observed the within the General Fund, the Building Code Officer's fees was greater than the income from building permits and associated permits, mostly due to the Reserve at Spring Pointe – Phase 2. After discussion, Mike Stump said it would be difficult to budget Building Code Officer fees and building and associated permits to closer to budgeted numbers. There was additional discussion about ways to enable the Township to recoup its expenses in this area of the budget. Solicitor Gary Swavely offered to review the current resolution covering these fees.

Phil Kline asked the Supervisors to review the Operations and Maintenance (O & M) Fund, Sewer (Septic) Fund, and the Highway Fund. Chairperson Kline reported the O & M Fund was in better shape than last year. Mr. Kline added that the Sewer (Septic) Fund was in good shape. Chairperson Kline explained money would be spent on work in the Manor for stormwater and roadway improvements.

Michael Stump continued by explaining how the Liquid Fuels monies can be spent. Mr. Stump explained if the work for stormwater projects is considered replacement work, such as replacement of an existing pipe or stormwater catch basin, the work can be budgeted to the Liquid Fuels Fund. Road Master Stump said new stormwater work would not fall under the Liquid Fuels Fund.

Mike Stump shared a map of proposed stormwater work proposed for the Manor. Vice-Chairperson Blankenbiller asked Mike Stump to explain the map of the proposed replacement work.

Vice-Chairperson Keith Blankenbiller made a motion to approve the financial reports, seconded by Mike Stump, and the motion was unanimously approved.

COMMENTS FROM THE PUBLIC: Chairperson Kline opened the public comment section of the meeting. Scott Sweigart from Forino representing the Reserve at Spring Pointe Phase 2 stated he address concerns when project is discussed. Judy Treichler from the public was acknowledged and she stated she had no business at the time.

SOLICITOR'S REPORT: Solicitor Swavely presented Resolution 2015 – 4, Reserve at Spring Pointe, Phase II revised final plans PA DEP Sewage Facilities Planning Module Resolution for the Supervisors to consider. Mike Stump made a motion to approve Resolution 2015 – 4, seconded by Keith Blankenbiller, and the motion was unanimously approved.

Solicitor Swavely acknowledged Scott Sweigart and attorney Jill Nagy, both representing the Reserve at Spring Pointe – Phase 2. Chairperson Kline suggested the Reserve at Spring Pointe – Phase 2 be discussed at this time as a courtesy to those present from the development.

RESERVE AT SPRING POINTE – PHASE 2: Scott Sweigart from Forino gave a summary of the status of conditions for the Reserve at Spring Pointe – Phase 2. Planning Commission Chairperson Ned Brumbach acknowledged the information provided was correct regarding the Planning Commission's conditional approval of the plan at their May 5, 2015 meeting. Chairperson Brumbach recommended the Supervisors act on the plans accordingly.

Solicitor Swavely stated he recommended the conditional approval per conditions set forth by Township Engineer Gary Kraft. Solicitor Swavely stated he had discussed the plans with Township Engineer Gary Kraft and attorney Jill Nagy. Additionally Gary Swavely stated there would be a need to an updated Improvements Agreement.

Scott Sweigart and Jill Nagy gave an overview of the proposed emergency access for Route 12 utilizing boards depicting the proposed emergency access. Attorney Nagy stated the location of the emergency access has been moved to the location suggested by PENNDOT. Fire Chief Wendy Becker stated she approves the proposed PENNDOT plan. Ms. Nagy stated parking spaces have been removed to provide adequate turn-in access for the ingress and egress of fire trucks.

After discussion, Keith Blankenbiller made a motion to grant conditional approval of the Reserve at Spring Pointe – Phase 2 Amended Final plans per the conditions set forth by Township Engineer Gary Kraft's letter dated May 5, 2015, KE File R215 and upon an amendment being added to the Improvement Agreement to be executed by the developer. The motion was seconded by Mike Stump, and the motion was unanimously approved.

Emergency Management Coordinator Darlene Bartsch asked who would plow the emergency access. Attorney Jill Nagy stated the Reserve at Spring Pointe is responsible to plow the emergency access. Keith Blankenbiller stated he had concern over significant snow events and potential ice storms. Ms. Nagy stated money would be in escrow for plowing. Gary Swavely added the escrow would reimburse the Township if the development is not plowed. Mike Stump asked if the emergency access is paved, Ms. Nagy responded it is paved.

SEWER REPORT: Chairperson Kline asked Ruth Ann Moyer is she anything to add to the Sewer Payment Status Report from Datte's office. There were some general comments on the report regarding money due the Township and action taken.

