Amity Township Conditional Use Public Hearing – Jiffy Lube, International

Public Hearing Minutes

June 17, 2020

Call to Order/Pledge to the Flag

The Amity Township Conditional Use Public Hearing for Jiffy Lube, International was held on Wednesday, June 17, 2020, at Amity Fire Company, 47 Pine Forge Road, Douglassville, Berks County, Pennsylvania. The meeting was called to order at 6:00PM by Chairperson Kim McGrath, followed by the pledge to the flag. The following were in attendance:

SUPERVISORS

Kim McGrath, Chairperson Dave Hackett, Vice Chair Paul Weller Terry Jones

STAFF

Troy Bingaman, Township Manager Brian Boland, Kozloff/Stoudt Attorneys John Weber, LTL Consultants Steve Loomis, Director of Codes and Life Safety Pamela Kisch, Township Secretary

The Public Meeting was recorded by the stenographer.

Chairperson McGrath turned the meeting over to the Solicitor, Brian Boland, at 6:00PM.

Mr. Boland stated the Public Hearing was being held, pursuant to the Municipal Planning Code and as advertised in the Reading Eagle on Tuesday, June 2, 2020 and Tuesday, June 9, 2020. The application requested permission to permit an automotive service station in the Highway Commercial (HC) district. Mr. Boland asked parties of interest to step forward. There were no parties of interest. Mr. Boland introduced Exhibits 1 through 9 into the record. Chris Arnold, Sevan Engineering, stated the Zoning Hearing Board granted a variance for signage on June 15, 2020 and the Planning Commission recommended Conditional Plan Approval for the land development plan based upon the LTL review letter dated 6/6/2020. Mr. Arnold answered the Supervisor's questions. Exhibits A1, A2 and A3 were placed into the record on behalf of Mr. Arnold.

Mr. Jones moved, seconded by Mr. Weller to adopt *Resolution 20-17*, granting that the Conditional Use application submitted by Jiffy Lube International of Houston, Texas to permit an automobile service station on Lot D of the Land Development Plan of 1123 Douglassville, LLC in Phase 2 as required by Section 405(c)(4) of the Amity Township Zoning Ordinance is hereby approved subject to the following conditions, all of which must be in full compliance prior to recording the Final Land Development Plans and issuance of a building permit:

- 1) Notation on Plan of the written decision and approval by the Amity Township Zoning Hearing Board of all variance requests;
- 2) Notation on Plan of the written decision and approval of the Amity Township Board of Supervisors of this Conditional Use Application and Hearing;

3) Completion of Items Numbered 4,5,6,7,8,9 and 10 of the LTL Consultants, LTD letter of June 6, 2020, a copy of which is attached to the resolution.

Mr. Boland stated the 60-day requirement to provide a written decision and statement of facts has been waived due to COVID-19. The applicant's representative had no objection. Mr. Boland closed the hearing at 6:25PM.

Amity Township Board of Supervisors <u>Meeting Minutes</u>

June 17, 2020

Call to Order/Pledge to the Flag

The June 17, 2020 meeting of the Board of Supervisors was held on Wednesday, June 17, 2020 at Amity Fire Company, 47 Pine Forge Road, Douglassville, Berks County Pennsylvania. The meeting was called to order at 7:00PM by Chairperson Kim McGrath, followed by the pledge to the flag. The following were in attendance:

SUPERVISORS

Kim McGrath, Chairperson Dave Hackett, Vice Chair Paul Weller Terry Jones

STAFF

Troy Bingaman, Township Manager Brian Boland, Kozloff/Stoudt Attorneys John Weber, LTL Consultants Pamela Kisch, Township Secretary

ANNOUNCEMENTS

None

PUBLIC COMMENT (AGENDA ITEMS ONLY)

None

<u>Jiffy Lube Conditional Final Plan Approval</u> – Mr. Jones moved to adopt *Resolution 20-17A*, whereas the Board of Supervisors resolve that the *Revised Preliminary/Final Land Development Plan of 1123 Douglassville, LLC, Phase 2* prepared by Sevan Engineering for the construction of a 3,048 square foot Jiffy Lube service station and associated improvements on Lot D is hereby approved subject to the following conditions, all of which must be in full compliance prior to recording the Final Land Development Plans and the issuance of a building permit and all of which have been specifically agreed to by Jiffy Lube's representative:

