

UNOFFICIAL

BOARD OF SUPERVISORS
PERRY TOWNSHIP
October 14, 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 October 14, 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:

Allen Shollenberger, Esq. – PRESENT
Rochelle Dreibelbis, Administrator – PRESENT

Public Comments:

Kathy DeCarlo- Questioned if the front of the building can be cleaned prior to election day? Yes.

Doreen Schweitzer- 525 Dreibelbis Mill Rd- Resident is seeking permit approval to build a large garage in the front yard of their property. The property is located in the RA district. The previous permit application was denied. Jeff Fiant elaborated that the building lot coverage was too great, and gave the recommendation of applying to the Zoning Hearing Board. The lot size is 0.6 acres. The resident would like to change the zoning district from RA to R1. Allen Shollenberger advised against spot zoning or creating zoning islands. Allen advised to evaluate the area and discuss if it makes sense to rezone a portion. Discussion held. Allen would like to take it under advisement and give it some thought. Jeff Fiant will keep their application on hold. Doreen's husband commented he already had an electrician trench wires to the desired garage area. Resident questioned if the electrician can inspect the completed work and close the trench? Jeff commented Kraft would need to issue an electrical permit and perform the inspection. Resident commented on parked tractor trailers through out the township. Resident stated "if the fine is that little, I'm just going to pull a trailer in there and use it". Discussion held regarding permitting trailers for storage and the impact on lot coverage.

Approval of Minutes: Motion was made by Supervisor Harron to approve the minutes from the Supervisors Meeting September 9, 2025. Supervisor Hepner seconded the motion. Motion carried with all Supervisors voting yes.

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

Bills for Payment: Motion was made by Supervisor Hepner to approve the Bills for Payment dated October 14, 2025. Supervisor Harron seconded the motion. Motion carried with all Supervisors voting yes.

VFRA Disbursement: Total amount allocated to Perry Township for 2025 was \$49,330.42. Funds must be disbursed by the township in entirety. In past years, the ratio has been 90% to Shoemakersville Fire and 10% to Virginville Fire. Chairman Adam made a motion to disburse \$44,397.38 to Shoemakersville Fire and \$4,933.04 to Virginville Fire from the 2025 VFRA funding. Supervisor Harron seconded the motion. Motion carried with all Supervisors voting yes.

EMS Tax Disbursement:

2024 Breakdown: \$ 100,000.00 to Shoemakersville Fire Company
\$ 22,000.00 to Virginville Fire Company
\$ 13,200.00 to Hamburg EMS
\$ 13,200.00 to Northern Berks EMS

Chairman Adam made the following 2025 Disbursement motion:

2025 Breakdown: \$ 110,000.00 to Shoemakersville Fire Company
\$ 22,000.00 to Virginville Fire Company
\$ 14,500.00 to Hamburg EMS
\$ 14,500.00 to Northern Berks EMS

Motion seconded by Supervisor Hepner. Motion carried with all Supervisors voting yes.

Perry Township Trick-or-Treat Nights: Following Shoemakersville Boro, Chairman Adam made a motion to set Perry Township's Trick-or-Treat nights on 10/30/2025 and 10/31/2025 from 6-9 PM. Supervisor Harron seconded the motion. Motion carried with all Supervisors voting yes.

Plow Driver/ Part-time Labor Hire: An application was received from Thomas Spatz for part-time labor and snow plowing. Tom was interviewed prior for the roadmaster position. Supervisor Harron made a motion to hire Thomas Spatz as a part-time laborer and snow plow driver at the current rate of \$22.50 per hour, effective immediately. Chairman Adam seconded the motion. Motion carried with all Supervisors voting yes.

Interim Roadmaster Advertisement: With an unknown return date for the current roadmaster, the township would like to advertise, and potentially hire, an interim roadmaster. No adverse action to the current roadmaster. Supervisor Harron made a motion to advertise and potentially hire an interim roadmaster. 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- Reviewed run report. Looking into more rental pods at the fire company. Discussed the potential changes on the run cards. Discussed the invoice for the silo

rescue kit purchased previously. The Zweizig family donated towards the kit. Rusty will get any remaining balance to the township. Truck committee continuing their search.

Jeff Fiant, Kraft Municipal Group, Inc- Zoning and UCC- For the period ending 9/20/25, 1 zoning permit was issued for the Leiby barn. Issued 3 building permits for the period with an improvement value of \$145,032.82: 1 residential, and 2 non-residential. One CO issued, 7 building inspections performed, and 4 ordinance enforcement issues. Reviewing permit plans for 1500 Main Street. The hearing for 500 Mohrsville Road was continued to 10/16/25 at 11AM due to the property owner claiming car troubles. Discussed various NOV's throughout the township.

