

UNOFFICIAL

BOARD OF SUPERVISORS
PERRY TOWNSHIP
November 11, 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 November 11, 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 (Late)

Also present at the board meeting were:

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

Public Comments:

Daryl Kalbach- Moselem Springs Rd- Daryl commented that the Wing Pointe property has become constant problem again. Shot from the range falls onto his property, all over the house and garage. Daryl commented the shooting groups are not being guided, and the shooting paths have been turned. Daryl also saw an advertisement for a deer hunting membership at Wing Pointe. Admin Dreibelbis has received numerous complaints from the neighboring properties for the same problems. Kraft and the township will review the property file and proceed accordingly.

Keith Hosler- Mohrsville Rd- Keith commented on the dangerous rate of speed people are driving down Mohrsville Road. Two state troopers were in attendance of the meeting. They will try to monitor the road as much as possible. Keith commented on the late-night activity going on at the kayak launch. The gate will now be closed for the winter months.

Kathy DeCarlo- Said thank you for cleaning up the front of the building.

Blair Miller- Reiterated Daryl's concerns regarding Wing Pointe. Blair stated "the trap located closest to Route 662 was not to be used, and they clearly are". Blair commented the shot is literally falling where his children are playing. Supervisor Harron questioned if the facility changed hands? Yes. Discussed the timeline of ownership and the reoccurring problems.

Approval of Minutes: Motion was made by Supervisor Harron to approve the minutes from the Supervisors Meeting October 14, 2025. Chairman Adam seconded the motion. Motion carried with two Supervisors voting yes.

Treasurers Report: Motion was made by Supervisor Harron to approve the Treasurer's report dated October 31, 2025. Chairman Adam seconded the motion. Motion carried with two Supervisors voting yes.

Bills for Payment: Motion was made by Supervisor Harron to approve the Bills for Payment dated November 11, 2025. Chairman Adam seconded the motion. Motion carried with two Supervisors voting yes.

Scott Sandridge- 500 Mohrsville Rd: Scott requested to be on the agenda to discuss his property, 500 Mohrsville Road. Scott listed his reasons for not being able to clean up the property. Scott commented on his last court hearing regarding the property where he was found guilty and fined. Scott commented "what was pointed out was mundane". He said "I have no rubbish or garbage on the property". Scott discussed other "structures" on the property that he deems have purpose. Scott accused the township of trying to take half of his property, and Chairman Adam of "coercion". Scott said "I wish Allen was here because I wanted to tell him to his face that I am happy I am the man that I am, because the thoughts I was having, they aren't that pure after that hearing". Scott said "my mindset was to offer my right hand and say no hard feelings. As soon as I get his hand, jack him in the left." Solicitor Gombar interjected that this is the time for productive comments, not question and answer time. Scott commented his property is not an "unattractive nuisance" and is not a safety concern. Scott feels he is being singled out by the township. Chairman Adam commented the township is dealing with plenty of noncompliant properties, not just his. Scott commented on the State Police presence at the meeting. He said "if I was going to do something stupid, I wouldn't ask to be on the agenda. It would be a surprise." Chairman Adam stated the police presence is a precaution due to previous threatening comments made. Scott said "saying you reap what you sow isn't a threat." Chairman Adam requested Scott to get to the point he would like to make. Scott questioned why he is being fined. He is being fined for multiple ordinance violations. Solicitor Gombar interjected the Board cannot change any decision the judge has rendered. If Scott would like to appeal the decision, the proper forum to discuss this matter is in the courtroom.

Library Donations: Supervisor Harron made a motion to donate \$4,000.00 to the Hamburg Public Library and \$4,000.00 to the Schuylkill Valley Library for 2025. Chairman Adam seconded the motion. Motion carried with all Supervisors voting yes. Julia Hoffman questioned why the township donates to Schuylkill Valley Library as well? Multiple residents on the south side of the township utilize Schuylkill Valley Library.

2026 Meeting Dates and Times Advertisement: Chairman Adam made a motion to advertise the 2026 Meeting Dates and Times. Supervisor Harron seconded the motion. Motion carried with all Supervisors voting yes.

2026 Preliminary Budget Advertisement: The 2026 Preliminary Budget has been reviewed and discussed with the Supervisors. Chairman Adam made a motion to advertise the 2026 Preliminary Budget. Supervisor Hepner seconded the motion. Motion carried with all Supervisors voting yes. Solicitor Gombar questioned if the budget includes a tax increase? No.

