

BOARD OF SUPERVISORS
PERRY TOWNSHIP
December 14, 2021

UNOFFICIAL

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 December 14, 2021 from the Perry Township Municipal Building, 680 Moselem Springs Road, Shoemakersville, PA. The meeting was also being held via zoom conferencing. The format for tonight's meeting is in compliance with PSATS. The meeting was also being recorded.

Pledge of Allegiance

Roll call was held and the following Supervisors were present:

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

Also present at the board meeting were:

Allen Shollenberger, Esq. - PRESENT
Rochelle Dreibelbis, Administrator – PRESENT

Public Comment:

Nancy James- Commented that she is very proud of everything that was accomplished this year. Nancy is impressed with Ryan from Kraft Engineering and thanked him for his explanations and work.

Rusty Wagner- Questioned where the permitting process stands for the fire access ramp at the boat launch? Chairman Adam filled out everything he could up to this point. The permit application will be completed after the re-organization meeting where a Township Engineer will be appointed. Chairman Adam interjected with an issue at the boat launch. Neighbors have been commenting on frequent, suspicious activity at the boat launch. Chairman Adam questioned if the Board saw any issue with closing the gate for the winter months, but not locking it in case of emergencies. No oppositions were made. Rusty continued with the upper storage at the fire company is complete and bringing in some revenue. Rusty questioned Jeff Fiant where we stand with acquiring emergency contact information from the various warehouse tenants? Administrator Dreibelbis interjected, letters and forms have been sent out to all the current warehouse tenants. She has acquired good management contacts for updates on new/changing tenants. Once responses are obtained by the township, they will be forwarded onto the EMS. Rusty questioned Jeff if the doors on the new warehouses will be numbered? Jeff replied yes, he will send a reminder. Rusty informed that the fire companies Hovercraft isn't fully in-service yet. Some testing was done in the Maiden creek but a few bugs still need to be worked out. Rusty questioned if any of the ARPA funding will be utilized towards emergency services? Supervisor Daly answered we are waiting until the final guidelines come out next year. There have been many advocates championing for the 501c4's, not just 501c3. Administrator Dreibelbis interjected the final guideline release date

keeps extending. She elaborated that any unqualified expenditures are required to be paid back to the Treasury, so the township is hesitant on spend anything until the final guidelines are released.

Approval of Minutes: Motion was made by Chairman Adam to approve the Committee meeting minutes of November 1, 2021 and Supervisor meeting minutes of November 9, 2021. Supervisor Daly seconded the motion. Motion passed with all Supervisors present voting yes.

Treasurers Report: Chairman Adam questioned what Administrator Dreibelbis is currently bonded at? Current bond is \$2.5 million. The bond will be increased. Motion was made by Chairman Adam to approve the Treasurer's report dated November 30, 2021. Supervisor Daly seconded the motion. Motion passed with all Supervisors present voting yes.

Bills for Payment: Motion was made by Chairman Adam to approve the Bills for Payment dated December 14, 2021. Motion was seconded by Supervisor Daly. Motion passed with all Supervisors present voting yes.

2022 Budget – No comments or concerns regarding the 2022 Budget. Supervisor Daly commented no tax increases. Supervisor Daly made a motion to adopt the 2022 Budget. Chairman Adam seconded the motion. Motion passed with all Supervisors present voting yes.

2022 Meeting Dates and Times- Reflected in the Meeting Notice is the 7:00pm start time for Committee Meetings, Supervisors Meetings, Joint Meetings, and Recreation Board Meetings. Chairman Adam made a motion to adopt the 2022 Meeting Notice. Supervisor Daly seconded the motion. Motion passed with all Supervisor's present voting yes.

Reports:

The following reports were given to the Board of Supervisors:

Jeff Fiant, Kraft Code Services- For the period ending 11/20/21, there were 9 building inspections, however Frank is on-site at the warehouses every day. 3 certificates of occupancy were issued- a new home on Perry Road, a modular home on Zions Church Road, and a detached garage on Stone Hill Road. 9 permits were issued with an improvement value of \$542,639.00.

Gene Buck, Planning Commission – The Planning Commission had a meeting on December 1, 2021. All members were present. 4 Birch Hill Road residents were in attendance with questions. Ron Cariola from Birch Hill Road Development was present to help answer questions. Birch Hill Road development was granted a time extension to January 15, 2022. Glen Gery Building Addition was discussed. 2 waivers were requested by their engineer. Ryan Rhode explained the waivers and the waivers were granted. PC also granted Conditional Final Plan Approval for the Glen Gery Building Addition, under the condition of some sketch revisions. Planning Commission meeting adjourned at 8:00 pm.

Donald Mast, Municipal Authority- No issues. A lot of water being used at the warehouses. A permit was obtained for a back flow preventor at the Shoemakersville Meter Pit. The valve has been shut off and independent water system in place.

