

UNOFFICIAL

BOARD OF SUPERVISORS
PERRY TOWNSHIP
March 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 March 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

Also present at the board meeting were:

Allen Shollenberger, Esq. – PRESENT

Rochelle Dreibelbis, Administrator – PRESENT

Public Comment:

Chuck DeCarlo- Questioned if the manhole covers on Main Street will be addressed? Ryan Rhode answered yes, currently working with the Municipal Authority on this.

Approval of Minutes: Motion was made by Chairman Adam to approve the minutes from the, Committee meeting February 7, 2023, and Supervisor meeting February 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 February 28, 2023. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes.

Bills for Payment: Supervisor Daly questioned if the 295 tons of salt is the end of this contract? Yes, it is. The 2023-2024 contract will start around October. Our usual reserve is 1000 tons; however, the 2023-2024 reserve was lowered to 500 tons due to mild winter. Chairman Adam commented the salt storage is "overflowing". Motion was made by Chairman Adam to approve the Bills for Payment dated March 14, 2023. Motion was seconded by Supervisor Dalton. Motion carried with all Supervisors voting yes.

Goodman/ Glen Gery: Brian Kobularcik from Goodman present, along with colleagues and a Glen Gery representative. Goodman's intension is to building 3 warehouses on property owned by Glen Gery. Goodman is a Class A warehouse distribution center developer. Discussed possibility of a zoning amendment to allow maximum building height of 50 ft. Goodman feels Fortune 500 companies will require greater building height for maximized storage. Chairman Adam questioned what the response was from the Planning Commission? Planning Commission was unfavorable.

Speaking only for himself, Chairman Adam would side with the Planning Commission. Goodman's argument was more building height will equate a better product, meaning better architecture, site design, street scape and transportation improvements. Brian presented a comparison of what a 35 ft, Class B or C warehouse would look like vs Goodman's Class A, 50 ft warehouse. Supervisor Daly questioned how far the setback would be off Route 61? Brian answered around 225 ft. Brian discussed line of sight from surrounding roads, including Route 61. Goodman's intention are to plant 12 ft high trees to act as a visibility screen. Brian presented the potential tax revenue generated by the 50 ft high warehouse. Chairman Adam questioned why the better street scaping couldn't be done for a 35 ft high warehouse? The developer's answer was Fortune 500 companies are drawn to the larger buildings and that computes to rent. Supervisor Daly questioned if tenants were already committed to the space? The answer was no. Goodman questioned what the real concern is (i.e., tradition, height, traffic)? Chairman Adams concern is traffic, giving the example of the traffic generated by Kimberly Clark. Brian commented the entire building would not be 50ft high, only certain points. Goodman stated this amendment would be an opportunity to better the project. Supervisor Daly said he cannot speak for the rest of the board, but he also takes the Planning Commission's input seriously. Supervisor Daly would like to review the presentation documents prior to any decisions. Brian also commented they are proposing to have public sewer and water. Supervisor Dalton would also like to review the presentation and speak with the residents. Chairman Adam opened the floor for public questions. Donnie Mast commented on the constant turnover in Logistics and Commerce Park. Brian stated Goodman is not a merchant developer. Jeff Dreibelbis asked "how many of these guys live in Perry Township and have to put up with the truck traffic?" None. Brain said "traffic will be the same if it is a 35ft high building or a 50ft high building." PennDot would determine the alignment of Shoemakersville Road and Route 61, with a proposed traffic signal. Jeff Dreibelbis asked "how fast do you expect these pine trees to grow? Pine trees do not grow for the first 1-2 years, and maybe only 1 foot per year after that." Mary Reinhart commented this is going to affect so much more then the 4 little sections of the streets they are mentioning. Mary said it is not fair for the people and businesses who abide by the rules, and then a developer comes in and wants more and more. Bob Harron asked what the differential revenue is between a 50ft and 35ft high warehouse? Brian didn't know, and the assessor wouldn't tell him. Bob stated "you never mentioned in your presentation that you 'couldn't get it', so I just thought you were glossing over it." Tim Rausch questioned the height of the lighting? Lighting wasn't looked into yet. Nancy James questioned what the residents will be able to see from Ridge Road-Paradise Ave-Adams Hotel Road? Brian is not familiar with those roads. Those roads should be looking over-top on the warehouses. Nancy questioned if trees will be planted there?

Reports:

The following reports were given to the Board of Supervisors:

Rusty Wagner, Fire Chief- The out-door storage at the Shoey Fire Company is on a waiting list. The first Sportsman Banquet was successful. Rusty was happy to hear the fire access ramp was underway. Rusty is concerned with the burden the land development projects are putting on the fire company. The concern is the age of the equipment and the manpower. Rusty is encountering grant application issues due to the inability to factor in development call volumes. The government feels the burden should fall on the developers, not the tax payers. Allen Shollenberger is going to research any EMS Impact studies/ fees available.