2026 Safety Net Contract: No change from the 2025 contract at \$1.50 per capita, which equals an annual fee of \$3,712.50 for lost and found animal control. Chairman Adam made a motion to contract Safety Net Sanctuary for lost and found animal control in 2026, in the amount of

\$3,712.50. Supervisor Hepner seconded the motion. Motion carried with all Supervisors voting yes.

2026 Traffic Signal Maintenance Agreement: No change from the 2025 contract with C. M. High. Contract is in the amount of \$400.00, which includes 2 preventive maintenance services. Supervisor Harron made a motion to approve the 2026 Traffic Signal Maintenance contract with C.M. High in the amount of \$400.00. Chairman Adam 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- Reviewed run report. Working through switching to the new reporting system.

Ryan Rhode, Kraft Municipal Group, Inc- Zoning and UCC- For the period ending 10/25/25, 6 building permits were issued with an improvement value of \$354,099.23: all residential. One new home permit, two COs issued, and 14 building inspections performed. The owner of 1500 Main Street plans to appeal the zoning and UCC violations. Mike Gombar commented that property will be discussed in executive session after the meeting.

Gene Buck, Planning Commission (PC) – Planning Commission held their meeting on November 5: all members present. October minutes approved. Discussed the zoning amendment to eliminate warehousing in the I and LI districts, as well as, simplify the “height of building” definition. Motion was made, and passed, to recommend the adoption of the zoning amendment to the Board of Supervisors. Discussed the two most recent Glen-Gery Subdivision and Land Development Zoning Compliance review letters. Gene commented “Ryan has been very generous with this.”

Donald Mast, Municipal Authority (PTMA)- No report. A new candidate for secretary was interviewed. She will be at the November PTMA meeting.

Ryan Rhode, Kraft Municipal Group, Inc- Engineering- Report distributed. Ryan provided clarification on the purpose of the Glen-Gery Subdivision and Land Development Zoning Compliance review. The applicant must demonstrate that the 3 proposed warehouses can be subdivided if needed, while remaining zoning compliant. Ryan feels progress has been made with the zoning compliance, however, that does not constitute in any way a full subdivision and land development review. There are still multiple outstanding items, including the prior Conditional Use decision. Supervisor Harron commented nearly half of Ryan’s comments on the zoning compliance review pertain to the Conditional Use decision. Ryan commented “there is a long way to go”. Punch list items and repairs have been completed on Luisa Court for the roadway dedication. PTMA is also ready to accept dedication of their utilities. This is only for the dedication of the roadway and its respective right-of way. Chairman Adam made a motion to allow Kraft Municipal to move forward with the dedication process of Luisa Court. Supervisor Harron seconded the motion. Motion carried with all Supervisors voting yes.

Michael Gombar, Solicitor – Chairman Adam introduced Mike Gombar as our Assistant Solicitor and 2026 Solicitor. Follow-up on the hearing that was held at 6:30 PM regarding the zoning amendment to eliminate warehousing in the I and LI Districts, as well as, simplify the “height of building” definition. No comments or questions. Supervisor Harron made a motion to adopt Ordinance 11-25 eliminating warehousing in the I and LI Districts, and amending the “height of building” definition. Supervisor Hepner seconded the motion. Motion carried with all Supervisors voting yes. The written decision for the HLP Solar Panel Conditional Use Hearing is ready for action. No questions or comments. Chairman Adam made a motion to finalize and sign the written decision for the HLP Solar Panel Conditional Use Hearing. Supervisor Harron seconded the motion. Motion carried with all Supervisors voting yes. An executive session will be held after the meeting regarding 1500 Main Street. No action will be taken.

EMC- Working through EOP revisions. Hoping to have for the December meeting.

Road Master- Salt delivered. Prepping for winter.

J B Environmental- No report.

Recreation Park- Grant check received for pavilion/concession project.

Correspondance- None

Public Comments:

Kathy DeCarlo- Questioned if anyone applied for the Interim Roadmaster position? Not yet. Kathy questioned the status of the regular Roadmaster? Waiting for the next doctor report. Kathy questioned the status of the Perry Commercial Center? The brush was cut back away from the highway. The developer is still waiting on permits.

Chuck DeCarlo- Chuck wanted to take a minute to thank any and all veterans in attendance. Thank you, Veterans!!

Adjourn:

Chairman Adam made a motion to adjourn the meeting at 7:38 p.m. Supervisor Harron seconded the motion. Motion carried with all Supervisors voting yes.

MINUTES APPROVED ON:
December 9, 2025

RECORDED BY:

Lance N. Adam, Chairman

Rochelle Dreibelbis, Administrator