

**ROCKLAND TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES**

MARCH 10, 2020

The monthly meeting of the Rockland Township Board of Supervisors was held on March 10, 2020 at 7:00PM at the Rockland Township Municipal Building. The following board members were present: Vice Chairman Nathan Ohlinger and Michele Albright. Also present were Attorney Alfred Crump, Township Solicitor and interested citizens.

The meeting was called to order at 7:00PM by Vice Chairman Nathan Ohlinger. The meeting was opened with the pledge to the flag.

The minutes of the Board of Supervisors' meeting held on February 11, 2020 were presented to the Board for approval. On a motion by Michele Albright, seconded by Nathan Ohlinger, the February 11, 2020 meeting minutes were approved as presented. There was no public comment. All were in favor. Motion carried.

The balance sheets, check detail and deposit detail for February 2020 were prepared by the Secretary/Treasurer for the Board's review with the following balances reported to the Board of Supervisors.

101.000	General Fund – Checking	3,311.56
106.000	General Fund – Savings	1,469,382.98
107.001	General Fund – Savings	7,472.91
107.002	General Fund – Certificate of Deposit	109,120.81
107.006	General Fund – Savings (PRIME)	1,534,928.63
110.000	Petty Cash	200.00
	State Aid Account – Savings	7,652.93
	State Aid Account – Checking	408.63
107.003	Capital Reserve Account – Savings	63,741.61
107.004	Fire Co. Equipment Fund	18,978.00
107.005	Payroll Account – Checking	19,251.54
	Total as of February 29, 2020:	\$3,234,449.60

On a motion by Michele Albright, seconded by Nathan Ohlinger, the balance sheets, check and deposit details for February 2020 were approved as presented. There was no public comment. All were in favor. Motion carried.

REPORT OF SOLICITOR

104 Schweitz Road – The Township Solicitor was recently contacted by a person interested in purchasing the lots along Ruppert School Road (lots created via the COHN Subdivision from 1990), and Attorney Crump recommends that going forward any interested purchaser of these lots be instructed to present some evidence of action taken in furtherance of the subdivision.

REPORT OF ROADMASTER

New Jerusalem Intersection – A letter dated 2/19/2020 was received from Michael Rebert, PennDOT in response to Rockland Township's roadway concerns at the 5-point intersection in the village of New Jerusalem. Based on a review of the crash history at this intersection, PennDOT has determined that further study and/or safety improvements are not warranted at this time. However, PennDOT has agreed to make minor sign adjustments at the intersection in an effort to alleviate some concerns. Supervisor Michele Albright and Township resident Mr. Jim Cheney questioned the extent and effectiveness of PennDOT's intersection study and work, and wondered whether PennDOT officials actually drove the roads. After a brief discussion, the Board agreed to wait until the minor sign adjustments are implemented by PennDOT at the intersection and agreed to table this matter for the time being.

Repairs Needed at Dry Detention Pond along Sheep Hill Road (Forest Ridge Subdivision) - The Roadmaster informed the Board that he spoke to the Township Engineer and is awaiting a report from LTL Consultants, Ltd. outlining what repairs are necessary to the dry detention pond. Township resident Michele Carstairs informed the Board that the detention pond has not worked since she moved to the area. After a brief discussion, it was determined that the detention pond Ms. Carstairs was concerned about (located at Crestview Drive and Orchard Road) was not the same detention pond as the one located along Sheep Hill Road. On a motion by Nathan Ohlinger, seconded by Michele Albright, the Township Engineer (LTL Consultants, Ltd.) was authorized to inspect all detention ponds in the Township to ensure the proper maintenance of these facilities, beginning with the detention pond located at Crestview Drive and Orchard Road. There was no public comment. All were in favor. Motion carried.

Henry Road Bridge Cameras – The Roadmaster spoke to a sales representative from JAMAR Technologies and confirmed that the Black Cat II Radar Recorder device previously considered would not be effective in detecting vehicles causing damage to the Henry Road Bridge. These devices are for data collection only and would primarily be used as a solution for speed data collection and traffic calming studies. Therefore, the Roadmaster suggested the Board reconsider the use of a solar trail camera perhaps on a trial basis. On a motion by Michele Albright, seconded by Nathan Ohlinger, the Board authorized the Roadmaster to try a solar trail camera on a 30-day free trial basis. There was no public comment. All were in favor. Motion carried. Township Supervisor Michele Albright informed the Roadmaster that she obtained the name of the individual at PennDOT who could likely assist the Township with removing Henry Road as an option for trucks and to remove Henry Road bridge from all trucking GPS mapping.

