

MINUTES OF THE OLEY TOWNSHIP BOARD OF SUPERVISORS
MEETING HELD MAY 8, 2023

The regular meeting was called to order at 7:00 p.m. in the Oley Township Municipal Building by Jeffrey Spatz with Supervisors Mark Hoch and Edwin Pollock in attendance. Solicitor Kenneth Picardi was also in attendance. The Pledge of Allegiance to the American Flag was observed.

The meeting agenda was posted in the meeting room and the township website twenty-four hours prior to the start of the meeting. No public comment was heard on any of the listed agenda items.

There being no changes to the April 10, 2023 minutes, a motion was made by Mark Hoch and seconded by Edwin Pollock to approve the minutes of the April 10, 2023 meeting as presented. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock - yes. All in favor....motion carried.

The police department report for the month of April 2023 was read indicating 214 calls for the month. Chief Ray Serafin spoke of the recent Oley Valley School District incident and reported that it was unfounded, there were some posted threats which they are turning over to the District Attorney.

The road department report for the month of April 2023 was read. The following bids were received for the FB-Modified Bituminous Paving Course and Double Bituminous Seal Coat:

Asphalt Maintenance Solutions, LLC - \$277,510.50

The following bids were received for Curb Reveal Milling, Select Base Repair, Leveling, and Overlay:

H&K Group, Inc. - \$108,274.74

Ronnie C. Folk Paving - \$112,592.00

New Enterprise Stone & Lime Company, Inc. - \$117,239.24

Bracalente Construction, Inc. - \$111,731.30

Schlough, Inc. - \$112,999.53

Construction Masters Services, LLC - \$104,508.90

Mr. Spatz noted that Schlough, Inc. is a client for the company he works for but he receives no direct monetary payment from Schlough, Inc. A motion was made by Mark Hoch and seconded by Edwin Pollock to award the FB-Modified Bituminous Paving Course and Double Bituminous Seal Coat project to Asphalt Maintenance Solutions, LLC in the amount of \$277,510.50; and the Curb Reveal Milling, Select Base Repair, Leveling, and Overlay project to Construction Masters Services, LLC in the amount of \$104,508.90. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried. A motion was made by Jeffrey Spatz and seconded by Mark Hoch to authorize Trey Miller to obtain a Pesticide Applicator license and authorize expenditures of \$70 for study materials. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried.

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The Fire Chief's report for the month of April 2023 was read indicated a total of 33 calls for the month. It was reported that they received the first portion of gear that was ordered.

There was no Ambulance Chief's report for the month of April 2023.

The Tyler Spier property located at 353 Water Street is in violation of rubbish, sanitation, accumulation of rubbish or garbage and disposal of rubbish, citation issued, hearing held and found guilty. The John Reich property located at 434 Main Street is in violation of sanitation, accumulation of rubbish or garbage, and disposal of rubbish, citation issued, hearing held and found guilty. The Richard Hartline property located at 336 Main Street is in violation of failing to call for final inspection on a building permit, taking next step to get on the property to inspect the building.

Received letter dated May 1, 2023 from HARB recommending that the Board of Supervisors of Oley Township issue a Certificate of Appropriateness to Scott Doughman (Eric Gueaf, owner) for property located at 208 Spangville Road to remove and replace five windows with front and side exposure with Anderson E-series wood aluminum clad simulated divided light picture windows, size and grill pattern will closely match existing windows, three rear exposure windows will also be replaced with same window (no exposure from road), refer to submitted specifications for window details. This application was reviewed and discussed. A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to issue a Certificate of Appropriateness to Scott Doughman (Eric Gueaf, owner) for property located at 208 Spangville Road to remove and replace five windows with front and side exposure with Anderson E-series wood aluminum clad simulated divided light picture windows, size and grill pattern will closely match existing windows, three rear exposure windows will also be replaced with same window (no exposure from road), refer to submitted specifications for window details. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried.

Received letter dated May 1, 2023 from HARB recommending that the Board of Supervisors of Oley Township deny the issuance of a Certificate of Appropriateness to JoAnn Rawley for property located at 212 Main Street for installation of a free-standing carport as presented, finding of fact is that the proposed material and architecture does not fit into the historic aesthetics of the area. This application was reviewed and discussed. A motion was made by Mark Hoch and seconded by Jeffrey Spatz to deny the issuance of a Certificate of Appropriateness to JoAnn Rawley for property located at 212 Main Street for installation of a free-standing carport as presented, finding of fact is that the proposed material and architecture does not fit into the historic aesthetics of the area, an option was suggested to install this proposed carport in the rear of the property where it would not be visible from the public roadway. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried.

