



# **SOUTH HEIDELBERG TOWNSHIP BOARD OF SUPERVISORS GENERAL BUSINESS MEETING – 10-26-2021**

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## **CALL TO ORDER/PLEDGE**

The Board of Supervisors of the Township of South Heidelberg met at the Municipal Building for the monthly general business meeting. The meeting was called to order by Vice-Chairman Musante at 7:00 PM, on October 26<sup>th</sup>, 2021 followed by the Pledge of Allegiance to the Flag.

## **ANNOUNCEMENTS**

Vice-Chairman Musante announced that the meeting is being recorded for the accuracy of the meeting minutes.

## **MEETING ATTENDEES**

### **BOARD OF SUPERVISORS**

Vice Chairman, John N. Musante  
Secretary, Tiffany L. Billingsley

### **TOWNSHIP STAFF & ADVISORS**

Police Chief, Leon J. Grim  
Public Works Manager, Bill Lanza  
Township Solicitor, Colin Macfarlane, Esq.  
Township Engineer, Gary Kraft

## **PUBLIC HEARING – AMENDMENT TO JOINT ZONING ORDINANCE – LOWER HEIDELBERG TOWNSHIP**

Solicitor Colin Macfarlane introduced the reason for the public hearing is related to an amendment to the Joint Zoning Ordinance to update the Zoning Map relative to Lower Heidelberg Township

Solicitor MacFarlane stated as required by Pennsylvania’s Second Class Township Code and the Municipalities Planning Code, the purpose of tonight’s hearing is for the consideration and potential adoption of amendments to the Southwestern Berks County Zoning Ordinance between Lower Heidelberg, South Heidelberg, and the Borough of Wernersville. Solicitor MacFarlane stated the proposed amendments pertain to and only effect land within Lower Heidelberg for the accommodation of a development by Phoebe, which is represented by Attorney Chris McLean, who was present.

Solicitor MacFarlane stated the amendments do the following two things. First, they add the uses permitted by right in the C-2 Zoning District to also be uses permitted by right in the I-1 Zoning District for properties located in Lower Heidelberg by providing the following language in Section 418.2, “the uses permitted by right in the C-2 General Commercial District, as listed in Section 415.2, as may be amended, for properties within Lower Heidelberg Township.” Second, they incorporate the revised and updated Lower Heidelberg Zoning Map to reflect that the property situated at 501 N. Church Rd., consisting of 259 acres, is rezoned into the R-7 Retirement Zoning District.

Solicitor MacFarlane stated that it was his understanding is that all of the relevant entities, including the municipal planning commissions, had opportunity to review and provide feedback on these amendments.

Specifically, the South Heidelberg Planning Commission recommended approval of the proposed amendments at its public meeting on September 7, 2021, which minutes reflect that action.

## **PUBLIC HEARING – AMENDMENT TO JOINT ZONING ORDINANCE – LOWER HEIDELBERG TOWNSHIP**

Solicitor Macfarlane entered into the record the following exhibits (1) Notice of Public Hearing (2) Notice of Publication in Reading Eagle newspaper on October 4, 2021 and October 11, 2021 (3) Minutes from the SHPC Meeting on September 7, 2021 (4) Proposed Ordinance for Adoption. Solicitor MacFarlane next opened up the meeting for public comment and asked to state name and address. Several citizens asked questions relating to the proposed amendment. There were members of Phoebe Ministries present with those members indicating that Pheobe intends to develop the parcels noted in the amendment but at this time the Phoebe representatives did not have a firm plan. Following Public Comment the Board was asked if they would like to take action relating to the amendment.

A motion was made by Mr. Musante, seconded by Mrs. Billingsley and carried unanimously by the Board to adopt Ordinance 287 “AN ORDINANCE OF LOWER HEIDELBERG TOWNSHIP, SOUTH HEIDELBERG TOWNSHIP, AND THE BOROUGH OF WERNERSVILLE, BERKS COUNTY...AMENDING THE SOUTHWESTERN BERKS COUNTY JOINT ZONING ORDINANCE TO ADD THOSE USED PERMITTED BY RIGHT IN THE C-2 DISTRICT TO THE USED PERMITTED BY RIGHT IN THE I-1 DISTRICT WITHIN LOWER HEIDELBERG TOWNSHIP AND TO REZONE A TRACT OF LAND FROM A-1 TO R-7.”