Jeff Fiant, Kraft Municipal Group, Inc- Zoning and UCC- Currently working through an addressing issue on Dreibelbis Mill Road. There was a gas leak issue at 150 Birch Hill Rd. Kimberly Clark provided a solution to the truck back-up issue. Discussed property maintenance issues throughout the township. Parking lot improvements were made at 1360 Pottsville Pike.

Gene Buck, Planning Commission – The Planning Commission (PC) held a meeting on March 1, 2023: all members present. Wolf Textiles present. The Planning Commission recommended Conditional Final Plan Approval for the Wolfe Textiles Subdivision Plan. PC also recommended a waiver from SALDO Sec 502.9 regarding corner monuments. A few issues are being sorted out prior to seeking the same approvals from the Board of Supervisors. Meeting adjourned at 7:46 PM.

Donald Mast, Municipal Authority (PTMA)- No equipment issues this month. Discussed easement issues at a Bell property. Municipal Authority also sent a sewer hook-up letter for the vacant Bell house. The house was originally to be demolished. Follow-up from earlier conversation, Supervisor Daly questioned the amount Kimberly Clark owes PTMA? Around \$6,000.00 per quarter; Kimberly Clark is behind 2 quarters.

Ryan Rhode, Kraft Municipal Group, Inc- Engineering- Report distributed. Wolfe Textiles Subdivision Plan application potentially for next month. Prioritizing bridge work, the township will need to apply for the GP11 permit for Dreibelbis Mill Road Culvert. The estimated cost for that permit is \$4,750.00. The GP11 permit lasts for the life of the bridge. Chairman Adam made a motion to allow Kraft Municipal Group to move forward with obtaining the GP11 permit for Dreibelbis Mill Culvert. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes. LTAP speed study reports not complete yet, hopefully next month. Working towards finalizing the scope of work for 2023 street work.

Allen Shollenberger, Solicitor – Allen plans to review the Glen Gery Conditional Use Exception granted by the Zoning Hearing Board for their quarrying location. Allen discussed the zoning history of the Bell property at the corner of Route 61 and Moselem Springs Road. Rezoning of those parcels was discussed. Inter-municipal agreements for Ontelaunee and Maidencreek Township are ready for adoption. A subsequent fee schedule will be adopted at a later time. Chairman Adam made a motion to adopt Resolution 03-14-22A – Inter-municipal agreement with Maidencreek Township. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes. Chairman Adam made a motion to adopt Resolution 03-14-22B- Inter-municipal agreement with Ontelaunee Township. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes.

EMC- No report

Road Master- Report provided. Chairman Adam took a moment to recognize Christopher Boyer from Mohrsville. Out of no obligation, Chris picked up 11 commercial sized bags full of trash, 1 car tire, 2 tractor tires, and the side skirts from a tractor trailer. This was all along Moselem Springs Road, from Route 61 to Skyline Drive. THANK YOU, CHRIS!

J B Environmental- Holding tank notifications sent.

Recreation Park- No report

Correspondence: Perry Township Youth Baseball is doing a gun raffle fundraiser. The Lion's Club is also selling chicken BBQ tickets. The Boy Scouts will be resuming their annual car show at the Perry Recreation Park. This year will be 23rd annual on August 13th, in memory of Dave Peters.

Public Comments:

Donnie Mast- Don and Ryan discussed the height of the manhole covers on Main Street.

Bob Harron- Bob commented on Goodman's presentation and the quality of CMU buildings. Bob feels it is more about "dollars and cents, not visual". Bob continued the discussion on zoning concerns and the areas warehousing is a permitted use. Bob suggested instead of rezoning, a better option would be a zoning text amendment to remove warehousing as a permitted use. Allen agreed with this option. The Board agreed and requested Allen to move forward with a text amendment that would limit the use of warehousing in the L-I and I-1 districts. Bob discussed the decline in the brick business. Chairman Adam thanked Bob for "doing his homework".

Deane Hamm- Deane reiterated the stress these developments will have on our volunteer EMS.

Nancy James- There is a stake sticking out at the intersection of Paradise Ave and Ridge Road. Chairman Adam commented the company fixing the bases of the electric poles left that stake there. The roadcrew will take a look.

Adjourn:

Chairman Adam made a motion to adjourn the meeting at 8:35 pm. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes.

MINUTES APPROVED ON:
April 11, 2023

RECORDED BY:

Lance N. Adam, Chairman

Rochelle Dreibelbis, Administrator