

SUPERVISORS BUSINESS MEETING, WEDNESDAY MARCH 15, 2023

Keith Blankenbiller, Chairman of the Board, called the meeting of the Alsace Township Board of Supervisors to order at 7:00 PM. Present were Vice Chair, Michael Stump, Board Member Kimberly Mallatratt, Township Business Manager Jan Moore, and Solicitor Gary Swavely. The meeting was held as a hybrid with no residents attending remotely.

PLEDGE OF ALLEGIANCE: Mr. Blankenbiller led the Pledge of Allegiance

APPROVAL OF MINUTES: Mr. Blankenbiller requested a motion to approve the minutes from the February 15, 2023 Business Meeting. Motion was made by Mrs. Mallatratt, seconded by Mr. Stump and the motion carried.

APPROVAL FOR PAYMENT OF BILLS IN THE AMOUNT OF: Mr. Stump made a motion to approve the payment of bills in the amount of \$83,368.79 from the General Fund, \$21,985.03 from the Sewer Plant O&M fund, \$1,453.07 from the WWTP fund. Motion was seconded by Mrs. Mallatratt and the motion carried.

APPROVAL FOR PAYMENT OF TAXES AND INTERIM BILLS: Mrs. Mallatratt made a motion to pay taxes and interim bills, seconded by Mr. Stump and the motion carried.

FINANCIAL REPORTS: No additional questions or comments were made concerning the financial statements.

COMMENTS FROM THE PUBLIC: Jayne Martinjez, 6 Jackson Drive presented a proposal to the Township from Penn State to address streambank restoration after road maintenance. She would work with the Township to create a live stakes nursery which would then donate seedlings to homeowners who boarded streams. Mr. Stump stated that this would be a wonderful thing to do for the Township and he would be honored to have them help. Mr. Stump also stated that the Township recently cut down a large number of dead Ash trees in the Township. Mrs. Mallatratt asked about pruning timing versus actual use. Jayne stated that trimmings should be utilized as quickly as possible. Mr. Stump asked if a motion was needed to start the program and he stated he would be willing to be the lead employee for the program. No motion was needed to start program. Mr. Reinert stated that this program could be part of the MS4 program for the Township. Mrs. Martinjez stated that they could send letters to Township residents impacted and invite them to be part of the program.

Mr. Gregory Wark, 405 Hillview Road stated that he had a few comments/questions concerning the extension for the Rowe Tract project. He stated that an adjacent property was not posted for the Zoning Hearing but he did not identify which property he was referring to. Mr. Wark also asked what sections of the property will be being developed. Mr. Moore stated that the entire project would be conducted in the C-1 zoned section. Mr. Wark stated that this project will house approximately 21% of the Township's population. He mentioned theft issues with this area but did not cite specific issues. He was curious as to why the Township would grant the developers an extension to put their issues in line. Mr. Reinert explained that the extension is for the Township, not the developers to allow the Township additional time to review the project. Mr. Stump stated that he is confident that the engineers for this project did their homework to develop the site within established codes.

Mr. Michael Waldman, 2094 Mt Laurel Road asked about fire and police coverage in the Township. Mrs. Mallatratt stated that the Township has fire coverage from Mount Penn and Blandon Fire Companies.

Patricia Huck, 4031 Hillview Road stated that she does not want the Township to grant the extension to Metropolitan 10, LLC for the development of the Rowe Tract. Mr. Stump stated that they went through a Zoning Hearing to request relief from some zoning ordinances. Mr. Swavely stated that if the Township does not accept the extension, the developer would re-file the plans. Mr. Swavely again stated that the extension is for the Township, not the developers. Mr. Swavely also stated that the Zoning Hearing decision had not been received by the Township and that the Board of Supervisors have no say in that matter. Any appeals to the Zoning Hearing Decision would have to be filed with the Court of Common Pleas, not the Township. Mrs. Mallatratt commented that the Township has three options with the extension matter. Do nothing and the developer would receive a default approval, reject the extension and have to make a premature decision on the project or grant the exception. Mr. Blankenbiller stated that the process sounds backwards but it is required by law.

Heath Edwards, 52 Juniper Lane asked if the Township wants the fire company to be active again and inquired about the special meeting that was held concerning the fire company. Mr. Blankenbiller stated that the fire company matter is in the hands of the Attorney General and further stated that when the Township knows something, the residents will be informed. Mr. Swavely stated that the special meeting was to discuss a legal issue concerning the fire company. Mrs. Mallatratt stated that the Township is supported by two local fire companies and that the Board is quite happy with their coverage and responses to date. Mr. Swavely stated that a judge will make the decision as to ownership of the building.

Mr. Waldman asked if the fire company building was still considered as a fallout shelter for the Township and who is addressing maintenance issues. Mr. Blankenbiller stated that the social quarters is currently maintaining the building. He also stated that the board would be happy to discuss the fallout shelter aspect however, the Attorney General has the ball in their court on all fire company matters.

