

BOARD OF SUPERVISORS  
PERRY TOWNSHIP  
March 9, 2021

The regular monthly meeting of the Board of Supervisors of Perry Township was called to order by Chairman Lance N. Adam at 7:30 p.m. on March 9, 2021 in the Perry Township Municipal Building, 680 Moselem Springs Road, Shoemakersville, PA. This meeting was being recorded. This meeting was also on Zoom.

The Pledge of Allegiance was recited.

Chairman Adam announced that Supervisor Daly, The Solicitor and himself had a quick executive session before the meeting to discuss the Adams Sub-division. Will be addressed later on.

A roll call was held and the following Supervisors were present:

Lance N. Adam  
Patrick J. Daly  
Dean A. Adam -ABSENT

Also present at the board meeting were:

Allen R. Shollenberger, Esq.  
Sandra J. Madara, Secretary/Treasurer

**Public Comment:**

Greg Davis from Saul, Ewing, Arnstein & Lehr addressed the Board about the proposed zoning ordinance and Maximum building height in I-1 District-150 Birch Hill Road Industrial Development. Supervisor Adam said he would like to hear from Gene Buck from the Planning Commission. Gene Buck said it has been discussed, but there has been no decision made.

Joe Body said he would reserve speaking about it at this time. One of the concerns was the road alignment. The road is not really conducive to trucking, there is a very sharp curve when you come in. This issue needs to be discussed.

Greg Davis said he was here just to get some initial thoughts and they will re-visit and come back. Joe Body stated, the proposal is to amend the zoning to change the height limitations from industrial zone and height limitations on warehouses. We are not against warehouses, it's the extra height may not be in our best interest.

Solicitor Shollenberger suggested that the Board accept that we have the correspondence from Greg Davis, the Board will review and ask the Planning Commission to review. The Planning Commission meetings are the first Wednesday of the month at 7:30 pm.

**Loretta Watkins**-She lives on Birch Hill Road so she had some concerns. Gene Buck spoke to her. Loretta made the correction in the minutes that Greg Davis did not represent Ronald Adams.

**Tina Boyd-** Candidate for Judge in the Court of Common Pleas was present and spoke to the crowd.

**Kathy DeCarlo-** Kathy questioned what is going on in the warehouse behind them. There is a lot of activity. Do you know who the tenant is? Joe Body said it is a bedding manufacturer.

**Debbie Wahl-** on Zoom- Thanks to the road crew for the plowing they did. This was a miserable winter. They did a great job. Thank you!

### **Approval of Minutes:**

Motion was made by Chairman Adam to accept the Supervisors Minutes of February 9, 2021 with the correction to Attorney Farbiarz. Motion was seconded by Supervisor Daly. Motion carried with all Supervisors present voting yes.

**Treasurer's Report-** Was completed for the meeting. Will be posted for next meeting.

### **Bills for Payment:**

Motion was made by Chairman Adam to accept the Bill for Payment for March 1, 2021. Motion was seconded by Supervisor Daly. Motion carried with all Supervisors present voting yes.

**GIS Data Sharing-** Joe Body explained the County has all the information map-based assets, streams, farm lands etc. and it is available to us for free. Other municipalities also use it. Motion was made by Supervisor Daly to enter into the County of Berks GIS Data sharing agreement, motion was seconded by Chairman Adam. Motion carried with all Supervisors present voting yes.

**Employee Handbook-** Supervisor Daly stated that the current handbook calls for a CDL driver to have 3 years experience. Supervisor Daly made a motion that we make an amendment to the employee handbook and reduce the time from 3 years to 1 year experience. Motion was seconded by Chairman Adam. Motion carried with all Supervisors present voting yes.

### **Reports:**

**Kraft Codes-** Jeff Fiant reported for the period 1/24/21-2/20/21. Very slow. Only did 2 inspections. One for a warehouse and one for Mohrsville Road. We issued 4 permits with a value of \$361,509.00. There was a mechanical permit and an electrical permit for HCP for outdoor lighting.

The issue came up about addresses in the township for the Game Association. One address is on google and listed on the Berks County Assessment, 1425 Moselem Spring Road, 1451 Moselem Spring Road and 1453 Moselem Spring Road. This needs to be cleaned up and one official address used. Motion was made by Chairman Adam to allow Kraft Codes to do all the addressing and to contact 911 center and all those involved with an address. Motion was seconded by Supervisor Daly. Motion carried with all Supervisors present voting yes.

**Planning Commission:** Gene Buck stated they had their meeting on 3/3/21. One member was absent, Ray Hepner. There was one project to discuss and that was the 3 acre lot on Bellevue

Avenue which will be a Met Ed Substation. There was a short discussion on the height of the warehouses project.

**Municipal Authority-** Don Mast-Spoke about entering into the agreement with HCP to develop their own public water system. In 2018 they entered into an agreement to share the cost of the well. The water line to Perry Meadows has been completed.

