

AGENDA

1. Call to Order
2. Minutes of August 6, 2024
3. Hearing of Visitors
 - A. Deb Gogno
4. Reports of Boards & Commissions
 - A. Engineer Report
 - Sunnyside HOA Stormwater Repair
 - Codification update
 1. Solar Ordinance
 2. Warehouse Ordinance
 3. Fee-In-Lieu SALDO Amendment and Fee Resolution
 - Manheim Rd/Cardinal System Bypass Bids
 - Berks Home Final Plan
 - Plan Review Time Extensions
 - Miller Bros Project – Traffic Study Review
 - B. Roadmaster Report
 - Monthly work report
 - Briar Arch Tree Removal Quotes
 - Meadow Drive
 1. Truck Restriction
 2. Bridge
 - C. Solicitor Report
 - Berks Home Improvements Agreement
 - D. Treasurer Report
 - Township Balance Sheets & Approval of Bills
 - 2025 Fire Protection
 - Fireman’s Relief 2024 Distribution
 - 2025 Pension Fund Requirements
 - E. BMRC Report
 - F. COG Report
 - G. Haven Area Unified Report
5. New Business
 - A. Resolution 12-2024 – Recognition for Years of Service
 - B. Resolution 13-2024 - Amendment to the Open Records Policy
 - C. Schuylkill County Convention
 - D. Township Building Maintenance
 - E. Proposed Road Dedications
6. Unfinished Business
7. Correspondence
8. Executive Session for personnel/litigation/real estate matters
9. Actions, if any, on personnel/litigation/real estate matters
10. Hearing of Visitors
11. ADJOURNMENT

CALL TO ORDER

The North Manheim Township Board of Supervisors of 303 Manheim Road, Pottsville, PA held their monthly meeting on September 10, 2024, at 4:30 p.m. at the Township Municipal Building, 303 Manheim Road, Pottsville, PA. Board members attending were Wayne Bowen, William P. Webber and William G. Searle. Also attending were Tami M. Stump - Secretary, Mark Koch - Solicitor, Steve Moyer - Engineer, and William Spotts - Roadmaster. The meeting was called to order at 4:35 p.m.

HEARING OF VISTORS

Chairman Wayne Bowen noted that there were a lot of visitors in attendance this evening and that the Board would hear from them prior to any other business before the Board.

Berks Homes – Gary McEwen

Mr. McEwen addressed the Board regarding the status of the Seiders Hill plan. It was noted that Planning Module approval from DEP is anticipated to be received on Thursday, and additional items should be completed and received to the Township Engineer and Solicitor shortly thereafter. Mr. McEwen requested that the Board consider allowing the project to start clearing and grubbing at that point. Mark Koch explained the proposed Quick Start Agreement to the Board.

William P. Webber made a motion to authorize the Quick Start Agreement to allow the Seiders Hill Project with Berks Homes to begin earthmoving contingent on the Solicitor and Engineer receiving and final review the outstanding documentation; seconded by William G. Searle III. All members voted aye.

Antique Lane Bridge

Patty O'Neil asked the Board if there had been any further decisions on replacing the Antique Lane Bridge. Roadmaster Spotts stated that at this time there is no immediate plan to replace the bridge, and currently, Meadow Drive Bridge is priority due to the traffic and condition of the bridge.

Fireworks

Debra Gogno addressed the Board noting that the Beckville Gun Club will not be hosting the fireworks again. In addition, she presented a list of possible amendments to the ordinance pertaining to fireworks.

Chestnut Hill Area Solar Array

Michael Nodich and Charles Nowak inquired about the status of the solar ordinance the Board has been reviewing and stated that they had concerns about the proposed solar array before the Zoning Hearing Board Thursday evening. Chairman Bowen informed that they have been reviewing the draft ordinance and believe they have a final version to consider advertising for adoption. Mr. Koch explained that the proposed ordinance would be made available for Schuylkill County and the Township Planning Commissions review and comments and then it would be advertised for adoption with an opportunity for public comments to be heard prior to adoption. In addition, Mr. Koch suggested that their specific concerns for the proposed solar array be taken to the Zoning Hearing that is scheduled for Thursday evening as they are an independent Board of the Township.

Warehouse

Chairman Bowen acknowledged that there were many visitors in attendance to gather information about a rumored warehouse being proposed in the Township. Mr. Bowen informed the audience that a developer has approached the Board with a conceptual plan to be located within the Township for warehouse and commercial development; however, no formal submissions have been received at this time. The floor was opened for visitor comments.

