

BOARD OF SUPERVISORS  
PERRY TOWNSHIP  
March 10, 2026

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 March 10, 2026 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  
Ray Hepner- PRESENT  
R. Glenn Weyer- PRESENT (Zoom)

Also present at the board meeting were:

Michael Gombar, Esq. – PRESENT  
Rochelle Dreibelbis, Administrator – PRESENT

**Public Comments:**

**Vas Hinkle-** Questioned if there are any updates on the metal plate on 662 by the township building? Not yet. PennDot told the township they are waiting on a permit due to working in the waterway. PennDot would need to close a portion of 662, so they are also working on a detour route. The township will reach out again for an update.

**Approval of Minutes:** Motion was made by Chairman Adam to approve the minutes from the Committee Meeting February 3 and Supervisors Meeting February 10, 2026. Supervisor Hepner 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 February 28, 2026. Supervisor Hepner 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 March 10, 2026. Supervisor Hepner seconded the motion. Motion carried with all Supervisors voting yes.

**Zoning Fee Schedule:** Discussed previously. Current zoning application fee is \$35.00, which does not match the permit application from Kraft. Revised zoning fee schedule changes the application fee to \$50.00, which is consistent with the Kraft permit application. Chairman Adam made a motion to adopt the Perry Township Zoning Fee Schedule Revision 03/2026. Supervisor Hepner seconded the motion. Motion carried with all Supervisors voting yes.

**Employee Medical Insurance Renewal:** Continued discussion from the March 3 workshop meeting. Renewal due 4/1/2026. Chairman Adam commented that after reviewing the plans, he feels option #3 with Capital Blue Cross is the best choice. Supervisor Hepner and Supervisor both agree with option #3. Chairman Adam made a motion to select the Capital Blue Cross option #3 from the Tompkins proposal for full-time employee medical insurance. Supervisor Hepner seconded the motion. Motion carried with all Supervisors voting yes.

**Tire Chain Quote:** Tabled for next month.

**Perry Township Municipal Authority Resignation:** A letter of resignation from the Perry Township Municipal Authority was received from Chad Zimmerman. Chairman Adam made a motion to accept Chad Zimmerman's letter of resignation from the Perry Township Municipal Authority, effective January 1, 2026. Supervisor Hepner seconded the motion. Motion carried with all Supervisors voting yes.

**Reports:**

The following reports were given to the Board of Supervisors:

**Rusty Wagner, Fire Chief-** 38 calls last month. The fire company secured two loans for the new engine/ tanker.

**Jeff Fiant, Kraft Municipal Group, Inc- Zoning and UCC-** For the period ending 2/21/26, zero zoning permits were issued. 6 building permits were issued with an improvement value of \$406,210.88: five residential and one non-residential. One CO issued, 2 building inspections performed, 2 property maintenance issues, and 2 zoning enforcement issues. NOV being processed for 276 Birch Hill Road. Jeff will be contacting the attorney for 1500 Main Street regarding inspecting the work completed. Jeff commented "it definitely looks like he has a chop shop running there". 675 Mohrsville Rd will be going to sheriff sale in April.

**Gene Buck, Planning Commission (PC)** – The March 4, 2026 Planning Commission meeting was canceled due to lack of agenda.

**Donald Mast, Municipal Authority (PTMA)-** No issues from the bad weather. Water main break on Mohrsville Rd. Donnie feels it was due to poor construction. The sink hole that opened around 800 Mohrsville Rd could use more fill. Donnie commented on the 675 Mohrsville Rd sheriff sale, and her past due amount of \$16,000.00 to PTMA.

**Ryan Rhode, Kraft Municipal Group, Inc- Engineering-** Report distributed. Wendy Fulton and David Tshudy were in representation of Hamburg Commerce Park. The township holds 3 Letters of Security for the HCP development: \$39,600.00 for the Auxiliary Area (cement pad), \$238,237.27 for the Infrastructure, and \$54,020.00 for Lot 4. All check-list items have been completed, with the exception of a damaged Comcast utility box in the right-of-way. Ryan recommended releasing the larger Infrastructure and Lot 4 securities, while retaining the smaller Auxiliary security, with the condition of repairing the damaged utility box. David and Wendy agreed, and will work with Comcast to have the box repaired. Discussed the large mound of fill in the auxiliary area, which will remain there until a final land development plan is completed for Lot 6. Chairman Adam made a motion to fully release the HCP Infrastructure Letter of Security in the amount of \$238,237.27. Supervisor Hepner seconded the motion. Motion carried with all

Supervisors voting yes. Chairman Adam made a motion to fully release the HCP Lot 4 Letter of Security in the amount of \$54,020.00. Supervisor Hepner seconded the motion. Motion carried with all Supervisors voting yes. Chairman Adam made a motion to conditionally hold the HCP Auxiliary Area Letter of Security in the amount of \$39,600.00, until the utility box is repaired and approved by Ryan. Supervisor Hepner seconded the motion. Motion carried with all Supervisor voting yes. Discussed 2026 street work estimates. Discussed the condition of Ridge Rd due to box truck traffic. Dave Hoagland will be setting up a meeting for the Pine View Bridge. The Luisa Court Deed of Dedication has not been returned from the developer.

**Michael Gombar, Solicitor** – Hamburg Commerce Park has requested Lot 1 and Lot 7 be released from the development agreement. The financial security for Lot 1 was released in 2024. No financial security was held for Lot 7, and would require a complete land development plan to be developed. Mike and Ryan see no issue with releasing the two lots from the development agreement. Chairman Adam made a motion to release HCP Lots 1 and 7 from the existing development agreement. Supervisor Hepner seconded the motion. Motion carried with all Supervisors voting yes. Mike distributed a draft zoning ordinance amendment, establishing regulations on data centers. Executive session will be held after the meeting to discuss Glen-Gery land use appeal and a personnel matter. No action to be taken.

**EMC**- No report.

**Road Master**- Patching pot holes. Numerous signs stolen lately.

**J B Environmental**- Annual holding tank inspections.

**Recreation Park**- Third and final payment application received for the pavilion/concession stand project at the recreation park. Payment application is in the amount of \$10,054.45. Chairman Adam made a motion to approve payment application #3 for the pavilion/concession project in the amount of \$10,054.45 to Dutchman Contracting. Supervisor Hepner seconded the motion. Motion carried with all Supervisors voting yes. A rental contract for the new pavilion is being drafted. Quotes are being collected for picnic tables. Nancy James questioned how many rentals were there in 2025? Around 15.

**Correspondance**- None

**Public Comments:**

**Vas Hinkle**- Commented the pot holes behind Tractor Supply were being filled. Discussed the rate of speed people travel behind Tractor Supply.

**Chuck DeCarlo**- Thanked the guys for filling the pot holes on Zweizig Road.

**Donna Long**- Commented on the pot holes on Ridge Road. Donna also commented the new pavilion at the park looks very nice.

**Nancy James**- Discussed the pipe replacement project, and the box truck traffic on Ridge Road from the old RTC building. The new owner will have a Zoning Hearing Board hearing on April 16<sup>th</sup> at 6:00 PM.

**Adjourn:**

Chairman Adam made a motion to adjourn the meeting at 7:49 p.m. Supervisor Hepner seconded the motion. Motion carried with all Supervisors voting yes.

MINUTES APPROVED ON:

April 14, 2026

RECORDED BY:

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Lance N. Adam, Chairman

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Rochelle Dreibelbis, Administrator