

BOARD OF SUPERVISORS
PERRY TOWNSHIP
September 9, 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 September 9, 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:

Loretta Watkins- Thanked the road crew for helping with a wash-out problem on her road.

Nancy James- Commented a resident from Paradise Ave may be on Zoom. She is looking for updates on the Glen-Gery submissions.

Approval of Minutes: Motion was made by Supervisor Harron to approve the minutes from the Committee Meeting August 5, 2025, and Supervisors Meeting August 12, 2025. Supervisor Hepner seconded the motion. Motion carried with all Supervisors voting yes.

Treasurers Report: Motion was made by Supervisor Hepner to approve the Treasurer's report dated August 31, 2025. Supervisor Harron 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 September 9, 2025. Supervisor Harron seconded the motion. Motion carried with all Supervisors voting yes.

Comcast Franchise Agreement Renewal: Continuation from last month. The Cohen Law Group provided the township with the negotiated Comcast franchise agreement. The Notice of Intent to adopt the new ordinance has been advertised. Discussed requesting an updated router from Comcast for a better signal. Supervisor Harron made a motion to adopt Ordinance 09-25, executing the new Comcast Franchise Agreement. Chairman Adam seconded the motion. Motion carried with all Supervisors voting yes.

Northern Berks EMS Grant Support Letter: Diane Hollenbaugh, from Maiden creek Township, is preparing a grant application on behalf of Northern Berks EMS. A letter of support has been requested from the municipalities they serve. Supervisor Harron made a motion to approve the letter of support for the Northern Berks EMS grant application. Chairman Adam seconded the motion. Motion carried with all Supervisors voting yes.

Crime Alert Berks Donation: A donation of \$500.00 has been made to Crime Alert Berks County in past years. Supervisor Harron made a motion to donate \$500.00 to Crime Alert Berks County for 2025. Supervisor Hepner seconded the motion. Motion carried with all Supervisors voting yes.

Ray Hepner- Part-time Labor List: Supervisor, Ray Hepner, is able to assist with equipment operations. Supervisor Harron made a motion to add Ray Hepner to the part-time labor/operator list. Chairman Adam seconded the motion. Motion carried with two Supervisors voting yes. Supervisor Hepner abstained.

Reports:

The following reports were given to the Board of Supervisors:

Rusty Wagner, Fire Chief- Reviewed run report. Truck committee still working towards finding a used engine-tanker. Chairman Adam spoke with a resident after an altercation with the fire company. The resident sent his apologies to the fire company.

Jeff Fiant, Kraft Municipal Group, Inc- Zoning and UCC- For the period ending 8/23/25, 5 zoning permits were issued with an improvement value of \$123,200.00. Two CO's issued and two zoning inspections performed. Issued 7 building permits for the period with an improvement value of \$335,330.00: 5 residential, and 2 non-residential. One CO issued, 8 building inspections performed, 1 property maintenance issue, and 4 ordinance enforcement issues. Working to address problems at 1500 Main Street. The next hearing for 500 Mohrsville Road is 10/9/25. Allen Shollenberger requested updated photos of 500 Mohrsville Road for the hearing.

Gene Buck, Planning Commission (PC) --Not present.

Donald Mast, Municipal Authority (PTMA)- Discussed up-grading the router for the PTMA office. Current signal strength is very low. The secretary hired to replace Darlene quit yesterday. Don commented "it is going to be very hard to find someone like Rochelle and Darlene".

Ryan Rhode, Kraft Municipal Group, Inc- Engineering- Report distributed. Two review letters were discussed at the Planning Commission meeting. The first was the Bell Warehouse re-submission. No major revisions as the developer continues to work with PennDot. The second was for the Stoltzfus Poultry Barn submission. The PC recommended five waivers for the Stoltzfus Poultry Barn Plan: SALDO Sec. 204 and 302, 302.1.e, 301.1.a, 502.5, and 502.9. Chairman Adam made a motion to grant the waivers from SALDO Sec. 204 and 302, 302.1.e, 301.1.a, 502.5, and 502.9 for the Stoltzfus Poultry Barn Plan. Supervisor Harron seconded the motion. Motion carried with all Supervisors voting yes. Recon Construction submitted the first and final payment application for the work completed on Witchcraft Road. The project came in under contract, resulting in Contract Change Order #1, for a contract reduction of \$18,466.79. Chairman Adam made a motion to approve Contract Change Order No. 1 for the contract reduction