Jeff Fiant, Kraft Codes Zoning–The zoning report included 3 permits- a driveway for HLP, a home addition on Forest Lane, and a home business office. Property maintenance issues

include 80 and 81 Clarence Ave, 537 Dreibelbis Mill Road, 46 Hunter Liggett Drive, 6 Kerr Lane, 1500 Main Street, 1510 Main Street, 500 Mohrsville Road, and 384 Moselem Springs Road. Issues range from inappropriate parking, high grass and weeds, property clutter, and unsafe/ unsuitable conditions. Jeff is trying to work with the property owners to rectify these maintenance issues. NOV's have been sent/ will be sent to 537 Dreibelbis Mill Road and 1510 Main Street. A Zoning Hearing Board meeting was conducted regarding 399 Farview Road. The property owner wished to sub-divide his land again, however was rejected. Jeff is also working on issues on Kerr Lane and Shoemakersville Road. Chairman Adam commended Jeff on his detailed, organized report. Allen Shollenberger informed the Board that Jeff gave the Grim family a few other options to consider since their sub-division request was denied. Allen commended Jeff on going above and beyond.

A zoning permit for 1510 Main Street was discussed. Jeff said he never received an actual permit application, just an inquiry regarding outdoor storage. The Zoning Ordinance allows outdoor storage for permitted use, however only one principle use per property. The outdoor storage at 1510 Main Street was presented as a secondary use, not an accessory use. Based on those grounds, the request was denied. Allen received an email from the attorney representing the developer, stating a different interpretation of the Zoning Ordinance. Issues such as neatness, leasing space, trailer parking and residential disruption all need to be addressed. Allen's recommendation is for the developer to submit an actual zoning permit application to define the details required and re-evaluate the intended use.

Ryan Rhode, Kraft Engineering- The Planning Commission has recommended a time extension for the 150 Birch Hill Road Land Development to January 15, 2022. Chairman Adam made a motion to grant a time extension for 150 Birch Hill Road Land Development to January 15, 2022. Supervisor Daly seconded the motion. Motion passed with all Supervisors present voting yes.

The Planning Commission recommended approval of 2 waivers for the Glen Gery Building Addition. These waivers are Section 303.1.b and Section 502.9 of SALDO. Ryan explained these requirements were not warranted because they are not surveying the entire property because the addition is well within the property boundaries. The Planning Commission also recommended granting Conditional Final Plan Approval for the Glen Gery Building Addition. Chairman Adam made a motion to approve Glen Gery Building Addition waivers for Section 303.1.b and Section 502.9 of SALDO. Chairman Adam also made a motion to grant Conditional Final Plan Approval for the Glen Gery Building Addition. Supervisor Daly seconded both motions. Both motions passed with all Supervisors present voting yes.

Kraft Engineering has been on-site at Hamburg Commerce Park and Hamburg Logistics Park very regularly. The reports from those inspections are readily available.

Ryan discussed the Folk Paving Invoices for 5-Locks Road and Hughes Hill Road. There is some confusion regarding contract value and invoice value for Hughes Hill Road. 5-Locks Road was contracted for \$14,625.00 and invoiced for \$13,963.00. Hughes Hill Road was contracted for \$6,890.00 and invoiced for \$12,857.00. Ryan has had extensive conversations with the contractor. The job was advertised for 232 ft in length from mailbox 88 to 126. The actual footage between those mailboxes is 421 ft. The intent was to pave the distance between those 2 mailboxes. Both Kraft Engineering and the Township feel the contractor should have notified either party of the

incorrect footage on the submitted proposal and that the contracted value was going to be exceeded prior to paving. Chairman Adam interjected the mix up could have occurred when the project was separated into 2 projects. Ryan recommends approval for payment for the revised values noting there was a typographical error on the Hughes Hill Road Paving Bid. Allen Shollenberger agrees. Chairman Adam made a motion to pay the invoice amount of \$12,857.00 for Hughes Hill Road paving to Folk Paving. Supervisor Daly seconded the motion. Motion passed with all Supervisors present voting yes.

Kraft Engineering conducted a traffic study for Zions Church Road regarding truck restrictions. A draft engineering study and signage plan were presented to the Board. Trucks are trying to exit onto Route 61 by way of Zions Church Road. The recommendation is to assign the road for "No Trucks". The warehouse is agreeable to revising the signage to create more clarity. Deane Hamm questioned if this only pertains to the no outlet or the rest of Zions Church Road as well? Ryan answered this is just for the no outlet, however a separate study can be performed for the other direction on Zions Church Road and what signage would be appropriate. Chairman Adam made a motion to advertise an ordinance restricting trucks on the dead end of Zions Church Road from Logistics Drive. Supervisor Daly seconded the motion. Motion passed with all Supervisors present voting yes. Allen Shollenberger is going to attach the study from Kraft Engineering to the ordinance.