- Notation on Plan of the written decision and approval by the Amity Township Zoning Hearing Board of all variance requests;
- Notation on Plan of the written decision and approval of the Amity Township Board of Supervisors of the Conditional Use Hearing; and
- 3) Completion of Items Numbered 4,5,6,7,8,9 and 10 of the LTL Consultants, LTD letter of June 6, 2020, a copy of which is attached to the resolution.

Mr. Hackett seconded the motion. Motion passed 4-0.

MINUTES

Mr. Jones moved, seconded by Mr. Weller to approve the June 3, 2020 minutes. Motion passed 4-0.

FINANCE

Mr. Jones moved, seconded by Mr. Hackett to approve the following disbursements:

- \$ 38,052.29 General Fund
- \$ 7,701.31 Fire Fund
- \$ 22,103.01 Sewer Fund
- \$ 101.13 Liquid Fuels Fund
- \$ 67.957.74 Total

Motion passed 4-0.

The Board reviewed the OT by Department and Treasurer's Reports. Mrs. McGrath asked what caused the increased police overtime. Chief Smith stated it was *aggressive driving detail* and is entirely reimbursed. Chief Smith stated another wave of aggressive driving detail will begin next week on SR422.

REPORTS

Fire Companies – Fire Chief Mike Zomolsky reported Amity Fire Company moved \$150K into CD's for improvements. An application was submitted to FEMA for a new safety trailer. Chief Zomolsky stated Amity Fire Company would be applying for any additional state grants that may become available. The Annual Firemen's Carnival was postponed to Labor Day week due to COVID-19. Mr. Jones reported Monarch Fire Company held another successful Chicken BBQ and sold out before noon.

Planning Commission – Mr. Bingaman stated staff had been working with Mr. Boland and Mr. Weber regarding amendments that need to be incorporated into the Zoning Ordinance. Mr. Boland has additional language to be inserted, and once complete, the Ordinances would need to be sent to the BCPC for their review and could be considered for adoption. Mr. Boland stated the amendments could be considered at the August 5th meeting. Mr. Jones moved, seconded by Mr. Weller to grant permission to advertise a Public Hearing and consideration of adoption for the *Small Wireless Towers* and *Construction & Landscape Contractor* amendments. Motion passed 4-0.

OLD BUSINESS

Stormwater Runoff Concerns/SR422 Drainage Issues – Mr. Bingaman stated red-lined drawings were sent to Pennoni and he expects they will be returned to Continental Concrete next week for the project to move forward.

Open Space/Rec Fee-in-Lieu – Mr. Bingaman shared an analysis of neighboring townships' recreation fees. Some townships with less or no recreation fees for commercial development are billing an annual Gross Receipts/Business Privilege Tax. Mr. Boland stated Mr. Haring performed the appraisal for land when development was abundant. After a brief discussion, the board directed Mr. Boland to reach out to Mr. Haring to obtain a *quote for a new appraisal*.

SOLICITOR

Mr. Boland had nothing further to report.

NEW BUSINESS

Digester Upgrade and Generator Replacement Project – Mr. Bingaman stated the consideration of award would be deferred to the July 1st BOS meeting. Contractors submitted several questions that required clarification and the deadline to receive bids was extended to June 19th to allow bidders more time to submit bids.

EDU Resolution 20-18 – Mr. Bingaman stated the previous resolution was adopted in 2007 and not all of the policy aligned with current processes. Unable to locate a subsequent amendment to the EDU policy, Mr. Bingaman recommended adopting a new resolution to better align with the current policy. Mr. Jones moved, seconded by Mr. Hackett to adopt Resolution 20-18. Motion passed 4-0.

Resolution 20-19 Disposition of Records – Mr. Jones moved, seconded by Mr. Hackett to adopt Resolution 20-19, disposing of records in accordance with the Retention and Disposition Schedule for Records of PA Municipalities. Motion passed 4-0.