Mr. Jim Cheney, 80 Five Points Road complimented the Township for the recent restoration work performed on the Henry Road bridge. Mr. Cheney expressed safety concerns for vehicles approaching the Schweitz Road and Henry Road intersection from the east. He is concerned that there is not sufficient site distance to see a stopped vehicle around the bend – especially when vehicles may need to stop and wait for traffic on Henry Road bridge. The Roadmaster advised that he will look into this and see what could be done to address Mr. Cheney’s safety concerns.

2020 Road Project – The 2020 Road Project includes 1½” overlay of Alfalfa Lane (from Main Street to Timothy Drive) and Timothy Drive (from Cider Mill Road to cul-de-sac) and double chip seal of Sally Ann Furnace Road (from Smoketown Road to Township Line) and Hertzog School Road (from Fredericksville Road – 0.460 miles only). The Roadmaster is scheduled to meet with Charlie Paris, PennDOT next week to begin preparation of bid documents. On a motion by Nathan Ohlinger, seconded by Michele Albright, the Board approved the 2020 Road Project for advertising for the solicitation of bids for opening at the April 14, 2020 meeting. There was no public comment. All were in favor. Motion carried.

Blocked Runoff Drain Pipe Under Deysher Road – The Township received a letter expressing drainage concerns from the property owner at 19 Lobachsville Road. The Roadmaster looked at the pipe under Deysher Road, removed rocks from the inlet side of the pipe, and plans to remove accumulated sediment from the outlet side of the pipe. The Roadmaster is hopeful that these efforts should help with drainage at 19 Lobachsville Road to some extent.

Replacement of 36” Pipe – Timothy Drive – On a motion by Nathan Ohlinger, seconded by Michele Albright, the Board approved the purchase of a 36” pipe at a cost of approximately \$3,500.00 to replace the existing pipe along Timothy Drive. There was no public comment. All were in favor. Motion carried.

OLD BUSINESS

Zoning Ordinance Amendment/Update – The Zoning Ordinance Amendment/Update Project is in progress. Township officials plan to continue to review and discuss the draft of the updated Zoning Ordinance at the March 31, 2020 Planning Commission meeting.

Sewage Advisory Committee Update – The next meeting of the Sewage Advisory Committee is scheduled for Thursday, April 2, 2020 at 7:00PM at the Rockland Township Municipal Building.

Joint Committee to Address Speeding and Traffic Issues (Ruscombmanor Township and Alsace Township) – Donald Miller from Ruscombmanor Township advised that Ruscombmanor has entered into an agreement with Fleetwood Police to provide part-time coverage. Police coverage is tentatively scheduled to start the beginning of March 2020, and it is Ruscombmanor Township officials' hope that with this coverage in place, traffic issues will be mitigated to some degree. Therefore, Ruscombmanor Township does not feel the need to have a meeting at this time. Township Supervisor Michele Albright informed the Board and meeting attendees of her recent efforts to address excessive speeding in the Township. On a motion by Nathan Ohlinger, seconded by Michele Albright, the Board authorized Michele Albright to continue to investigate ways to diminish speeding violations in Rockland Township (working closely with Michael Pott, Roadmaster). Supervisor Albright also informed the Board that LTAP will perform speed studies at no cost to the Township. There was no public comment. All were in favor. Motion carried.

BILLS

A listing of the unpaid bills as of March 10, 2020 was provided to the Board of Supervisors for approval. The total of the unpaid bills for approval was **\$42,625.72** from the General Fund. On a motion by Michele Albright, seconded by Nathan Ohlinger, the Board approved payment of the unpaid bills totaling \$42,625.72 from the General Fund. There was no public comment. All were in favor. Motion carried.

NEW BUSINESS

March 2020 Newsletter – The Township Secretary provided the Board with a draft Township Newsletter for review and approval. On a motion by Michele Albright, seconded by Nathan Ohlinger, the March 2020 Township Newsletter was approved for printing and mailing (with Heffner Printing). There was no public comment. All were in favor. Motion carried.

Smoke-Mine Minor Subdivision (Annexation) Plan – Smoketown Road/Mine Road/Cider Mill Road – At the 2/25/2020 monthly Planning Commission meeting, the Planning Commission officially accepted the Smoke-Mine Subdivision (Annexation) Plan for Township review. This plan proposes a combination of consolidation and annexation of four existing lots/parcels to result in two lots. The plan proposes to annex portions of the existing parcels fronting Cider Mill Road (12 Cider Mill Road, owned by the William B. Weaver Revocable Trust) to the existing Lot 1 and Lot 2. Lot 1 is located at 33 Mine Road. Lot 2 is located at 43 Smoketown Road. There is no development currently proposed on the resulting Lots 1 and 2. The Planning Commission discussed the Township Engineer's review letter with Dan Graybill, Berks Surveying & Engineering and ultimately tabled the plan. On a motion by Nathan Ohlinger, seconded by Michele Albright, the Smoke-Mine Minor Subdivision (Annexation) Plan was accepted for Township review and the plan was tabled. There was no public comment. All were in favor. Motion carried.

