

**ROCKLAND TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES**

MAY 11, 2021

The monthly meeting of the Rockland Township Board of Supervisors was held on May 11, 2021 at 7:00PM at the Rockland Township Municipal Building. The following board members were present: Chairman David Wartzenuft, Vice Chairman Nathan Ohlinger and Michele Albright. Also present were Township Solicitor Jim Smith and interested citizens.

The meeting was called to order at 7:00PM by Chairman David Wartzenuft. The meeting was opened with the pledge to the flag.

The minutes of the Board of Supervisors' meeting held on April 13, 2021 were presented to the Board for approval. On a motion by Nathan Ohlinger, seconded by Michele Albright, the April 13, 2021 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 April 2021 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	4,167.58
102.000	HRA Fund	12,712.03
106.000	General Fund – Savings	1,801,282.92
107.001	General Fund – Savings	8,094.77
107.002	General Fund – Certificate of Deposit	112,000.00
107.006	General Fund – Savings (PRIME)	1,541,234.51
110.000	Petty Cash	200.00
	State Aid Account – Savings	396,820.22
	State Aid Account – Checking	408.96
107.003	Capital Reserve Account – Savings	113,895.29
107.004	Fire Co. Equipment Fund	40,000.00
107.005	Payroll Account – Checking	18,577.61
	Total as of April 30, 2021:	\$4,049,393.89

On a motion by Michele Albright, seconded by Nathan Ohlinger, the balance sheets and check and deposit details for April 2021 were approved as presented. There was no public comment. All were in favor. Motion carried.

Mr. Alex Bollinger requested to speak to the Board regarding the junkyard at 174 Lyons Road (representing a group of concerned residents near the 100 block of Lyons Road). Mr. Bollinger expressed concern that the new property owner has taken steps which has resulted in the property being further non-compliant with the Township's existing junkyard regulations (specifically the front yard requirement, removal of buffer yard and stacked vehicles). Mr. Bollinger requested the Township take action to enforce the codes that the property was in compliance with when the property changed hands. During the discussion, there was also a concern mentioned about the times of operation (concern with vehicles being dropped off after dark). Mr. Bollinger informed the Board that he would like to see stacked vehicles prohibited on the property, the vehicles in the front yard (and near property lines) moved, and a requirement that the property owner allow the vegetation in the buffer yard to grow. After a brief discussion with Mr. Bollinger, on a motion by David Wartzenuft, seconded by Nathan Ohlinger, the Board authorized the Township Zoning Officer to perform another site visit to reinvestigate this complaint and to prepare a detailed report/update for the Board regarding any violations which exist on the property. There was no public comment. All were in favor. Motion carried.

2021 ROAD PROJECT – Bid Opening at 7:15PM

The 2021 Road Project Bid Opening was advertised for 7:15PM. The 2021 Road Project includes double chip seal of Sally Ann Furnace Road (from Smoketown Road to Township line), Hertzog School Road (0.46 mile only from Fredericksville Road), and Sheep Hill Road (from Forgedale Road to Orchard Road intersection) and single chip seal of Forrest Road (from Township line to end of road). Two bids were received. The Township Solicitor opened the bids and read the results aloud.

MARTIN PAVING, INC. – LITITZ, PA

	<u>Unit Price</u>	<u>Total</u>
1- 19,728 SY – Construct Double Bituminous Seal Coat as per Pub 408 Sec 470	\$2.96	\$ 58,394.88
2- 5,125 SY – Construct Double Bituminous Seal Coat as per Pub 408 Sec 470	\$2.96	\$ 15,170.00
3- 8,248 SY – Construct Double Bituminous Seal Coat as per Pub 408 Sec 470	\$2.96	\$ 24,414.08
4- 8,917 SY – Construct Single Bituminous Seal Coat as per Pub 408 Sec 470	\$1.52	<u>\$ 13,553.84</u>
TOTAL BID AMOUNT:		\$111,532.80