MANAGER'S REPORT

COVID-19 Pandemic – Monday, June 19th the Governor announced that "recreational sports" were permitted to operate in the "yellow" phase of reopening. Mr. Bingaman notified DBAA. Sanitizer dispensers have been installed at Amity Community Park and will be installed at the Township's other parks.

Leaf Creek Interceptor – Mr. Moore has inspected the site and reported it looks good. Mr. Ebert will be walking the site with Mr. Wheeler and Mr. Moore. Mrs. McGrath and Mr. Weller asked to be notified so they may attend as well.

Waiver of 90-Day Sewer Penalty – The Board previously approved waiving the second quarter late fees. Mr. Bingaman recommended waiving the 90-day late fees for the approximately 85 accounts that only owe the second quarter charge. Mr. Weller moved, seconded by Mr. Hackett to waive late fees as recommended by the Manager. Motion passed 4-0.

SR422/Monocacy Creek Rd & N. Monocacy Creek Road Intersection – Mr. Bingaman stated he would be reaching out to PennDOT to modify or bid the project two different ways as a result of a meeting held with McMahon Associates. Mr. Bingaman stated the project would be discussed at the Act 209 meeting before the project is put out to bid. Mr. Bingaman stated the *Act 209 Committee* will meet on June 24th at 7:00PM.

Mr. Bingaman received a .7% rate proposal from *First National Bank* (FNB) and recommended the Township add FNB as an additional financial institution, as Fulton currently offers .1%. Mr. Jones moved, seconded by Mr. Hackett to authorize the addition of FNB as an additional financial institution. Motion passed 4-0.

CHIEF OF POLICE REPORT

Chief Smith reported *counterfeit \$100* bills were presented at CVS. The suspects were at Wawa when police were notified. Sgt. Coe was also at Wawa where the suspects from New York were apprehended.

SUPERVISORS

None

PUBLIC COMMENT

None

Mr. Bingaman reported PennDOT began *oil and chipping* Old Airport Road from SR562 to SR422. Mr. Jones asked if the Township was notified regarding the *Douglass Drive detour* for bridgework in Douglass Township. Mr. Bingaman stated the Township was probably not notified because all of the roads involved in the detour are state routes.

EXECUTIVE SESSION AND ADJOURNMENT

With no further business, at 7:41PM, Mr. Jones moved, seconded by Mr. Weller to adjourn the meeting. Motion passed 4-0.

Meeting adjourned at 7:41PM.

Respectfully submitted, -

Pamela L. Kisch

Township Secretary

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Report Criteria:

Report type: GL detail

Report type	: GL detail							
Check Issue Date	Check Number	Vendor Number	Payee	Invoice Date	Invoice Number	Description	Invoice GL Account	Check Amount
06/17/2020	1954	1197	Douglassville Quarry	05/15/2020	40436939-1	storm sewer-Redwood stone	35-436-000.0	101.13
06/17/2020	28763	299	21 Century Media-Philly Clust	05/24/2020	1333238-05	Ad-BOS meetings	01-406-340.0	121.96
06/17/2020	28763	299	21 Century Media-Philly Clust	05/24/2020	1333238-05	Ad-Digester/Generator Project	08-429-340.0	158.04
06/17/2020	28764	237	A.D. Moyer	06/02/2020	144234	storm sewer repairs-Russell Ave.	01-436-220.0	14.98
06/17/2020	28764	237	A.D. Moyer	06/05/2020	145659	Lock for Leaf Creek	08-429-371.0	24.28
06/17/2020	28765	47	Birdsboro Auto Parts	06/03/2020	804077	batteries-wwtp emergency generator	08-429-370.0	270.84
06/17/2020	28766	1817	Bortz's Chainsaw Shop	06/04/2020	038954	chainsaw	01-430-260.0	1,040.00
06/17/2020	28767	59	Boyertown Supply	05/29/2020	865707	PVC couplings-sewer	08-429-371.0	41.48
06/17/2020	28768	1484	Coyne Chemical	05/28/2020	337457	hydrogen peroxide	08-429-371.0	1,488.20
06/17/2020	28769	1555	CPE	05/27/2020	14383	lubricup em service pack	08-429-370.0	437.60
06/17/2020	28770	1197	Douglassville Quarry	05/15/2020	40436939	stone for yard waste pads	01-426-000.0	427.99
06/17/2020	28771	1674	Eagle Disposal of PA, Inc.	06/01/2020	579469	Recycling contract	01-426-000.0	12,728.00
06/17/2020	28772	1272	Entech Engineering, Inc.	06/03/2020	68535	General Engineering-Sewer	08-429-313.0	630.00
06/17/2020	28773	126	Exeter Supply Co., Inc.	06/03/2020	317950	manhole cover & sealant	08-429-371.0	1,015.28
06/17/2020	28774	1709	Fisher's Rental	05/28/2020	123593	Storm Sewer Repair-Russell Ave Jumping J	01-438-380.0	330.00
06/17/2020	28774	1709	Fisher's Rental	05/28/2020	123765	Storm Sewer Repair-Russell Ave Concrete	01-438-380.0	131.00
06/17/2020	28775	134	Forino Co	05/31/2020	20120-01	Concrete pad for yard waster relocation	01-426-000.0	9,980.00
06/17/2020	28776	1722	FP Mailing Solutions	06/05/2020	RI10450023	postage meter rental	01-406-325.0	156.00
06/17/2020	28777	154	Harner's Auto Body Inc.	05/15/2020	11247	26-2 oil change	01-410-250.0	34.05
06/17/2020	28778	165	Home Depot	06/09/2020	413200001	lab sink repairs	08-429-370.0	32.49
06/17/2020	28778	165	Home Depot	06/03/2020	416400001	supplies-wwtp	08-429-370.0	195.85
06/17/2020	28779	617	Hopewell Trucking & Excavati	06/09/2020	6675	yard waste container-tipping fee (3)	01-426-000.0	375.00
06/17/2020	28780	216	J.P. Mascaro & Sons	05/31/2020	387229	sludge removal	08-429-380.0	5,045.57
06/17/2020	28781	1815	JB Supply	05/27/2020	106072	housekeeping supplies-Admin	01-409-226.0	64.26
06/17/2020	28781	1815	JB Supply	05/27/2020	106066	housekeeping supplies-Sewer	08-429-236.0	135.26
06/17/2020	28782	397	1.37=26 \ \tag{2}	06/02/2020	20F0061	influent/effluent	08-429-375.0	1,089.00