Insurance Renewals (Policy Period: 2/22/2020-2/22/2021) – The Township received a renewal summary for the 2/22/2020-2/22/2021 policy period from Gerhart, Hartman & Ritner. The renewal premium is \$17,252.00, which includes commercial property, inland marine, general liability, business auto, commercial umbrella and public official liability coverage. On a motion by Michele Albright, seconded by Nathan Ohlinger, the insurance policy renewals with Selective Insurance via Gerhart, Hartman & Ritner were approved at a cost of \$17,252.00. There was no public comment. All were in favor. Motion carried.

Zoning Hearing Board Decision – 228 Five Points Road – The Zoning Hearing Board granted a variance to convert the existing stone barn on the property to a second dwelling unit provided the applicant installs a new well and septic system to service the second dwelling unit. The granting of this waiver is conditioned on the occupancy of the second dwelling unit by the applicant's disabled brother only. A copy of the written decision was provided to the Board for informational purposes.

Zoning Hearing Board Decision – 102 Beaver Creek Road – The Zoning Hearing Board granted a special exception for the structure/dwelling designated as 102 Beaver Creek Road in order that said structure/dwelling may be used as a two-unit structure/dwelling with a capacity of no more than six tenants. The granting of this special exception is conditioned upon the applicant assuring the Township that the current water supply and septic system servicing 102 Beaver Creek Road are in compliance with all local, state and federal regulations and appropriate guidelines regarding the water and sewer systems for the number of tenants permitted in this decision. The granting of a special exception is also conditioned upon the subject property being inspected by the Township Sewage Enforcement Officer. A copy of the written decision was provided to the Board for informational purposes.

CORRESPONDENCE

A listing of correspondence dated March 10, 2020 was presented to the Board of Supervisors for review.

Reports and updates regarding zoning, building, sewage and stormwater issues and activities for February 2020 were provided to the Board of Supervisors for review. Direction was needed from the Board on a few code-related matters and complaints.

67 Orchard Road – A new complaint was received regarding a pond on this property which appears to have an overflow drain which is clogged or blocked causing water to run onto neighbor's driveway and yard (damaging neighbor's property). The Township Roadmaster investigated this complaint and observed that some of the overflow from the pond does not appear to be getting to the roadside swale, and instead is being diverted onto neighboring properties. Since the source of the water appears to be from a private pond located on private property, on a motion by Nathan Ohlinger, seconded by Michele Albright, the Township Secretary was instructed to send a letter to the property owner at 67 Orchard Road to notify the property owner of this complaint and to request the problem be addressed promptly. There was no public comment. All were in favor. Motion carried.

223 Fredericksville Road – The Township Zoning Officer's update confirms no response from the property owner, so the Township Zoning Officer is requesting Board approval to proceed with sending an updated Notice of Violation. On a motion by Nathan Ohlinger, seconded by Michele Albright, the Board approved the Township Zoning Officer proceeding with sending an updated Notice of Violation to the property owner at 223 Fredericksville Road. There was no public comment. All were in favor. Motion carried.

31 Clay Valley Road – The Board briefly discussed the Zoning Officer's update and acknowledged notice of sheriff's sale for this property. On a motion by Nathan Ohlinger, seconded by Michele Albright, the Board agreed to wait to see how the hearing and sheriff's sale play out and agreed with Attorney Crump's suggestion that the Zoning Officer stay on top of this to find out what happens at the sheriff's sale and allow the Zoning Officer to use her discretion to take action to continue the hearing if need be, until the new owner is determined. There was no public comment. All were in favor. Motion carried.

Five Points Road/Schweitz Road – Burning Complaint – The Township was informed that the Lyons Fire Company was called out to the site three times between February 20, 2020 thru February 29, 2020, and the Lyons Fire Company documented violations of the Township's Burning Ordinance. Mr. Norman Burkholder was present to discuss this matter with the Board and agreed to speak to the individuals responsible for the burning. After a brief discussion, the Board agreed that no further action was required at this time.

UPCOMING MEETINGS/EVENTS:

Tuesday, March 31, 2020 @ 7:30PM - Planning Commission Meeting (Zoning Ordinance Update Meeting)

Thursday, April 2, 2020 @ 7:00PM – Sewage Advisory Committee Meeting

Tuesday, April 14, 2020 @ 7:00PM – Board of Supervisors Meeting

PUBLIC COMMENT

There was no public comment. There being no further business, the meeting was adjourned at 8:23PM on a motion by Nathan Ohlinger, seconded by Michele Albright. Motion carried.

Respectfully submitted,

Karen Krall
Secretary/Treasurer