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Received letter dated May 1, 2023 from HARB recommending that the Board of Supervisors of Oley Township issue a Certificate of Appropriateness to Debra James for property located at 167 Water Street to remove two existing storage sheds and construct a twenty foot by forty foot by fourteen foot high post frame detached residential garage with an “A frame” roof, painted steel siding, steel roof, and steel garage doors, refer to submitted specifications for all details. This application was reviewed and discussed. A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to issue a Certificate of Appropriateness to Debra James for property located at 167 Water Street to remove two existing storage sheds and construct a twenty foot by forty foot by fourteen foot high post frame detached residential garage with an “A frame” roof, painted steel siding, steel roof, and steel garage doors, refer to submitted specifications for all details. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried.

Received letter dated May 1, 2023 from HARB recommending that the Board of Supervisors of Oley Township issue a Certificate of Appropriateness to Eileen G. Stinley for property located at 456 Main Street to install wooden storm/screen doors for front door (door 7157), lower porch doors (side and back – door 7144), lower porch door (side – door 7144), and upper balcony door (door 7144), as per submitted specifications. This application was reviewed and discussed. A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to issue a Certificate of Appropriateness to Eileen G. Stinley for property located at 456 Main Street to install wooden storm/screen doors for front door (door 7157), lower porch doors (side and back – door 7144), lower porch door (side – door 7144), and upper balcony door (door 7144), as per submitted specifications. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried.

Received letter dated May 1, 2023 from HARB recommending that the Board of Supervisors of Oley Township issue a Certificate of Appropriateness to Rotelle Development Company (David Immendorf, owner) for property located at 407 Oley Furnace Road to construct single family dwelling with vinyl Dutchlap siding, asphalt Landmark shingles, raised panel shutters on front and side exposures, Therm-Tru fiberglass door, Anderson vinyl windows, all details as per submitted plans and specifications. This application was reviewed and discussed. A motion was made by Jeffrey Spatz and seconded by Mark Hoch to issue a Certificate of Appropriateness to Rotelle Development Company (David Immendorf, owner) for property located at 407 Oley Furnace Road to construct single family dwelling with vinyl Dutchlap siding, asphalt Landmark shingles, raised panel shutters on front and side exposures, Therm-Tru fiberglass door, Anderson vinyl windows, all details as per submitted plans and specifications. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried.

Received letter dated May 2, 2023 from Oley Township Planning Commission recommending that the Board of Supervisors of Oley Township approve the Oley Township Municipal Authority New Water Storage Tank Land Development Preliminary Plan, plan number 4656.008, dated April 10, 2023. This plan was reviewed and discussed. A motion was

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made by Jeffrey Spatz and seconded by Edwin Pollock to adopt Resolution #633-23 to approve the Oley Township Municipal Authority New Water Storage Tank Land Development Preliminary Plan, plan number 4656.008, dated April 10, 2023. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried.

Received letter dated May 2, 2023 from Oley Township Planning Commission recommending that the Board of Supervisors of Oley Township approve the Rota-Mill Land Development Revised Final Plan, plan number 210032, dated April 11, 2023, subject to receiving approved NPDES Permit Major Modification, the Landscape Plan must be signed and sealed by a registered landscape architect, the certificate of ownership and acknowledgement needs to be signed and notarized, property owner must sign an operation and maintenance agreement covering all stormwater controls and BMP's, and address all items as listed in the April 27, 2023 review letter from LTL Consultants. This plan was reviewed and discussed. Atty. Picardi said he will have the stormwater and financial security agreements completed for our next meeting. A motion was made by Mark Hoch and seconded by Edwin Pollock to adopt Resolution #634-23 to approve the Rota-Mill Land Development Revised Final Plan, plan number 210032, dated April 11, 2023, subject to receiving approved NPDES Permit Major Modification, the Landscape Plan must be signed and sealed by a registered landscape architect, the certificate of ownership and acknowledgement needs to be signed and notarized, property owner must sign an operation and maintenance agreement covering all stormwater controls and BMP's, and address all items as listed in the April 27, 2023 review letter from LTL Consultants. Jeffrey Spatz – no; Mark Hoch – yes; Edwin Pollock – yes. Two in favor, one opposed....motion carried.

Received letter dated May 2, 2023 from Oley Township Planning Commission recommending that the Board of Supervisors of Oley Township reject the Boone – Lot Annexation of 2023 Sketch Plan of Record, plan number GOTWAL0024, dated March 10, 2023, for all the reasons as listed in the March 20, 2023 review letter from LTL Consultants, Ltd., unless a request for waiver extending the review time period beyond the date of June 3, 2023 is received. A motion was made by Jeffrey Spatz and seconded by Mark Hoch to reject the Boone – Lot Annexation of 2023 Sketch Plan of Record, plan number GOTWAL0024, dated March 10, 2023, for all the reasons as listed in the March 20, 2023 review letter from LTL Consultants, Ltd., unless a request for waiver extending the review time period beyond the date of June 3, 2023 is received. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried.