ASPHALT MAINTENANCE SOLUTIONS, LLC – CENTER VALLEY, PA

	<u>Unit Price</u>	<u>Total</u>
1- 19,728 SY – Construct Double Bituminous Seal Coat as per Pub 408 Sec 470	\$2.68	\$ 52,871.04
2- 5,125 SY – Construct Double Bituminous Seal Coat as per Pub 408 Sec 470	\$2.68	\$ 13,735.00
3- 8,248 SY – Construct Double Bituminous Seal Coat as per Pub 408 Sec 470	\$2.68	\$ 22,104.64
4- 8,917 SY – Construct Single Bituminous Seal Coat as per Pub 408 Sec 470	\$1.34	<u>\$ 11,948.78</u>
TOTAL BID AMOUNT:		\$100,659.46

The Board of Supervisors and the Township Solicitor reviewed the bids. On a motion by David Wartzluft, seconded by Nathan Ohlinger, the Board awarded the bid to Asphalt Maintenance Solutions, LLC (the lowest bidder) with a total bid amount of \$100,659.46. There was no public comment. All were in favor. Motion carried.

REPORT OF SOLICITOR

Resolution #2021-07 - The Township Solicitor prepared a draft resolution for the Board’s consideration for adoption to official adopt a policy regarding the inclusion of information/content in the Township Newsletter. On a motion by David Wartzluft, seconded by Michele Albright, Resolution #2021-07 was adopted establishing a policy pertaining to Township Newsletter content. There was no public comment. All were in favor. Motion carried.

Easement/Agreement for 93 Hertzog School Road – The Township Roadmaster and Township Solicitor met at the site last week, and the Township Solicitor expects to conduct some additional research and hopes to have more information or an agreement prepared by next month’s meeting.

Resolution #2021-06 – On April 13, 2021, the Township received correspondence from the Berks County Planning Commission requesting that all municipalities participating in the Countywide Uniform Construction Code (UCC) Appeals Board execute a new intergovernmental agreement. The Township Solicitor reviewed the correspondence and the new intergovernmental agreement and recommended the Board execute the agreement (and the Township Solicitor confirmed that there is no need to adopt an ordinance, as recommended by the County, due to a recent change in the law which allows for Rockland Township to enter into an intergovernmental agreement via resolution). On a motion by Nathan Ohlinger, seconded by Michele Albright, Resolution #2021-06 was adopted authorizing Rockland Township to join with other participating municipalities to enter into an intergovernmental agreement to continue the Township’s participation in the Berks County UCC Appeals Board. There was no public comment. All were in favor. Motion carried.

42 Keller Road – The Township Solicitor was recently in contact with Adam Bender, Rockland Township’s Assistant Zoning Officer regarding this property. The property owner recently contacted the Township Office to request another address be assigned to the property (for a total of three mailing addresses). Upon receipt of this request, the Township Office contacted the Township Zoning Officer to ensure that there are, in fact, three approved dwelling units at the property as it is the Township’s policy not to assign additional mailing addresses on one property unless there are separate, approved dwelling units. The Township Solicitor informed the Board that he recommended Adam Bender, Township Zoning Officer call the property owner to schedule a time to visit the property. The purpose of this visit would be to answer any questions from the property owner and to obtain additional information as to why the additional address is required. The Board was in agreement to the Township Solicitor’s recommendation and agreed that the Township Zoning Officer should meet with the property owner at the property to obtain additional information and investigate this request further.

REPORT OF ROADMASTER

Henry Road Bridge – Update – The Township Roadmaster followed up with LTAP and the County and recommended moving forward with a traffic engineering study by a qualified engineer in order to proceed with the installation of some type of physical roadway feature to discourage and block movements of vehicles near the bridge (such as a median barrier, island, diverter, etc.). After a brief discussion, the Board instructed the Township Roadmaster to check into professional, qualified engineers to perform the traffic engineering study and report back to the Board.

Speed Detection Device Reports for Lake Road – The Township Roadmaster provided the Board with reports for Lake Road, and the Township Roadmaster informed the Board that he did not place the speed monitoring device along Kutz Road (due to road maintenance being performed by PennDOT on Kutz Road). After a brief review of the reports, the Board recommended that these reports (including any future reports indicating a high percentage for enforcement) be forwarded on the PA State Police.