Keith Blankenbiller asked Ruth Ann Moyer if the Township's sewer bills could state the month on the bill is covering. Phil Kline suggested the information could go in the note section on the bill. Mrs. Moyer stated she would address Mr. Blankenbiller's request. Chairperson stated perhaps new sewer billing software might be required.

Phil Kline asked the Supervisors if there were any questions on the LTL report. Township Solicitor Swavelly stated an executed copy of the Harders holding tank agreement has been located for the property located on 26 Fox Road. None of the Supervisors had any questions on the Datte report.

Chairperson Kline asked the Supervisors to review the Septic Pumping Update and asked if there were any questions about the report. Keith Blankenbiller about the properties located at 50, 43, 30, and 20 Beckers Grove Road. Ruth Ann Moyer explained there is one septic tank for the four (4) properties and they are delinquent in having the tank pumped due to the inability of the pumper to find the tank. Keith Blankenbiller said he would try to assist LTL in locating the septic tank free of charge.

The conversation moved to a discussion regarding rental properties and how to manage rental properties. Keith Blankenbiller said Ruscombmanor has a system to address rentals. Mary Anne Fieux reported she sent an email blast to municipalities asking how they manage rental properties. Rental properties will continue to be discussed in at a future meeting.

Chairperson Kline asked the Supervisors to consider Sue Blankenbiller's request to suspend sewer service for commercial property located on Pricetown Road. Mike Stump made a motion to accept Mrs. Blankenbiller's request, Phil Kline seconded the motion, and the motion was approved. Keith Blankenbiller abstained from voting.

Mike Stump presented a summary of the status of the Township's WWTP. Mr. Stump reported the main blower went down and had to be replaced. There was discussion about the proposed VFD's which concluded in Keith Blankenbiller requesting to meet with the engineer for the project. Mr. Kline requested to be included in the meeting.

ADMINISTRATION: Phil Kline gave a summary about the upgrade to the Township's computer backup system per the proposal submitted by Omega for the Smart Stor Online backup system. After discussion a motion was made by Mike Stump to accept the proposal from Omega for the Smart Stor Online system, Keith Blankenbiller seconded the motion, and the motion was unanimously approved.

Chairperson Kline reported on the Spring Cleanup being a success with 5.76 tons of metal being recycled and 9.78 tons of bulk trash collected. Mr. Kline asked the other Supervisors to sign the certificates for each Boy Scout who attended the event. Phil Kline stated the Boys Scouts were a big help and would be interested in helping again next year.

Phil Kline asked the Supervisors to sign the plans for the Philip Schwartz Annexation previously approved at a prior Supervisors meeting and signed by the Planning Commission at their April 2, 2015 meeting.

BUILDING AND ZONING REPORT: Vice-Chairperson Blankenbiller reported on various properties included in the Kraft Code Services report and certain properties which are of concern.

Keith Blankenbiller stated the 45 Poplar Ave. property has been given final notice of violation deadline of May 19, 2015 and they would be hit with penalties or an eviction notice.

Keith Blankenbiller stated there is a problem with trucks parking on Pricetown Road between Antietam and Mt. Laurel Roads. Mike Stump said a no stopping/standing sign should be placed on Route 12 and asked the Township Secretary to write a letter to PENNDOT.

ROAD MASTER REPORT: Road Master Mike Stump gave a summary about the proposed Skyline Drive project spearheaded by Lower Alsace to pave over the existing roadway and add a pedestrian/bike path along the road. After discussion a motion was made by Keith Blankenbiller to utilize up to \$80,000 of Liquid Fuels money during 2016 for the 1,900 feet of the Skyline Drive project. The motion was seconded by Mike Stump, and the motion was unanimously approved.

The bid for Seasonal Requirements was opened with only one (1) bid being submitted by EJB Paving. Keith Blankenbiller made a motion to accept the bid for \$26,000, Mike Stump seconded the motion, and the motion was unanimously approved contingent upon Gary Kraft's approval of the bid. Since there was no bid on the stone part of the bid, a re-bid was suggested. Keith Blankenbiller made a motion to bid out the stone portion of the seasonal materials, Mike Stump seconded the motion, and the motion was unanimously approved.

PLANNING COMMISSION REPORT: Chairperson Ned Brumbach gave a summary on the site visit to the Kula Kamala Ashram on 17 Basket Road. He stated there is low impact to the site. He added the project is primarily a yoga facility certifying yoga instructors and providing yoga to those in need.

