

**UNOFFICIAL**

BOARD OF SUPERVISORS  
PERRY TOWNSHIP  
April 11, 2023

The regular monthly meeting of the Board of Supervisors of Perry Township was called to order by Chairman Lance N. Adam at 7:00 p.m. on April 11, 2023 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

Joseph Dalton- PRESENT

Also present at the board meeting were:

Allen Shollenberger, Esq. – PRESENT

Rochelle Dreibelbis, Administrator – PRESENT

**Public Comment:**

**Leroy Hinkle-** Leroy questioned some of the logic behind the Goodman/ Glen Gery warehouse. Brian Kobularcik present from Goodman to answer any questions.

**Vas Hinkle-** Questioned if there has been any changes/development with the Bell Property. Not to the townships knowledge.

**Rusty Wagner-** State grant expenditures are being finalized at the Shoemakersville Fire Co.

**Approval of Minutes:** Motion was made by Chairman Adam to approve the minutes from the, Committee meeting March 7, 2023, and Supervisor meeting March 14, 2023. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes.

**Treasurers Report:** Motion was made by Chairman Adam to approve the Treasurer's report dated March 31, 2023. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes.

**Bills for Payment:** Motion was made by Chairman Adam to approve the Bills for Payment dated April 11, 2023. Motion was seconded by Supervisor Dalton. Motion carried with all Supervisors voting yes.

**Goodman/ Glen Gery:** Brian Kobularcik in representation of Goodman/ Glen Gery. Brian distributed a presentation to the supervisors via email. Allen Shollenberger did not receive presentation. The supervisors did not have a chance to review the presentation. Brian would like to attend next months meeting to review. Leroy Hinkle questioned the logic behind Goodman

stating the traffic will be the same for a 50ft high building vs a 35ft high building. Brian stated traffic studies only take into consideration the square footage of a building, not the height. Logic tells Leroy, more room for storage equals more trucks to move the stored materials. Brian is unsure how the warehouses would run logistically. Brian discussed how “clear heights” and dock positions affect the warehouse. Brian also said the entire building would not be 50ft high, only the peaks.

**Emergency Management Intern-** The township received a letter of interest for an unpaid, emergency management intern. The intern of interest is Supervisor Daly’s daughter, whom is graduating from Millersville University. Supervisor Daly provided some insight on the requirements needed for graduation. Bob Harron questioned who covers the liability insurance when she is on township property? Allen Shollenberger advised reaching out to the township’s insurance representative, but does not see an issue. Chairman Adam made a motion to grant Tarrah Daly the unpaid, EM internship, conditional on liability insurance coverage. Supervisor Dalton seconded the motion. Motion carried with two Supervisors voting yes. Supervisor Daly abstained.

### **Reports:**

The following reports were given to the Board of Supervisors:

**Rusty Wagner, Fire Chief-** Questioned when the fire access ramp project will begin? Chairman Adam said next week.

**Jeff Fiant, Kraft Municipal Group, Inc- Zoning and UCC-** Discussed the addressing issue on Dreibelbis Mill Road. The Board will need to discuss further. Discussed property maintenance issues throughout the township. Discussed the trash coming from 300 Logistics Drive. Jeff’s recommendation is to have the warehouse install a fence. 3 building permits were issued for the period with a construction value of \$196,172.00.

**Ryan Rhode, Kraft Municipal Group, Inc- Engineering-** Report distributed. Kevin Mohn from Systems Design Engineering in representation of Wolfe Textiles. Kevin provided an update on the proposed subdivision plan. The Planning Commission recommended waiver approval from Sec. 502.9 regarding monumentation, as well as, Conditional Final Plan Approval subject to the comments outlined in Kraft’s report. Ryan stated this is not a land development plan, this is a lot consolidation. Chairman Adam made a motion to grant the waiver from Sec. 502.9 for the Wolfe Textiles Subdivision Application. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes. Chairman Adam made a motion to grant Conditional Final Plan Approval for the Wolfe Textiles Subdivision Application. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes. Ryan will provide a recommendation letter when he feels like plans are adequate to be signed. Full speed study from LTAP distributed. Chairman Adam would like to review prior to ordinance drafting. 2023 oil and chip bid contract ready for advertisement. Chairman Adam made a motion to approve Kraft Municipal Group to advertise the 2023 oil and chip bid contract. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes.

**Donald Mast, Municipal Authority (PTMA)-** Besides a few grinder pump issues, PTMA had a good month. Donnie questioned Allen on a resolution regarding abandoning septic tanks/holding tanks when hooking up to public sewer. Discussion held on the township’s requirements and best practice. Allen and Mark Koch will discuss further. Bob Harron commented

the “feed from the house had to be inspected and cut off when the septic tank was condemned”. Leroy Hinkle questioned if the sewer was hooked into the line coming out of the house? Donnie said yes, most of the grinder pumps were put right into the septic tank.

**Gene Buck, Planning Commission** – The Planning Commission (PC) held a meeting on April 5, 2023: Dean Adam absent. Proposed zoning text amendment discussed. PC recommended a slight change to the draft, which was completed. Planning Commission made the recommendation to move forward with the amendment. Meeting adjourned at 8:06 PM.

**Allen Shollenberger, Solicitor** – The zoning text amendment hearing and notice of intent to adopt was advertised today (4/11/2023). Public hearing will be on 5/9/2023 at 7:00 pm.

**EMC**- No report. Coordinating flagger training.

**Road Master**- Report distributed.

**J B Environmental**- 2 holding tank inspections and 2 complaint inspections.

**Recreation Park**- Playground was mulched. Climbing dome to be painted. Nancy James had the Boy Scouts from Troop 163 help with the flowerbed mulch.

**Correspondence:** None

**Public Comments:**

**Loretta Watkins**- Looking for Birch Hill Road warehouse update. Ryan provided.

**Leroy Hinkle**- Leroy stated despite what Brian from Goodman said, he still doesn't see how a taller warehouse won't generate more traffic.

**Nancy James**- Nancy questioned the difference in necessity for liability insurance between an intern and herself (or her volunteer helpers) when working in the flowerbeds? Bob Harron interjected working in the flowerbeds is voluntary. An intern, paid or unpaid, is under employer direction. Supervisor Daly stated he will cover any additional associated costs. Allen suggested having a signed “release of liability”.

**Adjourn:**

Chairman Adam made a motion to adjourn the meeting at 7:40 pm. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes.

MINUTES APPROVED ON:  
May 9, 2023

RECORDED BY:

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Lance N. Adam, Chairman

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Rochelle Dreibelbis, Administrator