

UNOFFICIAL

BOARD OF SUPERVISORS
PERRY TOWNSHIP
February 14, 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 February 14, 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 ON ZOOM

Also present at the board meeting were:

Eden Bucher, Esq. – PRESENT
Rochelle Dreibelbis, Administrator – PRESENT

Public Comment: None

Approval of Minutes: Motion was made by Chairman Adam to approve the minutes from the Organizational meeting January 2, 2023, Committee meeting January 3, 2023, and Supervisor meeting January 10, 2023. Supervisor Daly seconded the motion. Motion carried.

Treasurers Report: Motion was made by Chairman Adam to approve the Treasurer's report dated January 31, 2023. Supervisor Daly seconded the motion. Motion carried.

Bills for Payment: Motion was made by Chairman Adam to approve the Bills for Payment dated February 14, 2023. Motion was seconded by Supervisor Daly. Motion carried.

Perry Commercial Center: Mark Koch present as representation for Perry Commercial Center (PCC). Mark and Ryan Rhode discussed outcomes from the Shoemakersville Borough meeting regarding the Shoey Pool and Shoey Plaza subdivision applications. Mark confirmed Shoemakersville Borough will be waiving the majority of their land development review rights, however, reserving their right to add notes to the plan. Ryan questioned Shoemakersville's intention with holding their own security and storm water agreements. Mark confirmed Shoemakersville would like their own storm water agreement. Mark distributed and discussed handouts pertaining to truck traffic and signage to control potential truck traffic within PCC. PCC currently has an approved Highway Occupancy Permit (HOP). Ryan requested, as part of the conditional approval, for the developer to apply for a modification on their current HOP to gain signage on the mast arm over Rt 61. Ryan stated there is no guarantee the modification would be approved, but would like the decision to come from PennDot. Mark would prefer to investigate this request during the construction phase. He does not want to jeopardize the current approved HOP. Discussion was held on widening the Mocerri Drive/ Main Street "throat" to provide an easy

way to get trucks off Main Street. Mark respectfully requested conditional final approval of the Shoey Pool Subdivision, Shoey Plaza Subdivision, and the Perry Commercial Center Land Development Plan. The Planning Commission has already granted conditional final approval for the 3 plans. Ryan provided review letters for the Shoey Pool and Shoey Plaza subdivisions. A waiver for section 301.1.A, allowing the plans to be presented at a scale of 1in = 30, was requested for both subdivisions. Chairman Adam made a motion to grant the waiver for Section 301.1.A for the Shoey Pool Minor Subdivision plan. Supervisor Daly seconded the motion. Motion carried. Chairman Adam made a motion to grant Conditional Final Approval for the Shoey Pool Minor Subdivision. Supervisor Daly seconded the motion. Motion carried. Chairman Adam made a motion to grant the waiver for Section 301.1.A for the Shoey Plaza Minor Subdivision plan. Supervisor Daly seconded the motion. Motion carried. Chairman Adam made a motion to grant Conditional Final Approval for the Shoey Plaza Minor Subdivision. Supervisor Daly seconded the motion. Motion carried. Chairman Adam made a motion to grant Conditional Final Plan Approval for the Perry Commercial Center Land Development Plan. Supervisor Daly seconded the motion. Motion carried.

Reports:

The following reports were given to the Board of Supervisors:

Rusty Wagner, Fire Chief- not present

Jeff Fiant, Kraft Municipal Group, Inc- Zoning and UCC- Discussed property maintenance issues throughout the township. Discussed the issue of tractor trailers backing-up at the Kimberly Clark gate. Kimberly Clark and the building owner are working to move the gate to the other end of the access road.

Gene Buck, Planning Commission – The Planning Commission (PC) held a meeting on February 1, 2023: Alton Rohrbach was absent. Wolfe Dye and Bleach (now Wolfe Textiles) was present and submitted a subdivision application for review. The application is to consolidate small lots. The PC accepted the application for review. Perry Commercial Center was present. Conditional final approval was given for Shoey Pool Minor Subdivision and Shoey Plaza Minor Subdivision. Glen Gery and Goodman presented a sketch for 3 warehouses, along with a requested zoning text amendment to allow 50ft building height. Planning Commission refused the text amendment. Meeting adjourned around 9:00 PM.

Donald Mast, Municipal Authority- The newly installed “hot box” seems to be helping. No freezing issues. By way of a split vote, the Municipal Authority voted to keep sewer rates the same for 2023.