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Check Issue Date	Check Number	Vendor Number	Payee	Invoice Date	Invoice Number	Description	Invoice GL Account	Check Amount
06/17/2020	28783	1779	Messick's	05/28/2020	EPI1301128	Bomford Mower-Head repair	01-437-370.0	109.40
06/17/2020	28784		Met-Ed	05/31/2020	MAY 2020	township building	01-409-361.0	639.16
06/17/2020	28784		Met-Ed	05/31/2020	MAY 2020	888 Old Airport Rd.	01-409-361.0	113.91
06/17/2020	28784		Met-Ed	05/31/2020	MAY 2020	traffic signals	01-433-370.0	515.21
06/17/2020	28784	225	Met-Ed	05/31/2020	MAY 2020	Street lighting	01-434-000.0	4,010.81
06/17/2020	28784	225	Met-Ed	05/31/2020	MAY 2020	Recreation	01-451-360.0	250.30
06/17/2020	28784	225	Met-Ed	05/31/2020	MAY 2020	Sewer - River Bridge Rd	08-429-361.0	6,893.44
06/17/2020	28784	225	Met-Ed	05/31/2020	MAY 2020	Pump Stations	08-429-362.0	2,405.34
06/17/2020	28785	242	National Uniform Rental	05/28/2020	957639	unifoms-roads	01-430-191.0	27.64
06/17/2020	28785	242	National Uniform Rental	06/04/2020	957986	unifoms-roads	01-430-191.0	27.64
06/17/2020	28785	242	National Uniform Rental	05/14/2020	956918-1	unifoms-sewer	08-429-191.0	6.60
06/17/2020	28785	242	National Uniform Rental	05/28/2020	957640	unifoms-sewer	08-429-191.0	37.75
06/17/2020	28785	242	National Uniform Rental	06/04/2020	957987	unifoms-sewer	08-429-191.0	32.75
06/17/2020	28786	270	PA American Water Co.	05/26/2020	210029897	Lake Drive	01-451-450.0	16.01
06/17/2020	28786	270	PA American Water Co.	06/04/2020	210030625	fire hydrants	04-411-363.0	6,075.31
06/17/2020	28786	270	PA American Water Co.	05/15/2020	210030928	buckhead lane	08-429-372.0	680.71
06/17/2020	28787	261	PA One Call System	05/31/2020	859431	monthly activity fee	08-429-320.0	148.10
06/17/2020	28788	1545	Quality Disposal Service	06/03/2020	153063	yard waster container hauling only	01-426-000.0	315.00
06/17/2020	28789	1605	RelaDyne	05/28/2020	0155162	CHV Meropa	08-429-335.0	259.35
06/17/2020	28790	1595	Ridge Support Technologies	05/28/2020	107882	Police-Battery backups (4)	01-410-741.0	260.00
06/17/2020	28791	1085	Siana Law	06/03/2020	83537	ZHB matters	01-414-316.0	612.65
06/17/2020	28792	1168	Staples Business Advantage	06/08/2020	730846679	label maker cartridges	01-406-200.0	38.36
06/17/2020	28793	1395	State Workers Ins. Fund	06/01/2020	05916342-0	Worker's CompVol. Fire 05916342	04-411-500.0	1,626.00
06/17/2020	28794	1650	Stratix Systems, Inc.	06/02/2020	473198	monthly maintenance-admin	01-406-384.0	37.50
06/17/2020	28794	1650	Stratix Systems, Inc.	06/02/2020	473198	monthly maintenance-Police	01-410-200.0	37.50
06/17/2020	28795	640	950	05/26/2020	411007648	gas service-township building	01-409-361.0	176.76
06/17/2020	28795	640	UGI	05/26/2020	411004406	gas service- maintenance shed	01-430-361.0	112.17
06/17/2020	28796	359	USA Blue Book	05/26/2020	247201	Versa max PSI 232	08-429-370.0	179.53
06/17/2020	28796	359	USA Blue Book	05/28/2020	250171	no trespassing signs	08-429-371.0	114.68

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00/17/2020	28796	359	USA Blue Book	05/28/2020	250497	ph buffers	08-429-450.0	143.12
06/17/2020	28796	894	Weaver's Hardware Co., Inc.	05/28/2020	41182	storm sewer materials	01-436-220.0	17.96
06/17/2020	28797	894		06/01/2020	41200	sewer-plumbing repairs	08-429-370.0	72.93
06/17/2020 06/17/2020	28797	894		06/03/2020	41215	supplies-sewer collection	08-429-371.0	81.07
06/17/2020	28797	894		06/10/2020	41273	supplies-sewer collection	08-429-371.0	118.35
06/17/2020	28798	377	Wrigley's Office Supply Co	06/02/2020	758297-0	office supplies	01-406-200.0	63.77
06/17/2020	28798	377	Wrigley's Office Supply Co	06/04/2020	758686-0	office supplies-police	01-410-200.0	60.27
06/17/2020	28798	377	Wrigley's Office Supply Co	06/05/2020	758686-1	office supplies-police	01-410-200.0	11.88
06/17/2020	28798	377	Wrigley's Office Supply Co	06/08/2020	758854-0	office supplies-police	01-410-200.0	30.86
06/17/2020	28798	377	Wrigley's Office Supply Co	06/10/2020	C758853-0	office supplies-police	01-410-200.0	18.89-
06/17/2020	28798	377	9 .	06/03/2020	757932-0	housekeeping supplies-WWTP	08-429-236.0	62.46
06/17/2020	90087	1670		05/06/2020	AMAZON 1	Underdesk stand-Admin (KB)	01-406-200.0	49.99
06/15/2020	90087	1670		05/01/2020	AMAZON 1	Surge protector-Admin (KB)	01-406-200.0	69.99
06/15/2020	90087	1670		04/23/2020	APEXOXYGE	Surgical masks-COVID19	01-406-200.0	618.00
06/15/2020	90087	1670	8 10 9 1	05/12/2020		Thermometer-COVID 19	01-406-300.0	3.24-
06/15/2020	90087	1670		05/27/2020		Zoom monthly subscription fee	01-406-320.0	15.89
06/15/2020	90087	1670		04/26/2020		Cell Phone-Admin	01-406-321.0	149.80
06/15/2020	90087	1670		04/26/2020		Cell Phone-spare	01-406-321.0	46.68
06/15/2020	90087	1670		05/27/2020		Training-T. Bingaman	01-406-460.0	99.00
06/15/2020	90087	1670		05/14/2020		Training-Administration Track	01-406-460.0	10.00-
06/15/2020	90087	1670		05/05/2020		handsoap/sanitizer	01-409-226.0	180.00
06/15/2020	90087	1670		05/05/2020		Uniforms-Smith	01-410-122.0	159.95
06/15/2020	90087	1670		05/20/2020		Uniforms-Smith	01-410-122.0	159.95-
06/15/2020	90087	1670	50 St 150	05/20/2020		Uniforms-Smith	01-410-122.0	118.70
06/15/2020	90087	1670		05/06/2020		Uniforms-Smith	01-410-122.0	32.51
06/15/2020	90087	1670		05/22/2020		Police-Staff Meeting	01-410-124.0	34.77
06/15/2020	90087			05/28/2020		Uniforms-Santiago	01-410-191.0	99.99
06/15/2020	90087	1670		05/13/2020		Uniforms-Scherer	01-410-191.0	99.99
06/15/2020	90087			05/28/2020		Uniforms-Santiago	01-410-191.0	37.11

