

**ROCKLAND TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES**

JULY 11, 2017

The monthly meeting of the Rockland Township Board of Supervisors was held on July 11, 2017 at 7:30PM at the Rockland Township Municipal Building. The following board members were present: Chairman Herb Meadway, Vice Chairman Duane Bennetch, and Nathan Ohlinger. Also present were Attorney Alfred Crump (Township Solicitor) and interested citizens.

The meeting was called to order at 7:30PM by Chairman Herb Meadway. The meeting was opened with the pledge to the flag.

The minutes of the Board of Supervisors meeting held on June 13, 2017 were presented to the Board for approval. On a motion by Duane Bennetch, seconded by Nathan Ohlinger, the June 13, 2017 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 June 2017 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	2,747.94
106.000	General Fund – Savings	2,033,859.32
107.001	General Fund – Savings	6,434.32
107.002	General Fund – Savings	275,004.00
109.007	Certificate of Deposit	100,000.00
109.002	Certificate of Deposit	109,106.16
110.000	Petty Cash	200.00
	State Aid Account – Savings	245,828.52
	State Aid Account – Checking	393.73
107.003	Capital Reserve Account – Savings	63,602.86
107.005	Payroll Account – Checking	17,690.93
	Total as of June 30, 2017:	\$2,854,867.78

On a motion by Herb Meadway, seconded by Nathan Ohlinger, the balance sheets, check and deposit details for June 2017 were approved as presented. There was no public comment. All were in favor. Motion carried.

Ms. Lisa Gauby, 34 Lake Road, informed the Board that she had been in contact with former Township Zoning Officer Michael Schwenk months ago regarding operating a hair salon at 34 Lake Road. Prior to the actual purchase of 34 Lake Road by Ms. Gauby at the end of 2016, Mike Schwenk informed Ms. Gauby that a hair salon is permitted as a home occupation contingent on the salon meeting the minimum requirements of the Rockland Township Zoning Ordinance pertaining to home occupations, and Mike Schwenk advised that a zoning permit would need to be issued. The minimum requirements listed in the Township's Zoning Ordinance include the Sewage Enforcement Officer verifying the adequacy of the existing sewage system for the proposed home occupation use. Ms. Gauby informed the Board that to date she has not yet received Township approval (zoning permit) for the hair salon, and she now understands that there is an issue with the adequacy of the existing septic system. The Township Sewage Enforcement Officer informs Ms. Gauby that the existing sewage system absorption area is inadequate for the additional flows associated with a one-chair beauty salon. Ms. Gauby was instructed to submit a zoning permit application for the hair salon use to the new Township Zoning Officer Jackie Hollenbach with Ludgate Engineering Corporation, and Ms. Gauby was encouraged to contact LTL Consultants, Ltd. (Township Sewage Enforcement Officer) to resolve the septic system issue with either John Yoder or Robert Wuerth. A letter from Jackie Hollenbach, Ludgate Engineering Corporation dated June 28, 2017 was sent to Lisa Gauby specifically requesting additional information in order for the Township to issue a zoning/use permit for the proposed hair salon.

Ms. Jan Cohen-Cruz, 104 Schweitz Road, made a quick announcement that she, her husband and her son just started a food truck business (a farm-to-food truck business). She informed the Board that they smoke meat, poultry and vegetables on their property and sell it in the truck, which goes to various events. Ms. Cohen-Cruz stated that all her paperwork and permissions were in order, and she came to tonight's meeting simply to inquire about any upcoming special events in the Township/County and had business cards to provide to

anyone interested in her food truck business. The Township Solicitor asked Ms. Cohen-Cruz to confirm where the cooking was being conducted, since it was the Township Solicitor's understanding that the former Township Zoning Officer only provided a letter confirming that the parking and cleaning of the food truck would be permitted at the property. Previous correspondence from the Township Zoning Officer seems to specifically state that it is the Zoning Officer's opinion that the cooking of the food in the truck on the property would not comply with the requirements and regulations of a no-impact home-based business as a permitted accessory use within the RC Zoning District. Ms. Cohen-Cruz confirmed that the cooking is done when the food truck arrives to the event site.