ADMINISTRATION: Mr. Reinert presented for approval the SALDO project at 348 Old State Road including a review of the letter issued by Technicon concerning the project. Following a brief discussion, Mr. Stump made a motion to approve the SALDO project subject to the conditions set forth in the review letter from Technicon and subject to waivers from Section 3-8.A, Section 4-2.D.13, and Section 5-8.F.2.b. Mrs. Mallatratt seconded and the motion carried.

Mr. Moore presented an extension request from Metropolitan 10, LLC to allow the Township until July 19, 2023 to render a decision on the Rowe Tract Development. Motion made by Mrs. Mallatratt to accept the extension, seconded by Mr. Stump and the motion carried.

Mr. Moore presented for approval Ordinance 2023-01, which amends Ordinance number 2008-2, Schuylkill River Stormwater Management Ordinance, as amended by Ordinance number 2016-1 and Ordinance number 2020-02.. Mrs. Mallatratt made a motion to approve Ordinance 2023-01, seconded by Mr. Stump and the motion carried.

PUBLIC SEWER: Mr. Blankenbiller requested that the Commercial Sewer EDU policy amendment be move as the last item on the agenda prior to adjournment.

AGENDA MODIFICATION: Mrs. Mallatratt made a motion to amend the agenda, seconded by Mr. Stump and the motion carried.

AGENDA ITEM: The holding tank refund request was added to the agenda under the Public Sewer heading.

Mr. Moore presented a request from Ernest and Robin Harders of 26 Fox Road to have their Holding Tank Escrow payment returned. They have recently converted to a small stream discharge system utilizing the existing tank as part of the new system. The new system was inspected by Technicon. The amount of the escrow was \$1000. Mr. Stump made a motion to approve the payment to the Harder's in the amount of \$1000, seconded by Mrs. Mallatratt and the motion carried.

PUBLIC WORKS: Mr. Moore provided a copy of the elevation drawings for the salt shed project to the board. Mr. Stump discussed the Township doing some of the work to help reduce the cost of the project. There also appeared to be some confusion as to what McCarthy was providing and the timing of those documents, Specifically, rendered drawings and plans of the building. Mr. Nick Perilli from McCarthy Engineering commented that they would provide a design drawing of the retaining wall. Mr. Perilli further stated that when the Township signed the contract with Pioneer Builders, Pioneer would prepare the actual design drawings. Mr. Moore requested that Mr. Perilli forward the contract with Pioneer to the Township without the concrete work included in the contract.

Mr. Stump provided a brief overview of paving projects for the Township in 2023. The targeted roads are Oley Estates and Blankenbiller Road.

AGENDA ITEM: Motion made by Mr. Stump, seconded by Mrs. Mallatratt to amend the agenda. Motion carried.

AGENDA ITEM ADDED: Mr. Stump presented a quote to purchase a water tank from Paul B LLC in an amount not to exceed \$1,876.16. Mr. Stump made a motion to approve the purchase of the water tank from Paul B LLC for an amount not to exceed \$1,876.16, seconded by Mrs. Mallatratt and the motion carried

SUPERVISORS REPORT: Mrs. Mallatratt inquired about the sign programming. Mr. Moore stated that he was working on it and should have it operational shortly. The sign is transmitting data that can be downloaded to a cellphone. That data is then uploaded to the Township. This last step is the one in progress.

Mrs. Mallatratt also stated that the Township should look into the grant opportunity with the Gilmore Henne Community fund which supports recreational park programs. This would be for 2024 as the 2023 deadline has already passed.

COMMERCIAL EDU POLICY AMENDMENT: Mr. Blankenbiller stated that he had some concerns about the existing and revised Commercial EDU Policy. He specifically felt that the Township did not enforce the original policy as it pertained to a strip mall property in the Township. He also felt that it was unfair that a commercial property had to purchase a minimum of 2 EDU's. He stated that we did not enforce the requirement of new commercial residents to install a water meter to monitor actual usage. Mrs. Mallatratt stated that there have been no properties hooked up that would fall into that category. Mr. Blankenbiller stated that he felt the overall policy was not fair to residents. His comment about not enforcing the original policy was directed at the Shoppes at Woodside. Mr. Blankenbiller feels that when the two most recent tenants at the Shoppes at Woodside that the total EDU's should have been increased. The current property owner for the Shoppes at Woodside is paying for 8 EDU's. Mrs.

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Mallatratt further stated that for a property like the Shoppes which has only one water line, it would be impossible to determine individual tenants usage. Mrs. Mallatratt and Mr. Stump stated that the minimum 2 EDU policy is actually based on the ability of the property to have two separate units. Mrs. Mallatratt stated that there have been no complaints from other residents on this matter. Mr. Blankenbiller stated that the right person is not here tonight.

Mr. Stump made a motion to approve the amended Commercial EDU Policy, seconded by Mrs. Mallatratt. Mr. Blankenbiller cast a dissenting vote. The matter passed on a vote of 2-1 in favor and the motion carried.

Adjourn: Mrs. Mallatratt made a motion to adjourn the meeting seconded by Mr. Stump and the motion carried. Meeting adjourned at 8:38 PM.

Respectfully Submitted,

Jan G Moore, Business Manager