Smoketown Road Bridge Closure - Mr. Jerry Keller, Lyons Fire Company inquired as to how long the Smoketown Road bridge is likely to remain closed and requested any information the Township may have received from PennDOT with regard to planned repairs, timeline, etc. The Township Roadmaster mentioned that he spoke to a PennDOT Foreman who anticipated the bridge repair/replacement timeframe to be approximately 2-4 years (more likely years vs. months). After a brief discussion, the Township Roadmaster agreed to reach out to PennDOT and follow-up with the State for additional information regarding the bridge closure, so this information can be communicated to emergency services, the school district transportation department, etc.

OLD BUSINESS

Stonefield Heights Subdivision Improvements (Steep Lane) – The Township Solicitor informed the Board that a letter was delivered to Mr. Jerome Lendacki on April 17, 2021 communicating the Board’s desire to move this forward and he gave Mr. Lendacki 10 days from the date of delivery of this letter (or April 27, 2021) to reach an agreement with the Township Engineer regarding the cost estimate. The Board mentioned that it appears Mr. Lendacki is working on completion of some of the punch list items, and the Township was copied on email correspondence dated May 11, 2021 addressed to Township Engineer Jessica Adams from Mr. Lendacki informing her that Mr. Lendacki is awaiting costs on paving. After a brief discussion, the Board was satisfied that Mr. Lendacki is working to obtain the necessary information and requested the Township Solicitor reach out to Mr. Lendacki again to keep updated on the costs required for the cost estimate.

68 Keller Road – Drainage/Zoning Issues – Update – The Township Engineer revised her report and provided the report to the Township Solicitor following last month’s meeting. The Township Solicitor has not yet had an opportunity to prepare the letter to the property owners at 68 Keller Road, but informed the Board that he plans to do so before the end of the week.

Zoning Ordinance Amendment/Update – The Zoning Ordinance Amendment/Update is in progress. Township officials plan to continue to review and discuss the draft of the newly updated Zoning Ordinance at the next meeting of the Planning Commission scheduled for Tuesday, May 25, 2021 at 7:30PM.

Sewage Advisory Committee Meeting – The Township Secretary/Treasurer contacted Ed McCorkle at Bursich Associates to request proposed dates in either July 2021 or August 2021 for the next Sewage Advisory Committee meeting. The Township is still awaiting a list of proposed dates from Ed McCorkle.

Deka Traffic – Discussion with Ruscombmanor Township & Alsace Township – Township Supervisor Michele Albright informed the Board that she and Duane Bennetch had a couple meetings with Kimberly Mallatratt from Alsace Township. During these meetings, a mission was established for the planned coalition of municipalities, residents and businesses and the name “BEST (Berks Environmental Safety & Transportation) Partnership” was created for this coalition. Township Supervisor Michele Albright also spoke to Ruscombmanor Township Supervisor Don Miller. The plan going forward is to begin to invite other municipalities and ultimately Deka, County Commissioners, and other interested entities to participate with future discussions to address excessive speeding and reckless driving and to promote safety in our communities.

BILLS

A listing of the unpaid bills as of May 11, 2021 was provided to the Board of Supervisors for approval. The total of the unpaid bills for approval was \$67,639.63 from the General Fund. On a motion by Nathan Ohlinger, seconded by Michele Albright, the Board approved payment of the unpaid bills totaling \$67,639.63 from the General Fund. There was no public comment. All were in favor. Motion carried.

NEW BUSINESS

Zoning Hearing Board Application – 12 Steep Lane – A variance application was received from Seth & Crystal Nace, 12 Steep Lane on April 12, 2021 requesting relief of the 800 sq. ft. maximum accessory building requirement (Section 8.04.2) and the 30' property line setback (Section 5.05.1) to construct a detached 1,200 sq. ft. garage. The Board of Supervisors may submit comments to the Zoning Hearing Board regarding this variance application. The public hearing is scheduled for Wednesday, May 19, 2021 at 7:00PM at the Rockland Township Building. After a brief review of the application, the Board offered no comments to pass along to the Zoning Hearing Board.