Visitors spoke to the Board asking for clarification of various rumors they have heard, as well as voicing their concerns and opinions for a development consisting of a warehouse in the Township. Topics discussed were location, zoning, effects on the local community, plan design and setbacks, increased vehicular traffic and traffic access, infrastructure items such as roads, water and sewer, stormwater, availability of First Responders, the tax benefit/considerations to the Township and Blue Mountain School District, the availability of the visitors to attend meetings with the Township officials and the developer. Comments were made that the majority of people present did not want a warehouse and would consider funding counsel on their own or as a group to oppose a warehouse development. Comments were also made noting the benefits that can come to the Township, communities and school district with the development.

The Board listened and addressed the concerns as presented if the information was available to them, again noting that they do not currently have a plan from the developer. The visitors were informed that the Board also have questions and need more information from the developer, and that the developer has been invited back to meet with the Board once there is more information on their intentions.

Mr. Koch spoke to the residents stating that the Board welcomes visitors to their meetings, that their comments and concerns are important to the Board. He thanked them for presenting their concerns in a respectful manner, so that all in attendance this evening could be heard. With no additional or new comments from the visitors, Chairman Bowen stated that they needed to continue with the rest of the meeting.

Visitors who presented themselves to speak on record to the Board were: Bryan Skosnick, Patty O'Neil, Gloria Keck, Larry Hoffman, Meagan Meisner, Bryan Moyer, Donald Yike, Michael Nodich, Sheila Gilfillan, Ralph Thomas, Jason Smerlick, Rick Trombone, Peter Tobash, Justin Seigal, and Deb Rebe.

MINUTES

William P. Webber made a motion to approve the minutes of the meeting held August 6, 2024; seconded by William G. Searle III.

ENGINEERING REPORT

Steve Moyer reviewed the Engineer Report and updated the complaint status with the Board.

Sunnyside HOA Stormwater

SDE received notice that work has been completed just prior to the meeting and they will schedule an inspection.

Codification Update

Mr. Moyer noted that the Board has updated drafts to review on the Solar Ordinance, Fee-In-Lieu SALDO and Resolution, and the Warehouse Ordinance.

Manheim Road Bypass Storm Connection

Steve Moyer informed the Board that the project was put out to bid on Pennbid with a closure date of 09-10-2024 at 12:00 p.m. The bids were opened and were higher than anticipated due to the Dairy's stormwater that will need to be pumped.

William P. Webber made a motion to table the bids for the Manheim Road Bypass Storm Connection until SDE has reviewed them; seconded by William G. Searle III. All members voted aye.

Miller Bros Traffic Study

Mr. Moyer reviewed the traffic study that Miller Bros submitted to PENNDOT for their HOP. The Board requested that Mr. Moyer respond to the request for comments.

New Leaf Solar

William P. Webber made a motion to acknowledge a 90-day time extension for New Leaf Solar if the extension letter is received prior to the deadline of September 18, 2024, however, if no time extension is received, the New Leaf Solar plan is rejected; seconded by William G. Searle III. All members voted aye.

SHEETZ Rebuild

William P. Webber made a motion to acknowledge a 90-day time extension for SHEETZ Rebuild if the extension letter is received prior to the deadline of September 18, 2024, however, if no time extension is received, the SHEETZ Rebuild plan is rejected; seconded by William G. Searle III. All members voted aye.

Red Horse Solar, LLC

William P. Webber made a motion to acknowledge a 90-day time extension for Red Horse Solar, LLC received on August 26, 2024; seconded by William G. Searle III. All members voted aye.

Codification Update

Chairman Bowen revisited the draft Solar Ordinance at this time believe that the final revisions have been completed and the ordinance is ready to be advertised for adoption.

William P. Webber made a motion to remit the Solar Ordinance for review and comments to the Planning Commissions of Schuylkill County and North Manheim Township, and to advertise the Ordinance for public comment and adoption; second by William G. Searle III. All members voted aye.

ROADMASTER REPORT

Bill Spotts presented the Roadmaster report.

Briar Arch Tree Removal

Mr. Spotts noted he has not received any additional quotes and recommends that Board consider the quote received from Fisher Tree Service at cost of \$4,200.00.

William P. Webber made a motion to approve the Fisher Tree Service quote at \$4,200.00 to remove trees at that the Briar Road arch; seconded by William G. Searle III. All members voted aye.

Meadow Drive Truck Restriction

Mr. Spotts presented the Board with an in-house traffic study for Meadow Drive and requested to restrict truck traffic on Meadow Drive due to the large trucks being unable to make the left turn from S. Greenview Road on to Meadow Drive without damaging the guide rails, as well as the bridge.

