

UNOFFICIAL

BOARD OF SUPERVISORS
PERRY TOWNSHIP
May 13, 2025

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 May 13, 2025 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
Robert G. Harron- PRESENT
Ray Hepner- PRESENT

Also present at the board meeting were:

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

Public Comments: No comments

Approval of Minutes: Motion was made by Supervisor Harron to approve the minutes from the Committee Meeting April 1, 2025, and Supervisors Meeting April 8, 2025. Supervisor Hepner seconded the motion. Motion carried with two Supervisors voting yes. Chairman Adam abstained.

Treasurers Report: Motion was made by Supervisor Harron to approve the Treasurer's report dated April 30, 2025. Chairman Adam seconded the motion. Motion carried with all Supervisors voting yes.

Bills for Payment: Discussed the EMC Insurance invoice for GL township insurance. Motion was made by Supervisor Harron to approve the Bills for Payment dated May 13, 2025. Supervisor Hepner seconded the motion. Motion carried with all Supervisors voting yes.

Planning Commission Appointment: Received a letter of interest from Eric Blatt for the vacant Planning Commission seat. Chairman Adam made a motion to appoint Eric Blatt to the Perry Township Planning Commission for a term ending June 30, 2028. Supervisor Harron seconded the motion. Motion carried with all Supervisors voting yes.

Shoemakersville Road Relocation Discussion: Gregg Bogia and Brian Kobularcik presented the relocation plans. Per Ryan Rhode's review letter for the Glen-Gery Subdivision and Land Development Plan, Bogia provided an over-view of the plan to re-align Shoemakersville Road. Bogia elaborated on the planned improvements to Shoemakersville Road and Route 61. Discussed the previous agreement with the township regarding the quarry hauling road and the impact from the re-alignment. Discussed the impact on Materion. Brian claims he spoke with them a year ago.

Ryan Rhode recommended a legal agreement with Materion. Supervisor Harron questioned “what do you plan to do about the reclamation of all these properties prior to construction?” Bogia stated they are working through the reclamation process with DEP through the land development plan. Bogia stated the new hauling road would correlate with the mining permits for future mining. Supervisor Harron stated he would like to see proof from DEP that the sites will be reclaimed properly. Ryan Rhode questioned if there are frontage impacts to 37 Shoemakersville Road? Bogia said no. Discussed right-of-way widths.

GP11 Permit- Birch Hill Road: Discussed the need for a GP11 permit for the 8ft “dippy” pipe on Birch Hill Road. Chairman Adam made a motion to allow Kraft Municipal Group to start the process for the GP11 permit for the pipe on Birch Hill Road. 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- Discussed the April call-run report. Discussed the new, safer way the fire company is doing their shrimp night.

Ryan Rhode, Kraft Municipal Group, Inc- Zoning and UCC- For the period, 5 building permits were issued with an improvement value of \$306,085.43. All residential. 6 building inspections performed. 6 property maintenance issues and 6 zoning enforcement issues. 3 addresses achieved compliance.

Gene Buck, Planning Commission (PC) –Meeting held May 7, 2025. Minutes approved. Discussed the Dietrich Tract/ Perry Village Sketch Plan review letter. Glen-Gery presented a subdivision plan for review. The plans were accepted for review. Glen-Gery submitted a request for a time extension for the 423 S Pottsville Pike Land Development Plan until 6/12/26. PC granted the time extension. The PC approved and signed the plans for the Shoemakersville Plaza Minor Subdivision Plan. Meeting adjourned around 7:50 PM.

Donald Mast, Municipal Authority (PTMA)- 2 meters went bad. Located and repaired a hole in a copper pipe on Main Street. A resolution requiring the warehouses to notify PTMA of fire testing will be on their agenda tomorrow night. The intent is to post the ordinance and send it out to all the warehouses. No major issues with all the rain.