Solicitor Macfarlane stated that the adoption of the ordinance closes the public hearing.

## **MEETING MINUTE APPROVAL**

A motion was made by Mrs. Billingsley, seconded by Mr. Musante and carried unanimously by the Board to approve the meeting minutes of the September 21, 2021 Board of Supervisors Workshop Meeting and the September 28, 2021 Board of Supervisors General Business Meeting and the October 7, 2021 Board of Supervisors Special Business Meeting.

## **PUBLIC COMMENT**

**Susan Biggs – 102 Carriage Drive RE: Police Prescence and Trees.** Ms. Biggs addressed the Board concerning issues with traffic and cars stopping at stop signs and driving above the speed limit. Ms. Biggs stated that she observes vehicles ignoring stop signs and expressed concern regarding this issue. Mr. McKee stated that unfortunately these issues are common not only in the Township but across the area. Mr. Byrne asked Chief Grim if speed enforcement could be placed in the area and Chief Grim stated they have done speed enforcement in the past but could do so again.

Ms. Biggs also addressed a concern with trees in the neighborhood. Ms. Biggs stated that trees and shrubs are growing into the sidewalks making it difficult to walk. Ms. Biggs referenced Township ordinance and had a list of properties in her neighborhood that she feels would violate the ordinance. Mr. McKee stated that normally the Township will receive concerns for a single property. Mr. McKee stated he would have the public works team drive by the area and review the properties listed and then determine how to best address which he stated could be a reminder letter issued to properties that are in violation of the ordinance. Mr. McKee stated that once a path is determined he would keep Ms. Biggs in the loop on the status. Several other residents were present with Ms. Biggs and also expressed concerns with the speed and tree issues but those citizens did not sign in for public comment.

**Steve Yocum – 54 Belle Alto Road RE: Permit.** Mr. Yocum addressed the Board requesting an update regarding a permit for his property. Mr. Yocum stated he submitted in the permit in February and still does not have the permit. Mr. Kraft who worked for Kraft Engineering stated he would check on the status of the permit with Kraft Code Services. Mr. McKee stated he would make sure Mr. Yocum was contacted and provided an update regarding his permit. No further public comment at this time.

**NEW BUSINESS**

**2022 Proposed Budget.** Mr. Byrne began by reading the following statement:

The South Heidelberg Township Board of Supervisors and Staff are pleased to announce the proposed 2022 Fiscal budgets. The 2022 General Fund reflects an operating budget of \$5,036,811, with revenues of \$5,220,193. The 2022 budget maintains the current general fund tax levies and does not result in a tax increase as the current general fund tax rates will be maintained for the 5<sup>th</sup> consecutive year.

The Township is provided Ambulance and Fire Services by Western Berks Ambulance and Western Berks Fire Department respectively. Both of these entities have provided to the Municipal Leaders of South Heidelberg Township and our surrounding communities details and plans relating to the future of both organizations with a request to increase funding to support planned capital projects. As a result, the 2022 Ambulance Tax and Fire Services Tax will increase in 2022. The 2022 Ambulance Tax will be set at .32 mill which is an increase from the current tax rate of .25 mill. The 2022 Fire Tax will be set at 1.18 mill which is an increase from the current tax rate of .80 mill.

The Township has been able to maintain sound financial standing which has allowed for improvements to services and infrastructure. The 2022 Proposed budget makes significant investments in roads and infrastructure. The budget calls for over \$480,000 in spending for road repair and paving, \$55,000 for a guiderail replacement on Texter Mountain Road, \$15,000 in stormwater pipe replacements, and \$15,000 in repairs to Richard E. Hummel South Mountain Park. The Township will also continue with roadway maintenance programs to include \$20,000 in roadway line painting and \$6,500 towards a crack sealing program. The Board will also continue funding to the Wernersville Public Library with a contribution of over \$18k.

All Township elected officials and employees pledge to continue working to provide the most cost-effective ways to keep our streets passable, our property safe and secure and our quality of life held to the high standards we now enjoy. The Board has worked diligently to build a professional team of managers, employees and advisors to help guide the Township through the day to day operation as well as strategic initiatives.