Ned Brumbach stated the Planning Commission approved the new Zoning Map at their May 7, 2015 meeting and was ready for the Supervisors consideration and comments. Mr. Brumbach added neighbors would need to be informed of the proposed changes.

Mr. Brumbach reported on the proposed fawns for Mrs. Hurley's property and stated the Department of Agriculture is responsible for fawns on private properties.

RECREATION BOARD REPORT: Phil Kline reported registration is on Saturday, June 13. He stated the program runs from June 13 through August 14. Mr. Kline said there would be five (5) Program Leaders.

ALSACE MANOR FIRE COMPANY REPORT: Fire Chief Wendy Becker stated she had concern about the hydrants at the Reserve at Spring Pointe being Berks Hydrants. Mrs. Becker stated the Fire Company utilizes National threads on their hose. Mrs. Becker also asked for a flow reading for the hydrant system.

Mrs. Becker continued and stated the Fire Company to report on their ISO rating. Mrs. Becker stated tires are needed for the trucks.

EMERGENCY MANAGEMENT: Darlene Bartsch stated she had no report.

SUPERVISORS REPORT: Phil Kline asked if any of the Supervisors had any more information to report and there was no further information to report.

ADDITIONAL COMMENTS: – Phil Kline asked if there were any further comments from the public and there were none.

Phil Kline asked if there was any additional business for the Supervisors and as there was none he asked for a motion to adjourn the meeting. Keith Blankenbiller made the motion to adjourn the meeting, seconded by Mike Stump, the motion was unanimously approved. Adjournment was at 9:50 p.m.

Respectfully Submitted,

Mary Anne Fieux
Secretary – Treasurer



RECEIVED

May 5, 2015

MAY 05 2015

ALSACE TOWNSHIP

Mary Anne Fieux
Alsace Township
65 Woodside Avenue
Temple PA 19560

Re: Amended Reserve at Spring Pointe-
Phase II L.D.
KE File – R215

Dear Mary Anne:

As requested, I have reviewed the Amended Final Plan of the Reserve at Spring Pointe – phase 2 Land Development submitted by Montgomery Acquisition Company, LLC for their property located at the end of Old Pricetown Road adjacent to Muhlenberg Township. The plan is McCarthy Engineering Associates, Inc. plan number “140006 Amended” including 16 plan sheets last revised May 20, 2015. Based upon my review, I offer the following comments:

COMPLIANCE WITH SUBDIVISION ORDINANCE

1. The following required items must be completed:
 - e. seals and signatures of the design professionals (§195-20.C.2.)
 - g. completed Owner's certification (§195-20.C.17.)
3. Approval of the amended Erosion Control Plans by the Berks County Conservation District must be provided to the Township. (§195-20.D.6.)
4. Related to the proposed sanitary sewer system modifications:
 - b. Evidence of DEP approval must be provided. (§195-27.A.1.)
6. Related to the stormwater management design:
 - a. Plans indicate a seepage bed being combined with stormwater basin 2. In support of this design amendment, soils testing information verifying the required 2 feet isolation distance below the bed to any soil limiting zone must be provided.
7. An updated cost estimate has been provided. (§195-47.) Prior to release of the plans for recording, the updated security amount must be posted as an amendment to the Improvements Agreement.

GENERAL COMMENTS

2. In accordance with the current Improvements Agreement, the Developer is

Amended Reserve at Spring Pointe-phase 2 2

May 5, 2015

responsible for approval and construction of the emergency access from Route 12. A meeting was held with PennDOT on April 9 and the Development is working to obtain approval for the required access improvements. Related to this:

- a. I recommend that the Improvements Agreement be amended to prohibit occupancy of Building I until PennDOT approval of the Emergency access has been obtained.
- b. As proposed, the Township's 30 feet long truck will not be able to turn from the emergency access into the Building F-G parking lot if vehicles are parked in the adjacent spaces. These spaces must be removed and the access area at the parking lot widened accordingly.

If you have any questions about this review, please contact me.

Very truly yours,

Gary D. Kraft, PE

cc: Montgomery Acquisition Company, LLC (via e-mail)
McCarthy Engineering Associates, Inc. (via e-mail)
Muhlenberg Township (via e-mail)
Alsace Township Supervisors (via e-mail)
Alsace Township Planning Commission (via e-mail)
Gary Swavely (via e-mail)
Jill Nagy (via e-mail)
Scott Sweigart (via e-mail)