

**UNOFFICIAL**

BOARD OF SUPERVISORS  
PERRY TOWNSHIP  
January 10, 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 January 10, 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

\*Allen Shollenberger announced, prior to the meeting, an executive session was held. The session was from 6:30 PM – 7:00 PM. No decisions made.

**Public Comment:**

**Jeff Dreibelbis-** Jeff questioned if the amount in the Liquid Fuels fund is one year's disbursement? No, the current amount in the fund is collective of a couple years. Amount disbursed each year is roughly \$220,000.00. Jeff asked "what happens if you don't use it?" Expenditures, or lack thereof, are reported each year, and the funds roll over to the next year.

**Vas Hinkle-** Questioned "if there was a fire sale on signs that you installed so many?" Chairman Adam responded "we are trying to bring our roads up to current standards." Vas questioned why the distance between signs on Route 61 are different? Route 61 is a state road and controlled by PennDot. A road with a higher speed limit, like Route 61, may have different requirements. Vas commented people are driving into her neighbor's driveway because they think that is where the road goes. Chairman Adam said they will take a look. Vas also asked if the acronyms in the minutes could be spelled out? Yes, Administrator Dreibelbis will spell them out.

**Approval of Minutes:** Motion was made by Chairman Adam to approve the Supervisor meeting minutes of December 13, 2022. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes.

**Treasurers Report:** Motion was made by Supervisor Daly to approve the Treasurer's report dated December 31, 2022. Supervisor Dalton 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 January 10, 2023. Motion was seconded by Supervisor Dalton. Motion carried with all Supervisors voting yes.

**Approval to Amend Ordinances:** The township is looking to update the Snow Emergency Ordinance 1-01. Chairman Adam made a motion to allow Allen Shollenberger to update and advertise the Snow Emergency Ordinance with the requested changes. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes. Speed limit studies were completed on Logistics Drive and Ludwig Court. Logistics Drive is to be posted at 35 MPH and Ludwig Court at 25 MPH. Ryan Rhode and Chairman Adam discussed other speed studies completed by LTAP. A motion will be made to advertise after all the studies are completed and reviewed. Logistics Drive and Ludwig Court are also to be posted “No Parking”. Allen Shollenberger recommended advertising the “no parking” and the speed limits as a combined ordinance. This will also include the truck restrictions on Water Street.

### **Reports:**

The following reports were given to the Board of Supervisors:

**Rusty Wagner, Fire Chief-** Fallen Firemen shrimp night fundraiser was successful with 600 meals sold. Rusty reviewed the year-end run report for Shoemakersville Fire Co. He will also email a copy. The year-end accounting report is not complete yet. Shoey Fire and EMS will be updating the run cards because of the warehouses.

**Jeff Fiant, Kraft Municipal Group, Inc- Zoning and UCC-** Discussed property maintenance issues throughout the township. Compliance achieved at 80 and 81 Clarence Ave, 2 properties on Kerr Lane, 356 Luisa Court, 3 Northview Ave, and 1162 Ridge Rd. 1184 Main Street has contracted a plumber to fix the drainage issue. 20 building inspections were performed this period. No permits issued for the period.

**Gene Buck, Planning Commission** – The Planning Commission (PC) held a meeting on January 4, 2023: Ray Hepner was absent. Re-organization resulted as Gene Buck Chairman, Jerry Clay Vice-chairman, and Nancy Rogers Secretary. Glen Gery Brick time extension was added to the agenda. PC granted the time extension to May 15, 2023 for Glen Gery Brick. Reviewed Kraft Municipal Group’s letter regarding the plans submitted by Perry Commercial Center (PCC). Motion was made and carried granting Conditional Final Plan Approval. Open issues consist of items the PC does not control, such as permits. PCC submitted 2 separate subdivision applications. Motions were made and carried to accept both applications for review. Meeting adjourned around 8:30 PM.

**Donald Mast, Municipal Authority-** Slow month, except for a tank freezing. Allied finally installed a “hot box” to help with the freezing issue.

**Ryan Rhode, Kraft Municipal Group, Inc- Engineering-** Report distributed. Subsequent to the Planning Commission meeting, Glen Gery Brick issued a letter requesting to withdraw their current plan application. Chairman Adam made a motion to accept Glen Gery’s withdrawal request for their Route 61 Brick Facility Application. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes.