Ryan Rhode, Kraft Municipal Group, Inc- Engineering- Report distributed. Glen-Gery submitted a request for a time extension for the 423 S Pottsville Pike Land Development Plan until 6/12/26. Supervisor Harron made a motion to grant the time extension for the 423 S Pottsville Pike Land Development Plan until June 12, 2026. Chairman Adam seconded the motion. Motion carried with all Supervisors voting yes. The 2025 Street Work contracts with Recon are ready for signature. This is for the recycling of Witchcraft Road. Ryan submitted a review letter stating the plans for the Shoemakersville Plaza Minor Subdivision Plan are adequate for signature. This is a subdivision component for the Perry Commercial Center. Chairman Adam made a motion to grant final plan approval for the Shoemakersville Plaza Minor Subdivision Plan. Supervisor Hepner seconded the motion. Motion carried with all Supervisors voting yes. Moyer Auto submitted their final plans; waiting on outside agency approvals. Working with HCP on the Infrastructure punch-

list requirements for their letter of security release. Discussed continued issues at the HLP satellite parking lot. Discussed the current state of HCP Lot 6 and the unknown intension for the lot.

Eden Bucher, Solicitor – No report

EMC- No report.

Road Master- No report. Grass mowing to begin next week.

J B Environmental- New system on Zions Church Road.

Recreation Park- Bids for the Pavilion/Concession Stand project were due Friday, May 9 at 11:00 AM. Bids were submitted by Dutchman Contracting and RM Schaeffer. Bid tab reviewed. Looking at the base bid, with alt 2 and alt 3: Dutchman's bid is in the amount of \$201,089.00 and RM Schaeffer's in the amount of \$209,287.00. Watkins Architect provided a letter of recommendation to award the project to Dutchman Contracting. Discussed grant funding options. Chairman Adam made a motion to award the base bid for the Perry Recreation Pavilion/ Concession Project to Dutchman Contracting in the amount of \$188,799.00, deducting Alternate 2 in the amount of \$7,600.00, and adding Alternate 3 in the amount of \$19,890.00, for a total bid amount of \$201,089.00, using 100% grant funding for the project. Supervisor Harron seconded the motion. Motion carried with all Supervisors voting yes.

Correspondence: None

Public Comments:

Nancy James- Discussed the trail at the park the boy scouts created years ago as an Eagle Scout project. Nancy would like the trail to be restored. Discussed who would revive and maintain the trail. Discussed options to fix the bridge. Nancy feels it would be a "great attraction" to the park.

Vas Hinkle- Looking for clarification on the number of warehouses proposed at Glen-Gery, and if they are tearing the plant down? The plan illustrating the three warehouses at the current location of the brick plant was not discussed tonight. The plans discussed during this meeting were the first three proposed warehouses north of Shoemakersville Road. Discussed current improvements being made to the brick plant. Vas commented on the proposed town houses and apartments and the amount of smoke detector alarms the fire company would receive. Rusty commented smoke detector alarms are not classified as nuisance alarms because the alarm is triggered. Discussed the required building codes concerning fire separation and suppression. Vas suggested a walking/biking path through the complex for residents. Vas questioned the status of the abandoned car parked at Bellevue Ave and Dreibelbis Mill Rd. The township will contact the property owner.

Larry Martin- Questioned if the proposed town houses and apartments would push the township to have a police force? It is too soon to answer that question. Discussed where sprinkler systems would be required in the complex.

Rusty Wagner- Questioned if the False Fire Alarm Ordinance has been distributed yet? Not yet. Trying to coordinate a day.

Donna Long- Questioned what the Shoemakersville Plaza Minor Subdivision is? This is a subdivision of property from Shoey Boro for the 4-pad Perry Commercial Center. The Shoey Plaza Subdivision Plan received Conditional Final Approval in 2023. All conditions have since been met, allowing the subdivision to be granted Final Approval. Donna questioned the status of the Perry Commercial Center plans? The plans were granted Conditional Final Plan approval in 2023.

Adjourn:

Chairman Adam made a motion to adjourn the meeting at 8:00 p.m. Supervisor Harron seconded the motion. Motion carried with all Supervisors voting yes.

MINUTES APPROVED ON:
June 10, 2025

RECORDED BY:

Lance N. Adam, Chairman

Rochelle Dreibelbis, Administrator