Solicitor- Allen Shollenberger and Ryan Rhode led a discussion on the warehousing project on 150 Birch Hill Road. Allen received an email from the developer's attorney, Greg Davis. At this time, PennDot has denied the HOP because they want the east and west sides of Birch Hill Road to be lined up for the traffic signal. The developer has since issued a revised application to PennDot illustrating plans with no traffic signal and a lesser generating warehouse. The developer is seeking Preliminary/Final Plan Approval from the township. Allen's main priority is making sure the township is protected. Allen read and elaborated on the developers requests for Final Plan Approval. Allen feels he can protect the township with a recorded document. Allen's recommendation is if the developer can meet all the township requirements, a Conditional Preliminary/Final Plan Approval could be recommended, BUT the HOP needs to be issued from PennDot first. In Ryan's follow-up, he mentioned a meeting was held between PennDot and the developer, with township representatives in attendance. PennDot is looking to align the east and west sides of Birch Hill Road for a traffic signal and to minimize the number but maximize the efficiency of median breaks. The problem Ryan sees is this area is outside of the traffic study impact area, which will make holding funding from the developer more difficult. Ryan feels this is where Allen's recorded document will protect the township. Ryan is frustrated with the developer's time extension requests only being 30 days at a time, especially because the project is waiting on outside agency approvals. Ryan agrees the HOP needs to be approved before a Conditional Preliminary/Final Plan Approval can be recommended. Allen feels PennDot has put the township in a very tricky situation, which he has never seen before. If the developer complies with every requirement laid out by the township but is still waiting for PennDot's approval, the township may not have a basis to deny them plan approval. Ryan interjected the developer is still doing significant improvements to the intersection, with or without a traffic signal. Jeff Fiant agrees if the developer complies with all other requirements set forth by the township, Conditional Preliminary Plan Approval could be granted. Jeff feels with the grade of Route 61 and the existing signalized intersections on Route 61, having no traffic signal could still work. No decisions need to be made at this time.

The ordinance for restricting tractor trailers greater than 40ft in length on Bellevue Avenue has been advertised and is up for adoption. Chairman Adam made a motion to adopt ordinance 12-21 restricting tractor trailers greater than 40ft in length on Bellevue Avenue between Main Street and Route 61. Supervisor Daly seconded the motion. Motion passed with all Supervisors present voting yes.

EMC- No report.

Road Master- Deane Hamm and Chairman Adam provided a report. The roadcrew would like to upgrade the 2-way radios in all the trucks to digital. The trucks are not always able to reach each other, providing a safety concern. Chairman Adam made a motion to obtain quotes for upgrading the truck radios to digital. Supervisor Daly seconded the motion. Motion passed with all Supervisors present voting yes. Administrator Dreibelbis will have the quotes ready for next month's meeting.

J B Environmental- No activity last month

Recreation Park- Administrator Dreibelbis prompted the discussion on closing in the baseball fields with a 3-foot-high fence. The fence would run from home plate to first base, and from home plate to third base. This would eliminate cars vandalizing the baseball fields and would be safer for spectators. The Perry Baseball Association is interested in this investment as well, possibly offsetting some of the cost. Chairman Adam and Supervisor Daly approve moving forward with obtaining quotes.

Correspondence: None

Public Comments:

Nancy James- Nancy touched base on the RFP's for solicitor, engineer, and zoning officer. She questioned if the township was required to go with the lowest bidder? She feels qualifications and performance should out-weigh the bidding amount. The tax payers are essentially paying and sometimes you get what you pay for. Supervisor Daly replied no, you are not required to always go with the lowest bid. Nancy feels Kraft has done an exceptional job thus far. Allen Shollenberger interjected our standard is the "lowest responsible bidder", not the lowest price.

Deane Hamm- Commented on the paving done at Hughes Hill Road and 5-Locks Road with "it is not the smoothest thing in the world". He also commented regarding the outside storage at 1510 Main Street: there is a stone parking lot on the back of the lot. He suggested the option of using that area as their outside storage. Jeff Fiant will look into it.

Donna Long- Donna informed Jeff Fiant that the RV is back on the street at 80 and 81 Clarence Avenue. Jeff Fiant will visit the property again. Donna is also concerned with the amount of tractor trailers turning around in the Zions Church Parking Lot. The parking lot is posted for no trucks but it is being ignored. Chairman Adam commented getting a handle on the truck traffic is new for the township and we are trying to work everything out. Deane Hamm suggested the possibility of posting that road as "No Trucks over 40ft". Ryan Rhode confirmed Kraft Engineering will look into this section of road with a different study and signage. Nancy James questioned if the State Police could sit there? The State Police are shorthanded as well.

Adjourn:

Chairman Adam made a motion, seconded by Supervisor Daly to adjourn the meeting at 9:00 pm. Motion carried with all Supervisors present voting yes.

MINUTES APPROVED ON:
January 11, 2022

RECORDED BY:

Lance N. Adam, Chairman

Rochelle Dreibelbis
Administrator