**Zoning Officer-** Joe Body issued 2 permits in February. One to the Perry Game Commission for a new steel target range. The other one for UGI for new gas service at the corner of Main and Bellevue Avenue. There was a message from Schuylkill River Greenway to verify that the name of the ramp will be the Perry Township River Access. The signs are ready to be made.

Joe and Gene attended the Comprehensive Plan meeting. It discussed the future land use. One of the things that came out of this meeting is if Perry Township is anticipating change to zoning, we should deal with this now, so that it gets into the Comprehensive Plan now. Joe Body stated he is not aware of any changes. The Hawk Mountain Development Group met today and it appears that they look market wise for the average warehouse request is 100,000 sq feet. 150,000 is what they are trying to get to. All but one is divided in half, that is Kimberly Clark. They are using the entire building. Be aware, Lehigh Valley are getting applications for multi-story warehouses. Land value is more of a premium there. Tesla is building a tracking station in that area.

**Engineering-** The Solicitor stated at this time there is no recommendation to this Board to change any zoning in the districts that we have and the uses that we have. We are built out in the area where we need it. This township is predominantly agriculture. There really is no need to do anything at this time.

The conditional use application of Ronald Adams hearing was held on February 9, 2021. There was a brief chance to discuss that. Motion was made by Chairman Adam to grant the conditional use application to allow them to subdivide. Motion was seconded by Supervisor Daly. Motion passed with all Supervisors present voting yes.

**EMC-** No report.

**Roadmaster-** Chairman Adam broke down the big items. The plowing and salting that was done. Chairman Adam stated that he would like to have all the road crew at next month's meeting to be recognized for the hard work and great job they did on the streets of Perry Township.

The plow on the Peterbilt does not have a wing on it. This wing helps to direct the snow angle when plowing. This was not in the spec for the new truck. Chairman Adam made a motion to do a change work order with E.M. Kutz to upgrade to a single wing plow for an additional \$2,795.00 and this plow will also work on the other trucks. Motion was seconded by Supervisor Daly. Motion carried with all Supervisors present voting yes.

**Tom Radcliffe** was hired last month and he is a certified welder. Tom has been doing a lot of the welding at his house. Other guys on road crew also weld. We have been taking everything to Kutztown also. Motion was made by Chairman Adam too spend up to \$3,000 and purchase a 230 volt mig welder for the township. Motion was seconded by Supervisor Daly. Motion carried with all Supervisors present voting yes.

**J B Environmental-** No report

**Solicitor-** There is a variance for a side yard on Birch Hill Road. They want to build a garage and it will be closer to the property line. He is doing this to keep away from the septic system. The Solicitor stated the Zoning Hearing Board will hear this this Thursday.

**Recreation Park-** Chairman Adam ordered the porta potty for April 1, 2021. Price has increased \$10.00. Its now \$80.00 a month.

Chairman Adam stated there is now a Drop Box attached by the front door. This will allow after hours drop off. This is for the benefit of the residents.

**Public Comment:**

**Nancy James-** Mrs. James told everyone about a scam that she was aware of and wanted to make all the residents aware of it. The letter was from “Next-door “requesting people to sign up. Mrs. James contacted Miss Rohrbach who was listed on this letter and Miss Rohrbach did not know anything about this. So, residents be careful.

**Mrs. James** asked if the River Access will be available to residents? Joe Body explained they had some work to do, plant grass and clean up. It will be open to the public.

**Loretta Watkins-** Thanked Joe Body for his comments and for answering her questions.

**Chuck DeCarlo-** Questioned why the Treasurer’s report was not done tonight. Chairman Adam explained we ran out of time. Kathy DeCarlo asked if they were planning to hire a Secretary/Treasurer. Chuck said we need to get someone hired and on board. Chuck said “there used to be two, now there is just one.” Supervisor Daly explained they are going to start to interview.

**Rusty Wagner** – Rusty just wanted to suggest that the fire company uses Jet Pay. If they wanted to look for a payroll company. They also do direct deposit.

**Nancy James** - Commented on the vehicles on the back roads. Supervisor Adam stated that they have put concrete blocks all along Zions Church Road so they can’t park there. No Parking signs have also been posted.

**Deane Hamm-** Deane said now they are parking and sleeping on Logistics Drive. Chairman Adam stated he will talk to the state police and see what can be done.

**Donna Long-** asked if the missing Supervisor has given a reason as to why he is not attending meetings? Chairman Adam stated that he attended last week’s meeting. **Kathy DeCarlo** asked if he was getting paid? Chairman Adam said “yes, he gets paid whether he is here or not.”

**Correspondence:**

Hazardous Waste is posted on the website.  
Nancy James scam letter was discussed

**Adjourned:**

Motion was made by Chairman Adam to adjourn at 8:35 pm, seconded by Supervisor Daly. Motion carried with all Supervisors present voting yes.

MINUTES APPROVED ON  
April 13, 2021

RECORDED BY

---

Sandra J. Madara, Secretary/Treasurer

---

Lance N. Adam, Chairman