William P. Webber made a motion to have the solicitor draft an ordinance to restrict truck traffic on Meadow Drive from S Greenview Road; seconded by William G. Searle III. All members voted aye.

Bakery Road

Mr. Spotts updated the Board on the condition of a drain at Bakery Road and the need to replace the piping under the road, noting that a headwall has been ordered to finalize the repairs.

SOLICITOR REPORT – All matters were previously addressed.

TREASURERS REPORT

Township Balance Sheet & Approval of Bills

The Board reviewed the Treasurer's Report for the period ending August 31, 2024, as presented, showing the following Township funds:

General Funds on Deposit at Tompkins Community Bank:		\$632,360.55
MMA	401,371.80	
Checking	229,767.17	
Escrow	1,221.58	
Special Funds	0	
General Funds at Mauch Chunk Trust Co.:		0
MMA & Checking -CLOSED	0	
CD – REDEMMEED & CLOSED	0	
General Funds at PLGIT		\$2,974,959.74
Class (MMA)	90.46	

NORTH MANHEIM TOWNSHIP

BOARD OF SUPERVISORS

September 10, 2024

4:30 p.m.

Reserve Class	1,496,882.87
CD #1 (Matures 09-06-2024)	249,544.48
CD #2 (Matures 10-28-2024)	247,503.83
CD #3 (Matures 11-27-2024)	246,413.16
CD #4 (Matures 12-30-2024)	245,311.50
CD #5 (Matures 12-13-2024)	244,582.93
CD #6 (Matures 01-13-2025)	244,720.97

Total balance of all available General Fund accounts:	\$3,607,410.75
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State Liquid Fuel Fund balance at Tompkins Community Bank:	\$186,043.84
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Checking	186,043.84
PIB Account	0*
* PIB loan/liability of \$750,000 along with interest earned	

Total balance of all available funds as of August 31, 2024:	\$3,793,454.59
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Developer Escrow Funds at Tompkins Community Bank:	\$162,251.26
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Township bills presented for review and approval were drawn on General Fund debits from 08/07/2024 through 09/10/24 and with General Fund check numbers 38448 through 38473.

The Board reviewed the Treasurer’s Report for the period ending August 31, 2024, as presented, showing the following Sunnyside HOA funds:

General Funds on Deposit at Tompkins Community Bank:	\$57,782.87
Checking	32,341.01
Money Market Account	25,441.86

Sunnyside HOA had no bills presented for review.

It was also noted that interest may not have yet been posted for all accounts.

William Webber made a motion to accept the Treasurer’s Report as of August 31, 2024, and approve the bills for payment from the Township General Fund and Sunnyside HOA General Fund as presented; seconded by William G. Searle III. All members voted aye.

**2025 Fire Protection
Fireman’s Relive 2024 Distribution**

Ms. Stump noted that the State’s share of funds will be received soon and that letters are ready to be sent to the appropriate Fire Companies and Fireman’s Relief Associations.

BMRC REPORT - No new matters.

COG REPORT – No new matters.

HAVEN AREA UNIFIED – No new matters.

NEW BUSINESS

Resolution 12-2024

William P. Webber made a motion to adopt Resolution 12-2024 acknowledging the retirement of David Reber and the service he has provided to the Township for 45 years both as a Township Road Crew employee and his time serving as a Planning Commission member; seconded by William G. Searle III. All members voted aye.

19369

September 10, 2024

4:30 p.m.

Resolution 13-2024

William P. Webber made a motion to adopt Resolution 13-2024 amending the Open Records Policy to prohibit Right-to-Know requests from anonymous requestors at the recommendation of PSATS, and to designate the Township Secretary/Treasurer as the Open Records Officer and the Administrative Assistant as the Alternate Open Records officer; seconded by William G. Searle III. All members voted aye.

Schuylkill County Convention

William P Webber made a motion to authorize all eligible township officials to attend the Schuylkill County Convention on October 16, 2024, and to reimburse all eligible expenses; seconded by William G Searle. All members voted aye.

Township Building Maintenance

Ms. Stump informed the Board that she is in the process of obtaining quotes to repair/replace an area of the sidewalk at the office building. She anticipates presenting them to the Board for consideration at the next meeting.

UNFINISHED BUSINESS – No matters to discuss

CORRESPONDENCE – No Correspondence.

EXECUTIVE SESSION - No Business

HEARING OF VISITORS – No additional comments

ADJOURNMENT

There were no additional items or comments.

With no other business before the Board, William P. Webber made a motion to adjourn the meeting; seconded by William G. Searle III. All members voted aye. The meeting was adjourned at 6:28 p.m.

Respectfully Submitted,



Tami M. Stump, Secretary