Ryan Rhode, Kraft Municipal Group, Inc- Engineering- Report distributed. Department of Environmental Protection (DEP) approved the Fire Access Ramp permit. LTAP has completed our speed studies. An analysis of those studies should be ready for next month. Update of the ordinance to follow. Ryan requested the Boards approval to begin spec preparations for 2023 Street Work, mainly oil and chip. Chairman Adam made a motion to grant Kraft Municipal Group authorization for 2023 Street Work spec preparation. Supervisor Daly seconded the motion. Motion carried. Last month, dedicated turning arrows for north and southbound traffic at the Mocerri Drive traffic signal was discussed. Ryan confirmed the traffic signal plan does have dedicated turning arrows.

Eden Bucher, Solicitor – Eden was present as a substitute for Allen Shollenberger. The amended Snow Emergency Ordinance has been advertised and is ready for adoption. Chairman Adam made a motion to adopt Ordinance 02-23 amending the Snow Emergency Ordinance. Supervisor Daly seconded the motion. Motion carried. Mutual aid agreements with Ontelaunee and Maiden creek will push to next month. Eden looking for clarification on some items. The Core 5 assessment appeal has been resolved. The new assessment value is \$22,495,300.00.

EMC- No report

Road Master- Report provided.

J B Environmental- Report provided. Year end DEP reports completed.

Recreation Park- The recreation board voted to add an AED to the concession stand at the recreation park. The park is utilized by baseball, Lions Club, Boy Scouts, and other township sponsored events. The recreation board carried a motion to approve the purchase of an AED in the amount of \$1,335.00. Supervisor Daly feels it would be beneficial to have an AED onsite at the township building as well. Chairman Adam made a motion to approve the purchase of 2 AEDs in the amount of \$2,670.00. Supervisor Daly seconded the motion. Motion carried. One AED will be purchased from the Recreation Fund, and the other from the General Fund. Proper training will be scheduled

Correspondence: None

Public Comments:

Jeff Shaffer- Jeff questioned who would be trained on the AEDs? Supervisor Daly is currently trained. Administrator Dreibelbis would be trained. The training would be open to township employees, board members, and coaches as well. Jeff Shaffer also feels the signage at PCC is useless without a police force. Supervisor Daly is diligently researching the opportunity to have an enforcement method for the township. Jeff also feels like language barrier of the majority of the truck drivers is a problem. Jeff commented Main Street was just paved this year, how long will it last with tractor trailers driving on it?

Leroy Hinkle- Leroy asked if it would be possible to increase the tax base for the commercial properties? Would this help to off-set the costs incurred by the problems those properties created? Ryan Rhode confirms, per the Act 209 Study, the developers pay a traffic impact fee. This is the Transportation Fund on the treasurer's report and is to be used for maintenance of the study area.

Jeff Dreibelbis- Jeff questioned the saw cart and the 36" bar chainsaw from Kuzans on Bills for Payment. Chairman Adam replied they were previously approved quotes, but were backordered. Jeff thought the chainsaw was already paid for? The concrete saw was paid for, not the chainsaw. Jeff feels too much money is being spent on signs, and they aren't all mandatory. \$14,000.00 spent on signs in one month. Jeff asked how much was spent on signs in the past six months? Chairman Adam elaborated on the pre-approved/ required sign additions and changes, including Snow Emergency signs. Chairman Adam stated he is following the Manual of Uniform Traffic Control Devices guide and bringing the township up to current code. Jeff asked if all the other townships

are up to code? Chairman Adam said no.

Nancy James- Nancy commented on the poor quality of the Cousins parking lot. Nancy feels the landowner should be held responsible for properly maintaining parking lots. Nancy said “everyone already knows the CVS parking lot is pathetic and was never taken care of.” Nancy questioned if parking lot maintenance/ up-keep can be regulated through ordinance? Ryan Rhode said he could look into an ordinance but is unsure how enforceable it would be. Parking lots are private property. Typically, parking lot maintenance is driven by the quality of tenant. Ryan will “look at what is available out there.” Quality/national tenants will have a contract with the landowners, which will hold the landowners accountable.

Adjourn:

Chairman Adam made a motion to adjourn the meeting at 8:00 pm. Supervisor Daly seconded the motion. Motion carried.

MINUTES APPROVED ON:
March 14, 2023

RECORDED BY:

Lance N. Adam, Chairman

Rochelle Dreibelbis, Administrator