Gene Buck, Planning Commission (PC) – Planning Commission held their meeting on October 1: all members present. September minutes approved. Conditional Final Plan approval was granted for the Stoltzfus Poultry Barn. A time extension was also granted for the Stoltzfus Poultry Barn until January 14, 2026. Time extensions were requested for the Glen-Gery Subdivision and Land Development Plan, and the Glen-Gery Subdivision of Tract A Plan until January 20, 2026. Both time extensions were approved until January 20, 2026. Glen-Gery Subdivision Zoning Compliance discussed briefly. Representatives from the Dietrich Tract/ Perry Village project were not present. Discussed the zoning amendment for the LI and I Districts. Meeting was recessed until 10/7/2025 at 6:30PM. Allen Shollenberger clarified the recessed meeting pertained to the HLP Solar Panel Conditional Use Hearing. No recommendation made, however, no opposition from the PC members.

Donald Mast, Municipal Authority (PTMA)- Good month, no report.

Ryan Rhode, Kraft Municipal Group, Inc- Engineering- Report distributed. Discussed the Stoltzfus Poultry Barn plan. TeamAg was in representation of the plan. Ryan sees no issue with granting Conditional Final Plan Approval, subject to the remaining comments in the 9/25/25 review letter. Chairman Adam made a motion to grant Conditional Final Plan Approval for the Stoltzfus Poultry Barn, subject to the remaining comments on the 9/25/25 review letter. Supervisor Hepner seconded the motion. Motion carried with all Supervisors voting yes. No need for the requested Stoltzfus Poultry Barn time extension. Discussed the origin of the Glen-Gery Subdivision Zoning Compliance plan and the issues being faced. The focus is to determine if the plan they are seeking is fully zoning compliant. Allen Shollenberger elaborated on the 2004 Conditional Use approval and its impact on the proposed plan. Time extensions were requested for the Glen-Gery Subdivision and Land Development Plan, and the Glen-Gery Subdivision of Tract A Plan until January 20, 2026. Both Allen and Ryan recommended granting the extensions. Chairman Adam made a motion to grant a time extension for the Glen-Gery Subdivision and Land Development Plan until January 20, 2026. Supervisor Hepner seconded the motion. Motion passed with all Supervisors voting yes. Chairman Adam made a motion to grant a time extension for the Glen-Gery Subdivision of Tract A Plan until January 20, 2026. Supervisor Harron seconded the motion. Motion carried with all Supervisors voting yes. Ryan commented on the Dietrich Tract/ Perry Village Plan. The township has reviewed 3 sketch plans for the project thus far, with very few changes each time. Ryan has conveyed to the applicant that no further sketch plans will be reviewed until they have a path forward to obtain viable zoning approval. Supervisor Harron commented “it is wasting everyone’s time”.

Allen Shollenberger, Solicitor – Allen is currently reviewing the Stormwater Agreement for the Stoltzfus Poultry Barn. Next steps would be an Improvements Agreement and a Letter of

Security. Allen provided an update on the status of the I and LI zoning amendment. Assistant Solicitor, Mike Gombar, will handle the hearing advertised for November 11, 2025 at 6:30PM. Allen is finalizing the Conditional Use decision from the HLP solar panel hearing. Discussed the approved operating use for 56 Seip Lane (RTC) and the proposed use from the new owner. The new proposed use is a one-client, storage/warehouse facility with minimal box-truck traffic. The recommendation was made to the owner to apply for a Special Exception with the ZHB. The owner questioned if a temporary use permit would be considered. Allen advises against a temporary use permit. The BOS agree with going through the ZHB for a Special Exception.

EMC- No report.

Road Master- Finishing flat cuttings.

J B Environmental- Probe testing on a new system on Dreibelbis Mill Rd.

Recreation Park- Framing started on the pavilion.

Correspondence: Notice of Remediation received for Materion.

Public Comments:

Matt Tobias – Shoey Fire switched reporting software. Matt asked the Board to reach out if there are any issues with the new reporting.

Nancy James- Questioned if eminent domain could apply to the 500 Mohrsville Road situation? Nancy is concerned with what this is costing the tax payers. Nancy said “can’t we force this guy’s hand”? Allen stated “we have done everything we can do at this point”. Supervisor Hepner stated “there are channels that have been started” and we need to see those through. Allen informed the judge that the township is not in favor of a continuance, but ultimately it is her decision.

Chuck DeCarlo- Will the interim roadmaster be eligible for the same benefits as the current roadmaster? Supervisor Harron said it was not discussed, however, that is not the intent. Chuck questioned if anyone would take the position without benefits? Supervisor Harron said “we will find out”. Allen stated benefits were not part of the motion and the intent isn’t to replace the current roadmaster.

Adjourn:

Chairman Adam made a motion to adjourn the meeting at 8:20 p.m. Supervisor Harron seconded the motion. Motion carried with all Supervisors voting yes.

MINUTES APPROVED ON:
November 11, 2025

RECORDED BY:

Lance N. Adam, Chairman

Rochelle Dreibelbis, Administrator