Mr. Randy Betz, New Jerusalem Inn & Event Center, 11 Deysher Road, informed the Board of an upcoming planned Open House to be held on Sunday, July 16, 2017 (with music, vending truck, BYOB). After this Open House, Mr. & Mrs. Betz hope to open more days, possibly more Sundays and Saturday evenings, and ultimately hope to consider opening the kitchen/restaurant. Mr. & Mrs. Betz informed the Board that since they will be living in this community, it is very important for them to be conscientious about addressing any neighbor concerns/issues, etc. Mr. & Mrs. Betz also informed the Board that they recently put lines on the parking lot and plan to utilize no parking signs to avoid parking along roads, other properties, and in unwanted places. Mr. Betz also inquired about replacing a barn and/or shed on the property. The Township Solicitor recommended Mr. & Mrs. Betz contact Jackie Hollenbach with Ludgate Engineering Corporation, Township Zoning Officer and Code Official, to inquire as to whether or not a permit would be required.

REPORT OF SOLICITOR

The Township Solicitor informed the Board of Supervisors of the need for the governing body to review its Agricultural Security Area (ASA) every seven years, including during calendar year 2017. During the seven year review, the governing body may make additions, modifications or deletions to the ASA. Members of the Township's Ag Security Area Advisory Committee must be properly appointed. This committee shall consist of three active farmers, each representing a different private or corporate farm, one citizen residing within the municipality ("regular citizen"), and one member of the governing body of the municipality. Due to the death of Dallas Angstadt earlier this year, there is a vacancy on the ASA Advisory Committee for one active farmer. In addition, since both Duane Bennetch and Herb Meadway have been appointed to serve on the committee, the Township Solicitor recommended the Board identify a resident of the Township to replace one of the existing two Township Supervisors on this committee.

REPORT OF ROADMASTER

2017 ARLE Grant Application – Rockland Township's 2017 ARLE Grant Application was submitted to PennDOT on June 29, 2017 (for guiderail improvements at several locations in Rockland Township).

Chairman Herb Meadway informed the Board and meeting attendees that the paving of Highland Drive is now complete.

OLD BUSINESS

Zoning Ordinance Amendment/Update – The Zoning Ordinance Amendment/Update is in progress. Township officials agreed to continue to review and discuss Article 2 – Definitions at the July 25, 2017 Planning Commission meeting.

Logo Design Contest Entries – Township Secretary Karen Krall informed the Board that the artist is still working on reproduction of the logo.

Rory Gehman Minor Subdivision II Plan – Sally Ann Furnace Road – The Planning Commission approved the planning module packets for the Rory Gehman Minor Subdivision II at their meeting on June 27, 2017 and recommends the Board do the same. On a motion by Duane Bennetch, seconded by Nathan Ohlinger, the Board approved the planning module for the Rory Gehman Minor Subdivision II for signature and submittal to PA DEP. There was no public comment. All were in favor. Motion carried. The Planning Commission also

recommended the Board approve a time extension request from John Hoffert, Hoffert Surveyors, until September 30, 2017 for the Rory Gehman Minor Subdivision II. On a motion by Herb Meadway, seconded by Nathan Ohlinger, the Board approved a time extension request until September 30, 2017 for the Rory Gehman Minor Subdivision II. There was no public comment. All were in favor. Motion carried.

Zoning Hearing Board Variance Application – Sally Ann Furnace Road – The Zoning Hearing Board held a public hearing on June 21, 2017 regarding Jason Miller’s variance application, and the Zoning Hearing Board reconvened on June 28, 2017 to render their verbal decision. The variance was granted by the Zoning Hearing Board. A written decision will follow shortly.

Sewage Advisory Committee Update – The Sewage Advisory Committee met with Dr. Hugh Archer, Mavickar Environmental Consultants on June 20, 2017. The next meeting of the Sewage Advisory Committee will be scheduled when the Township receives information and materials from Dr. Archer; this information is to be reviewed by the Committee, and the Committee’s comments are then to be provided to the Rockland Township Board of Supervisors.

BILLS

A listing of the unpaid bills as of July 11, 2017 was provided for the Board of Supervisors approval. The total of the unpaid bills for approval was \$50,862.10 from the General Fund. On a motion by Herb Meadway, seconded by Duane Bennetch, the Board approved payment of the unpaid bills totaling \$50,862.10 from the General Fund. There was no public comment. All were in favor. Motion carried.