Zoning Hearing Board Application – 62 Cider Mill Road – A variance application was received from Robert & Alexis Eisenhart, 62 Cider Mill Road on May 11, 2021 requesting relief of the 40' side yard setback requirements (Section 4.05.2) to place a second garage at the end of the existing driveway which is 33' from the property line. The Board of Supervisors may submit comments to the Zoning Hearing Board regarding this variance application. After a brief review of the application, the Board offered no comments to pass along to the Zoning Hearing Board.

The Township received the Audit Report for the year ending December 31, 2020 from Herbein & Co. The 2020 audit and financial report are available for public inspection at the Township Office. On a motion by David Wartzenluft, seconded by Michele Albright, the Board approved advertising of the audit notice for year ending December 31, 2020 from Herbein & Co. There was no public comment. All were in favor. Motion carried.

CORRESPONDENCE

A listing of correspondence dated May 11, 2021 was presented to the Board of Supervisors for review.

Reports and updates regarding zoning, building, sewage and stormwater issues and activities for April 2021 were provided to the Board of Supervisors for review.

39 Orchard Road – Complaint received regarding accumulation of trash/junk. An update was received from Adam Bender, Mack Engineering. After a brief discussion, the Board confirmed that they were in agreement to Mack Engineering's recommendation to proceed with sending a letter to the owner's last listed address requesting someone contact Mack Engineering regarding the property at 39 Orchard Road. In addition, the Township Solicitor mentioned that he would do some investigation to try to get contact information for a trust or estate, etc. which may be associated with the property.

233 Fredericksville Road – Temporary Travel Trailer – The Township Sewage Enforcement Officer was notified regarding someone living in a temporary travel trailer (which is not connected to an approved means of sanitary sewage disposal) at 233 Fredericksville Road. The Township Sewage Enforcement Officer sent a letter to the property owner regarding the sewage-related concerns and issues. After a brief discussion, the Board agreed to wait for a response/reply from the property owner to the Township Sewage Enforcement Officer's letter before investigating other potential code-related concerns and issues.

78 Keller Road – Sewage Complaint – The Township received another sewage-related complaint for 78 Keller Road. On a motion by David Wartzenluft, seconded by Nathan Ohlinger, the Board authorized the Township Sewage Enforcement Officer to perform a site visit again at 78 Keller Road to investigate this recent complaint. There was no public comment. All were in favor. Motion carried.

UPCOMING MEETINGS/EVENTS:

Tuesday, May 18, 2021 – MUNICIPAL PRIMARY ELECTION DAY

Wednesday, May 19, 2021 @ 7:00PM – Public Hearing – Zoning Hearing Board (Nace application)

Tuesday, May 25, 2021 @ 7:30PM - Planning Commission Meeting (Zoning Ordinance Update Meeting)

Tuesday, June 8, 2021 @ 7:00PM – Board of Supervisors Meeting

Township Supervisor Nathan Ohlinger asked the Township Solicitor how the Zoning Ordinance Review Project was progressing. The Township Solicitor informed the Board that there will likely be a proposal forthcoming to move this project along in a different path and mentioned that he would be providing a letter and additional information to the Board.

PUBLIC COMMENT

Mr. Duane Bennetch questioned whether it would be possible to use the Township's speed monitoring device in other Townships participating in the newly formed "BEST Partnership". Township Roadmaster Michael Pott informed Mr. Bennetch that PennDOT or LTAP would likely have traffic counters to loan out.

Mr. Jeffrey Cronrath requested additional information from the Township regarding how soon the Smoketown Road bridge is likely to be repaired and when Smoketown Road might be re-opened. The Township Roadmaster mentioned that he plans to reach out to the State to try to get a better timeframe from PennDOT officials.

There was no additional public comment.

There being no further business, the meeting was adjourned at 8:08PM on a motion by Nathan Ohlinger, seconded by David Wartzluft. Motion carried.

Respectfully submitted,

Karen Krall
Secretary/Treasurer