Received request from Oley Township Municipal Authority for daily road closures from 7:00 a.m. to 5:00 p.m. and no parking during the Main Street Phase II water main replacement project from May 15, 2023 through July 28, 2023 from DeTurk Road to Friedensburg Road. Access to remain open to the bank and local homes with off-street parking, Legion Drive will be used as necessary to allow access to the bank. Entech Engineering and the contractor shall keep the fire company and school informed of the project's work schedule. Trey Miller reminded

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them that Legion Drive is one way. A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to authorize no parking and daily road closures as needed on Main Street from DeTurk Road to Friedensburg Road from May 22, 2023 through July 31, 2023 for the Main Street Phase II water main replacement project. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried.

Incoming communications:

1. Email received April 25, 2023 from Ruscombmanor Township informing us they are in the process of updating the Joint Comprehensive Plan that is between Ruscombmanor, Oley, and Alsace from 2009 and inquiring if we are still interested in participating in this joint plan. A motion was made by Jeffrey Spatz and seconded by Edwin Pollock to inform Ruscombmanor Township that Oley Township is interested in continuing to participate in the Joint Comprehensive Plan with Ruscombmanor and Alsace Townships. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried.

The Berks County Department of Agriculture requested to have a change made in the resolution that was previously adopted to authorize signers for the documents at the closing for the agricultural conservation easement for the Trails End Lane property. A motion was made by Jeffrey Spatz and seconded by Mark Hoch to adopt Resolution #635-23 authorizing the Chairman or Vice Chairman to appear at the closing to sign all documents required for the transfer of the agricultural conservation easement to the Commonwealth of Pennsylvania and the Berks County Agricultural Land Preservation Board. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried. The settlement for this easement is scheduled for May 11, 2023 at 8:30 a.m.

It was reported that most of the unused utility poles on Main Street have been removed.

The cost estimate from Conrad Siegel to administer both of our pension plans is approximately \$6,100 annually, the cost from Truist for 2022 was \$8,313.90. A motion was made by Mark Hoch and seconded by Edwin Pollock to move the Police Pension Plan and the Non-Uniformed Pension Plan from Truist to Conrad Siegel at an approximate annual cost of \$6,100 to administer both of these plans. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried.

The traffic calming workshop meeting was held this evening prior to this meeting and it has been recessed until Monday, June 12, 2023 at 6:00 p.m. Lisa Schaeffer asked Chief Ray Serafin if double fines could be assessed for speeding in certain areas. Chief Serafin said this cannot be done, the fines are established by the State. Mrs. Schaeffer asked Chief Serafin if they could perform random safety stops of vehicles. Chief Serafin said random stops could be performed with proper signage.

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Received quote from Essig Plumbing & Heating to clean outside condenser unit and install Premium Air Purification System in amount of \$1,532.79. Diesel smells are still coming into the office areas and this may help to eliminate that from occurring. A motion was made by Mark Hoch and seconded by Edwin Pollock to authorize Essig Plumbing & Heating to clean outside condenser unit and install Premium Air Purification System at the municipal building in the amount of \$1,532.79. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried.

Mr. Spatz announced that the Sacred Oak Tree visitation will be held Saturday, June 3, 2023 from 9:00 a.m. to 2:00 p.m., weather permitting.

The financial report was called for and read. A motion was made by Mark Hoch and seconded by Edwin Pollock to accept the financial report and pay all the bills and salaries. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock - yes. All in favor....motion carried.

Public comment:

1. Alan Marsdale – He had submitted a letter a few months ago regarding the lack of sufficient off-street parking on Main Street and Water Street for the ten apartment units proposed for the property at 305-307 Main Street. He understands that this use is grandfathered but if there are new owners he feels it should then be made to conform to our regulations that are in place. He said the top two units were added about five years ago and he was told that these units were not heated but were using space heaters, these units were probably added without permits. Mr. Spatz will ask our zoning officer to check into this matter.

2. Sharon Mull – She said that the side of the roadway on Covered Bridge Road near the substation was filled in, she wants to know when the remaining portion of the sides on Covered Bridge Road will be filled in. Mr. Spatz will have the road crew look into this.

The next regular meeting will be held Monday, June 12, 2023 at 7:00 P.M.

A motion was made by Edwin Pollock and seconded by Mark Hoch to adjourn the meeting at 8:12 p.m. Jeffrey Spatz – yes; Mark Hoch – yes; Edwin Pollock – yes. All in favor....motion carried.

Respectfully submitted,

Shirley M. Moyer
Secretary/Treasurer

Cc: J. Spatz
M. Hoch
E. Pollock
K. Picardi
D. Allebach
N. Ulrich