NEW BUSINESS

Supervisor Nathan Ohlinger inquired whether the Board of Supervisors would consider providing authorization for fire company officers to contact the Township Zoning Officer/Code Official in the event of a true emergency or when serious violations of the Township’s Burning Ordinance exist. On a motion by Duane Bennetch, seconded Herb Meadway, the Board authorized the Fire Chief and Assistant Fire Chief of both the Lyons Fire Company and the Ruscombmanor Fire Company to contact the Township Zoning Officer in serious, emergency situations only. Mr. Jeffrey Cronrath inquired as to why the involvement of the Township Code Official would be necessary. Mr. Jerry Keller provided a response, reiterating that a call would only be made to the Township Code Official in very rare or serious situations. Mr. Keller also reiterated that it is the Township’s responsibility to enforce their local ordinances, not the volunteer fire company personnel. The fire company will continue to hand out copies of the Township Burning Ordinance and to educate residents with regard to the Township’s burning regulations when they report to a call; however, it is important that the volunteer fire company services and apparatus are being utilized strictly in true fire emergencies. There was no additional public comment. All were in favor. Motion carried. Mr. Jerry Keller suggested the Township consider adding Fire Marshall to the list of fire company officials who would be authorized to contact the Township Code Official directly in the event of serious violation of the Township Burning Ordinance. The previous motion was then amended as follows: On a motion by Duane Bennetch, seconded by Nathan Ohlinger, the Board authorized the Fire Chief, Assistant Fire Chief, or Fire Marshall of both the Lyons Fire Company and the Ruscombmanor Fire Company to contact the Township Zoning Officer in serious, emergency situations only. There was no public comment. All were in favor. Motion carried.

CORRESPONDENCE

A list of correspondence dated July 11, 2017 was presented to the Board of Supervisors for review. The Township Solicitor informed the Board of Supervisors that the correspondence list includes information on the Berks County Comprehensive Plan Update Public Survey. The Berks County Planning Commission is in the process of updating the current County Comprehensive Plan. Over the next month, the Berks County Planning Commission will be soliciting citizen input on community perceptions, needs, and issues impacting future growth. Survey responses will be accepted until the close of business on August 11, 2017, and the Board of Supervisors, Planning Commission members, and residents were encouraged to take some time and complete the survey. The Township Secretary was instructed to share the survey link with Township officials.

Reports and updates regarding zoning/building, sewage and stormwater issues and activities for June 2017 were provided to the Board of Supervisors for review. Direction was needed from the Board on a few code-related matters.

21 Ridge Drive – Complaint Form (Animals): The Board decided no further action was required by the Township Code Official. The original complaint was regarding animals on the property, and the code officials confirmed that animals are no longer on the property.

23 Shady Creek Lane – Complaint Form (Grass/Weeds): On a motion by Duane Bennetch, seconded by Herb Meadway, the Board authorized the Township Code Official to work with Mr. Jackson, but instructed the code official to be firm on establishing a reasonable timeframe to mow the entire property and bring the property into full compliance with the Township’s Brush/Grass/Weeds Ordinance. There was no public comment. All were in favor. Motion carried.

14 Day Road – Complaint Form (Trash/Rubbish): Since this matter was recently turned over to the new Township Code Official, the Board agreed to grant the property owners one more chance to bring the property into full compliance with the Property Maintenance Ordinance and agreed not to send a Notice of Violation at this time. On a motion by Duane Bennetch, seconded by Nathan Ohlinger, Jackie Hollenbach, Township Code Official was authorized to work with the property owners one final time to attempt to bring the property into full compliance with all Township ordinances and agreed not send a Notice of Violation or proceed with further enforcement actions at this time. There was no public comment. All were in favor. Motion carried.

An interested resident inquired about the Township’s regulations on weeds. The Township Solicitor advised that Rockland Township has adopted a Brush/Grass/Weeds Ordinance. A violation of this ordinance would be any grass/weeds which exceed a height of 12 inches. The resident then inquired about regulations regarding a pile of junk/metal. The resident was encouraged to file a complaint to initiate investigation by a Township official and possible enforcement actions.

Heffner Road – Complaint Form (Burning Plastic): On a motion by Duane Bennetch, seconded by Nathan Ohlinger, the Board agreed to pass this complaint along to the Township Code Official (Jackie Hollenbach) to look into this matter. There was no public comment. All were in favor. Motion carried.

UPCOMING MEETINGS/EVENTS:

Tuesday, July 25, 2017 @ 7:30PM - Planning Commission Meeting (Zoning Ordinance Amendment/Update)
Tuesday, August 8, 2017 @ 7:30PM – Board of Supervisors Meeting

PUBLIC COMMENT

Mr. Jerry Keller, Lyons Fire Company, informed the Board that since last month’s meeting the fire company tested the dry hydrant at Fredericksville/Smoketown Roads and everything worked well. The dry hydrant will be a great asset and benefit to the community, and Mr. Keller commended the Township officials for their efforts to improve firefighting capabilities and to provide safer access to rural water supplies in the area.

There was no additional public comment. There being no further business, the meeting was adjourned at 8:26PM on a motion by Duane Bennetch, seconded by Nathan Ohlinger. Motion carried.

Respectfully submitted,

Karen Krall
Secretary/Treasurer