I want to thank my fellow members of the Board and the members of our Township Staff for their commitment to South Heidelberg Township.

Mr. Byrne thanked Township Manager McKee for his work on the proposed budget. Mrs. Billingsley also thanked Mr. McKee for the work put into the proposed budget and the thorough budget packet Mr. McKee submitted to the Board.

Wernersville Public Library Director Leigh-Ann Yacovelli was present and asked the Board if the Library contribution would increase in 2022 based on the new census information. Mr. McKee stated the contribution in the budget is the same as 2021. Ms. Yacovelli stated that in order to receive county funding the per capita contribution rate must be \$2.50 and using the current rate the contribution rate would fall below the \$2.50 number. Mr. McKee stated that the budget was discussed in August, September and October and the request to raise the rate was not made. The Board discussed the matter regarding library funding and determined the library funding would remain at the 2021 rate as noted in the proposed budget.

A motion was made by Mr. Byrne, seconded by Mrs. Billingsley and carried unanimously by the Board to introduce the following 2022 Proposed Budgets for the following Funds with an anticipated date of adoption and setting of tax rate at the November 23, 2021 Board of Supervisors General Business Meeting:

- |                                      |  |
|--------------------------------------|--|
| • 2021 General Fund Budget (FUND 01) | • 2021 Fire Services Fund Budget (FUND 04) |
| • 2021 Hydrant Fund Budget (FUND 03) | • 2021 Ambulance Fund Budget (FUND 05)     |

## **NEW BUSINESS**

**2022 Road Projects.** A motion was made by Mr. Musante, seconded by Mrs. Billingsley and carried unanimously by the Board to authorize Township Engineer and Township Manager to proceed with advertisement of bid for 2022 Road Projects based on 5 Year Plan listing of road work scheduled for 2022.

**Prime Wellness Cultivation Facility – Phase II Preliminary/Final Land Development Plan – Re-Affirm.** A motion was made by Mr. Byrne, seconded by Mr. Musante and carried unanimously by the Board to re-affirm Preliminary/Final Plan for Prime Wellness Cultivation Facility – Phase II conditioned upon meeting the requirements of the Township Engineer’s Review Letter dated March 30, 2021.

## **RECREATION BOARD**

Mrs. Billingsley also commented that the park was dedicated as Richard E. Hummel South Mountain Park. Mr. Musante stated he estimated almost 200 people attended the dedication ceremony.

## **WESTERN BERKS FIRE DEPARTMENT**

Fire Commissioner Renshaw referenced his report. The Board had no questions regarding his report.

## **TOWNSHIP MANAGER**

Mr. McKee referenced his report. The Board had no questions.

## **PUBLIC WORKS MANAGER**

Mr. Lanza referenced his monthly report. The Board had no questions.

## **POLICE REPORT**

Chief Grim referenced his monthly police report. The Board had no questions.

## **TOWNSHIP ENGINEER REPORT**

Mr. Kraft referenced his report. The Board had no questions.

## **TOWNSHIP SOLICITOR REPORT**

Mr. Macfarlane referenced his report. The Board had no questions.

## **TOWNSHIP TREASURER’S REPORT**

A motion was made by Mr. Musante seconded by Mrs. Billingsley and carried unanimously by the Board to receive and accept the Township Treasurer’s Report.

## **BILL PAYMENT AUTHORIZATION.**

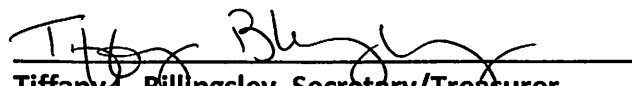
A motion was made by Mr. Musante seconded by Mrs. Billingsley and carried unanimously by the Board to Authorize payment of bills dated October 26, 2021 and ratify, confirm and approve payment of bills paid since September 28, 2021 including procurement card purchases for September 2021.

## **PUBLIC COMMENT**

No public comment.

## **ADJOURNMENT**

A motion was made by Mr. Musante, seconded by Mrs. Billingsley and carried unanimously by the Board to adjourn the meeting at 7:37 PM.

  
Tiffany L. Billingsley, Secretary/Treasurer