

BOARD OF SUPERVISORS
PERRY TOWNSHIP
May 9, 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 May 9, 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 informed an executive session was held with the Board of Supervisors at 6:30 pm concerning potential, threatened litigation. No action taken.

- Public Hearing for the proposed text amendment to the Zoning Ordinance held at 7:00 pm. The amendment would remove and delete Section 208.1(b) (h) and (i) in the L-I district. The amendment would amend Section 207.1 (a) in the I-1 district. Exhibits presented and entered into the record. Witnesses sworn in and testified. Chairman Adam opened the floor for public comments. Several comments made. Chairman Adam made a motion to close the public hearing regarding the proposed zoning text amendment. Seconded by Supervisor Dalton. Motion carried with all Supervisors voting yes.

Public Comment:

Leroy Hinkle- After doing personal research, Leroy discussed the correlation between the height of a warehouse, amount of truck traffic, and square footage vs cubic footage. Brian Kobularcik, from Goodman, added a traffic impact study is performed during the planning stages, and is reviewed by the township and PennDot. Brain stated there are standards used for warehousing based on the square footage. Brian reiterated the entire warehouse wouldn't be 50 ft high, the dock clearance would be at 40ft, resulting in the peaks being higher than 35 ft. Brain confirms there would be more storage, but that doesn't mean more trucks. Leroy commented on the "pounding" Route 61 will take and the prospect of more lanes being added to Route 61 in the future.

Vas Hinkle- Questioned Brian Kobularcik if his company built the warehouses in Leesport? Brian said no. Vas commented they are 50ft high warehouses and cannot find tenants.

Nancy James- Nancy questioned if any consideration has been made towards the fire company and EMS, who are already inundated with calls. Is there any way to tax the “industrial parks” more? Chairman Adam replied the EMS tax cannot be increased for select properties, the EMS tax would have to be increased as a whole. Allen Shollenberger commented there are some exceptions, such as Act 209 studies, but as a general constitutional rule, taxing has to be fair and equal. Nancy commented “so the residents would be paying, in the future, for full time EMS services because ‘they’ want to build this.” Allen corrected, all landowners contribute to the taxes, including land development properties. Nancy is concerned for the burden on the residents, especially the senior citizens in the township. Allen commented “the burdens on fire companies and EMS services is an extremely difficult issue and will lead to difficult decisions in the years to come, with or without development.”

Approval of Minutes: Motion was made by Chairman Adam to approve the minutes from the, Committee meeting April 4, 2023, and Supervisor meeting April 11, 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 April 30, 2023. Supervisor Daly 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 May 9, 2023. Motion was seconded by Supervisor Dalton. Motion carried with all Supervisors voting yes.

Goodman/ Glen Gery: Brian Kobularcik in representation of Goodman/ Glen Gery. No comments or questions from the Board at this time, per Allen Shollenberger.

Reports:

The following reports were given to the Board of Supervisors:

Rusty Wagner, Fire Chief- Rusty agrees with Allen that you cannot tax an individual land owner differently. However, there are one time impact fees which could be used to supplement funds. Rusty discussed the hardships volunteer fire companies are going through, Rusty sees in the near future needing to compensate the volunteers in order to keep them. Continued development does increase the run volume. A big thanks to Tom Schaeffer’s RV, the top parking lot now has a wait list on the 40 ft spaces. 10 sets of new gear needed to be ordered, approx. \$5,000.00 each. Shoey Fire Co will be reapplying for a Federal grant.

Jeff Fiant, Kraft Municipal Group, Inc- Zoning and UCC- Decision needed on the addressing issue on Dreibelbis Mill Road. The Board would like to move forward with the private lane option, readdressing 4 houses. Discussed property maintenance issues throughout the township. Numerous complaints for 105 Hall Road. Deane Hamm brought up the truck back-up issue on Logistics Drive and the major safety concerns it is presenting. Still working with the warehouse management firm on a solution, including employee accountability. 5 building permits were issued for the period with an improvement value of \$89,680.00.

Gene Buck, Planning Commission – The Planning Commission (PC) held a meeting on May 3, 2023: 2 members absent, Dean Adam and Russel King. Bogia Engineering presented plans for review for Moyer Auto Group and Glen-Gery/ Goodman warehouses. Meeting adjourned at 8:02 PM.

Donald Mast, Municipal Authority (PTMA)- Good month, nothing to report.

Ryan Rhode, Kraft Municipal Group, Inc- Engineering- Report distributed. 2 plans under review, review letters will be submitted for the next Planning Commission meeting. The Wolfe Textiles Subdivision plans are adequate to be signed by the PC and Supervisor Board. Physical plans to be received for signatures. Speed studies to be reviewed with Roadmaster Adam. 2023 Street work results should be ready to review prior to the next workshop meeting.

Allen Shollenberger, Solicitor – Letter received from Zoning Hearing Board solicitor, Steve Price, regarding the Moyer Auto application. Hearing is Monday, May 22, 2023 at 6PM. The Planning Commission chose not to review or comment on the application. Allen does not feel the Supervisor Board needs to participate in the hearing. No action needed. The zoning amendment regarding signage in the C-1 district to be sent to the Berks County Planning Commission. Public hearing held earlier tonight with regard to the proposed ordinance advertised to remove warehousing and warehouse type activities as a permitted use from the L-I and I-1 districts. Due to some contention during the hearing, Allen advised to allow another round of public comment. Atty Charles Courtney from Glen Gery/Goodman commented on the non-conforming status disadvantage long term. Nancy James reiterated the stress these industrial parks put on the volunteer EMS services. No other comments. Chairman Adam made a motion to adopt zoning text amendment, Ordinance 05-23, removing warehousing as a permitted use in the L-I and I-1 districts. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes.

EMC- No report.

Road Master- Report distributed. Chairman Adam elaborated on the Dreibelbis Mill bridge project.

J B Environmental- Report provided. Holding tank inspections and complaint investigations.

Recreation Park- No report.

Correspondence: None

Public Comments:

Vas Hinkle- Vas informed the gravel patch on Ontelaunee Trail is becoming a mess. Roadcrew will address.

Nancy James- Nancy commented the sidewalk at the Perry Plaza is still full of debris from the car accident a few months ago. Also, the potholes are reappearing in the parking lot. Jeff Fiant will address.

Adjourn:

Chairman Adam made a motion to adjourn the meeting at 8:05 pm. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes.

MINUTES APPROVED ON:
June 13, 2023

RECORDED BY:

Lance N. Adam, Chairman

Rochelle Dreibelbis, Administrator