of \$18,466.79. Supervisor Harron seconded the motion. Motion carried with all Supervisors voting yes. Chairman Adam made a motion to authorize payment to Recon Construction Services in the amount of \$237,854.71 for the work completed on Witchcraft Road. Supervisor Hepner seconded the motion. Motion carried with all Supervisors voting yes. At the PC meeting, another sketch plan was accepted for review for the Perry Village/ Dietrich Tract townhouse and apartment plan. Ryan stated unless significant revisions have been made, it will be the last sketch plan the township will entertain. Discussed the problem with having two separate land owners and presenting the plan as one.

Allen Shollenberger, Solicitor – Looking for authority to proceed with the enactment process for a warehouse zoning amendment to eliminate warehouse uses in the Industrial and the Light Industrial Zoning Districts. Hearing to be held at the November meeting. Allen recommends the new solicitor, Mike Gombar, handle the hearing. Supervisor Harron made a motion to allow Allen to move forward with advertising and the enactment process for the warehouse zoning amendment for the I and LI Districts. Supervisor Harron also made a motion to appoint solicitor, Michael Gombar, as the point person for the hearing. Chairman Adam seconded both motions. Both motions carried with all Supervisors voting yes. Allen gave an update on the four- conditional use applications submitted to the township. The hearings are scheduled for October 9, 2025 at 6:00 PM. The applications are for solar panels on top of the HLP warehouses. Discussed the number of solar panels and their height. Allen has been working with Mike Gombar on the solicitor transition. To help with the transition, the township feels it would be beneficial for Mike Gombar to be involved in ongoing and new projects/problems. Chairman Adam made a motion to appoint Michael Gombar as Perry Township Assistant Solicitor for 2025. Supervisor Hepner seconded the motion. Motion carried with all Supervisors voting yes.

EMC- No report.

Road Master-The 3rd round of mowing will begin shortly.

J B Environmental- No report

Recreation Park- The upper parking lot is in very bad shape. Quotes were collected for crack sealing and sealcoating. At their meeting, the Recreation Board approved the quote from RH Driveway Sealing in the amount of \$11,700.00. Supervisor Harron made a motion to follow the Recreation Board and approve the quote from RH Driveway Sealing in the amount of \$11,700.00 for crack sealing and sealcoating the upper parking lot. Chairman Adam seconded the motion. Motion carried with all Supervisors voting yes.

Correspondence: None

Public Comments:

Donnie Mast- PTMA had the corner of Skyline Drive and Moselem Springs Rd mowed.

Loretta Watkins- Questioned the size and purpose of the Stoltzfus Poultry Barn? The proposed barn is 48 x 272 ft, with the intention of housing 8,000 egg layer chickens.

Donna Long- Questioned if the HLP warehouses are fully rented? The majority of the buildings

are rented.

Rusty Wagner- Questioned if the False Fire Alarm Ordinance was communicated with the warehouse managers yet? Not yet.

Nancy James- Thanked Donnie for having the corner cut at Skyline and Moselem Springs. Nancy questioned if there is any way to add up how much 500 Mohrsville Road is costing the township? Questioned if the county can get involved? Jeff Fiant commented there is a Blighted Property Committee. Jeff discussed how and when the township has been billed regarding this property. Discussed the other properties the owner is “junking up”. Chairman Adam commented “it is before the court now”, with the next hearing being Oct 9, 2025.

Adjourn:

Supervisor Harron made a motion to adjourn the meeting at 7:47 p.m. Chairman Adam seconded the motion. Motion carried with all Supervisors voting yes.

MINUTES APPROVED ON:
October 14, 2025

RECORDED BY:

Lance N. Adam, Chairman

Rochelle Dreibelbis, Administrator