Mark Koch was in representation of Perry Commercial Center (PCC). Ryan provided a review letter for the submitted PCC plans. The Planning Commission gave their recommendation for Conditional Final Plan Approval for PCC. Mark provided a detailed site map for the project, showing how much of the area will remain “forest in nature”. The site map also illustrates the addition of a walking path connecting the shopping center and Shoemakersville. Mark elaborated on some additional concerns that have been remedied. Chairman Adam felt if the current, detailed site map would be have disbursed from the start, most of the concerns would have never arisen. The amendment to the sign ordinance was discussed. Allen Shollenberger asked if the developer is agreeable to contributing to the costs incurred by moving this amendment forward, including advertising? Mark Koch said yes. Chairman Adam made a motion to advertise the amendment to the zoning ordinance, regulating signage in the Highway Commercial district, as well as general regulations on signs. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes. Allen anticipates the zoning amendment would be ready for adoption at the March Supervisors meeting. Mark presented the two subdivision applications which were submitted to the Planning Commission. Mark requested a Conditional Final Plan Approval from the Board. Ryan elaborated on the outstanding concerns, which he highlighted in his review letter. Allen feels at next month’s meeting, the Board will have a better sense of where the outstanding concerns stand, as well as the recently submitted subdivision plans. Mark Koch respectfully accepted the decision, and thanked the Board for moving forward with the sign amendment. Nancy James commented she is “very glad that the woods are going to stay.” Nancy asked if a joint public meeting was still going to be held? Shoemakersville Borough felt the joint meeting was no longer necessary. Nancy feels many of the residents do not even know this project is taking place. Nancy asked “who maintains the sidewalks?” Allen Shollenberger commented it is the landowner’s responsibility, not a municipal responsibility. Ryan and Mark agreed. Nancy asked if the cul-de-sac idea Pat brought up is “dead”? Yes, it is. Deane Hamm asked if Mocerri Drive will be a township road or private? Allen confirmed, Mocerri Drive will be offered for dedication. Donna Long asked if the other access roads will be township roads? No, they will be private. Mark commented national tenants will require “first class amenities, and that is what they will have”. Vas Hinkle questioned what happens to the property when the tenants move out? Mark commented “you cannot tell what is going to happen in the future.”

Logistics Drive and Ludwig Court were added to Kraft’s speed study spreadsheet. Forest Lane and Shoemakersville Road are still to be completed.

**Allen Shollenberger, Solicitor** – No report

**EMC**- No report

**Road Master**- Report provided.

**J B Environmental**- Complaint investigation at 267 Zions Church Road. No issues found.

**Recreation Park**- Old slide from the recreation park sold for \$2,075.00, and was deposited into the recreation fund.

**Correspondence:**

Jeb and Beth Humma, Farview Road, sent an appreciation email for the road crew.

**Public Comments:**

**Jeff Shaffer-** Jeff thanked Donnie Mast for his comment last month regarding his (Donnie's) opposition to raising Municipal Authority rates. "Thank you for thinking of the residents!" Jeff asked who will be responsible for enforcing the truck traffic signs at Perry Commercial Center? The state police are the only option. Chairman Adam said "if you see someone violating our truck restriction signage, feel free to call the state police."

**Vas Hinkle-** Questioned what work was done at Kerr Lane? Snow Emergency Ordinance enforcement and preparation/ maintenance of the snow emergency route. Vas asked why will Bellevue Ave close with the Perry Commercial Center project? The cross over intersection at Bellevue Ave has a high accident rate. Chairman Adam elaborated on Bellevue Ave intersection and the Act 209 study. Vas asked where Mocerri Drive is? Mark Koch explained the site map to Vas. Vas asked where the Perry Diner is? The Perry Diner is north of the project and still accessible from Main Street.

**Jeff Shaffer-** Questioned if the new traffic light will have left turn arrows off of Route 61? The plan is not to that point yet, but Mark Koch will make a note of the necessity. That decision will ultimately be PennDot's.

**Mary Reinhart-** Questioned if Wawa will have diesel? Mark Koch said there will be diesel available at the normal pumps, but there will not be a separate tractor trailer fueling station. Mary questioned if Schaeffer's RV would fall under the new sign amendment? It would depend on the zoning district Schaeffer's is in. If in the effected district, once the ordinance is adopted, Schaeffer's could apply for larger signage. Mary asked if the parking lot lights could stay on later then? Parking lot lighting is not covered in the sign amendment. Mary commented a camper was stolen off their lot. Mary said "If they (Wawa) can have their lights on all night, why can't we?"

**Nancy James-** Nancy asked if the maintenance agreement between the township and Perry Commercial Center could include verbiage outlining property maintenance requirements, even if the buildings are empty? This is covered under the township's property maintenance code. Kraft would enforce this code.

**Adjourn:**

Chairman Adam made a motion to adjourn the meeting at 8:02 pm. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes.

MINUTES APPROVED ON:  
February 14, 2023

RECORDED BY:

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Lance N. Adam, Chairman

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Rochelle Dreibelbis, Administrator