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Check Issue Date	Check Number	Vendor Number	Payee	Invoice Date	Invoice Number	Description	Invoice GL Account	Check Amount
06/15/2020	90087	1670	Commerce Bank-Commercial	05/27/2020	AMAZON 1	Uniforms-Scherer	01-410-191.0	47.99
06/15/2020	90087	1670		02/25/2020	SYMBOLAR	Badge shipping	01-410-191.0	20.00
06/15/2020	90087	1670	Commerce Bank-Commercial	04/26/2020	SPRINT WIR	Cell Phones-Police	01-410-321.0	719.68
06/15/2020	90087	1670	5 (8) (8) (8) (8) (8)	05/11/2020	ICC 100881	Training-Codes	01-413-123.0	330.00
06/15/2020	90087	1670	Commerce Bank-Commercial	04/26/2020	SPRINT WIR	Cell Phones-codes	01-413-124.0	76.93
06/15/2020	90087	1670		04/26/2020	SPRINT WIR	Cell phones-Raods	01-430-321.0	374.66
06/15/2020	90087	1670		05/12/2020	COMMON	Greenways, Trails & Recreation Pgm App f	01-454-220.0	100.00
06/15/2020	90087	1670		04/26/2020	SPRINT WIR	Cell Phones-Sewer	08-429-321.0	318.60
06/15/2020	90087	1670		05/10/2020	PA RURAL	Training-Anstey	08-429-420.0	230.00-
06/15/2020	90088	1704		05/31/2020	MAY 2020	Police	01-410-231.0	1,513.05
06/15/2020	90088	1704		05/31/2020	MAY 2020	Codes	01-413-125.0	71.22
06/15/2020	90088	1704		05/31/2020	MAY 2020	Roads	01-430-231.0	290.47
06/15/2020	90088	1704		05/31/2020	MAY 2020	Sewer	08-429-335.0	214.34
Grand To								67,957.74

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Dated:

Supervisors

Jan Melly

Fund	A	mount
General Fund	\$	38,052.29
Fire Fund	\$	7,701.31
Sewer Fund	\$	22,103.01
EDU/Capital Fund		
Recreation Fund	\$	a -
Act 209	\$	·-
300th Anniversary	\$	×=
Capital Fund	\$	-
Liquid Fuels	\$	101.13
Total	\$	67,957.74

Report Criteria:

Report type: GL detail