

**UNOFFICIAL**

BOARD OF SUPERVISORS  
PERRY TOWNSHIP  
April 12, 2022

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 April 12, 2022 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. – On Zoom

Rochelle Dreibelbis, Administrator – PRESENT

**Public Comment:**

**Loretta Watkins-** Discussed the pipe at Koenig Drive and Kerns Road. The road and debris have completely taken over the pipe. Chairman Adam confirmed that pipe is on the list to be replaced this summer.

**Josh Krick-** The Little League Baseball Association and the Shoemakersville Fire Company are working together on CPR and AED certifications. Josh questioned, as the Little League President, if there is any grant funding available for AED purchases. Having an AED, along with a certified operator, would be beneficial to the league and other groups hosting events at the parks. A standard AED costs around \$1,400.00. The Board feels it would be a great asset. Details need to be researched regarding insurance, liability, and certification. Josh also thanked Jeff Fiant and Chairman Adam for helping his grandmother.

**Nancy James-** A boy scout will be at the municipal building to fix the rocks in the flower bed. Nancy requested a scoop of dirt to commence planting. Nancy questioned if tools were purchased for her use? Supervisor Dalton will purchase them. Tools will be kept at the recreation park and the municipal building. Nancy will be given a key for the recreation park shed. Access to the tools at the municipal building must be during working/business hours.

**Megan Davey-** Megan resides on Orchard Road, where many families with children and pets also live. There are no speed limit signs on Orchard Road, compared to Pineview Road which has 4 speed limit signs and 6 other signs. Megan approached this topic many years ago with no outcome. Chairman Adam will address the situation and bring Orchard Road up to standards.

**Approval of Minutes:** Motion was made by Chairman Adam to approve the Committee meeting minutes of March 1, 2022 and Supervisor meeting minutes of March 8, 2022. Supervisor Daly 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 March 31, 2022. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes. Supervisor Daly questioned when the second disbursement of ARPA funds will be released. Administrator Dreibelbis has not heard anything yet.

**Bills for Payment:** Motion was made by Chairman Adam to approve the Bills for Payment dated April 12, 2022. Motion was seconded by Supervisor Dalton. Motion carried with all Supervisors voting yes.

**Ronald Adams Subdivison:** The approved plans for the Ronald W Adam Subdivision were not recorded within the 90-day window. The Board must reaffirm their approval of the plans through resigning the plans and a letter to the Recorder of Deeds. Chairman Adam made a motion to reaffirm the approval of the plans for the Ronald W Adams Subdivision. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes. Allen Shollenberger and Ryan Rhode provided guidance on the verbiage of the reaffirmation.

**Shoemakersville Pool Donation:** Annually, Perry Township donates to the Shoemakersville Pool, allowing township residents to receive the discounted borough rate at the Shoemakersville Pool. Last year, Perry Township residents saved \$3,075.00. A donation request of \$3,000.00 has been received on behalf of the Shoemakersville Pool. Supervisor Dalton made a motion to donate \$3,000.00 to the Shoemakersville Pool. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes.

**Hamburg Youth Football and Cheer Association Donation:** Donation request was received in the mail, no representation present at the meeting. Supervisor Daly made a motion to table this request for further discussion. Chairman Adam seconded the motion. Motion carried with all Supervisors voting yes.

#### **Reports:**

The following reports were given to the Board of Supervisors:

**Rusty Wager, Fire Chief-** The Shoemakersville Fire Company purchased a 2003 5-ton Stewart truck for \$9,000.00 to replace Rusty's personal vehicle. The storage lot received 4 more tenants. Indoor storage pods are being considered to drum up more tenants. From their State grant, the 1981 Achilles Boat 2 is being replaced with a new model. From their Federal grant, the fire company is purchasing 10 e-hydraulic tools, specifically battery operated jaws of life tools. Rusty asked where the boat launch permit stands? Chairman Adam and Ryan Rhode confirmed they will continue that project once the 2022 street work bids are out and settled.

**Jeff Fiant, Kraft Code Services/ Kraft Codes Zoning-** Property maintenance issues: Increasing warehouse trash complaints, especially from residents on Hoffman Lane and Zions Church Road. Each complaint has been addressed with the warehouses. Jeff has spoken with their property maintenance individuals on having more trash receptacles and increased monitoring. The township also discussed the possibility of installing a privacy fencing. Property maintenance will

be increasing at the warehouses going into late spring/summer. At 1500 Main Street, business activity has ceased and the property has been cleaned up. The Zoning Hearing Board held 2 hearings. One for 305 Luisa Court for a privacy fence in a required front yard, and the variance was granted. The second was a special acceptance hearing for PTMA, and was also approved. 4 zoning permits were issued for the period with an improvement value of \$1,329,561.00. These permits include a barn, an addition at Glen Gery Brick, and 2 monument signs at HCP. 24 building inspections were completed for the period. 1510 Main Street currently has a temporary occupancy permit which will expire at the end of July; the permanent fit-out is progressing nicely. 6 building permits were issued for the period with an improvement value of \$1,972,007.00; the largest being the Glen Gery building addition for \$1,050,561.00. Rusty Wagner questioned putting up a sign for Building 300. Jeff believes the warehouse is waiting for a tenant but he will push them to install a sign in the meantime.

**Gene Buck, Planning Commission** – The Planning Commission had a meeting on April 6, 2022: Dean Adam only member absent. Majority of the meeting spent discussing solar farming. Ryan Rhode put together a draft ordinance based on their research. Ryan also supplied a map indicating the farms in Perry Township under the Agricultural Preservation Board. Copies of the draft ordinance and map were provided for the Board. More research is being conducted on the guidelines for solar farming on agricultural preservation land. Adjourned around 8:30pm. Ryan outlined some details of the draft ordinance including permitted zoning districts and minimum acreage size. A final draft will tentatively be ready for next month.

**Donald Mast, Municipal Authority-** Donnie thanked the Supervisor Board for their support towards PTMA's Special Exception Hearing with the Zoning Hearing Board. Preapplication meeting with DEP and permit submission for Well #3 is complete. The permit should be issued in about 6 months. The soil conservation district permits were submitted. The only remaining item is the soil infiltration test for the catch basin. Donnie and Supervisor Dalton attended a meeting with the Shoemakersville Sewer Committee. They were surprised to hear Shoemakersville is doing a 2-million-dollar plant upgrade. This will be costly for PTMA and was not budgeted for. Rates will possibly be affected.

**Ryan Rhode, Kraft Engineering-** Solar farming was discussed earlier. Kraft Engineering met with Chairman Adam and Deane Hamm to generate a 2022 Road Work packet. Ryan provided a cost estimate for the potential roadwork. The total road work estimate is \$1.3- million, however, the list will be whittled down for this year to match the liquid fuels allocation of \$750,000.00. Ryan went through the list of roads for patchwork and oil and chip. Ryan is hoping to have bids for next month's meeting.

**Allen Shollenberger, Solicitor** – On Zoom- Arthur Luft Subdivision Conditional Use Hearing is set for May 10, 2022 at 6:45 PM. The hearing is ready to be advertised, along with notices sent to the neighbors, and the property will be posted. Arthur Luft will be present with his attorney.

Mobile 8 tax assessment appeal, regarding the mobile home park on Windsor Castle Road, is coming close to settlement. The school board is driving the "battle" with the land owner. Allen feels it is appropriate to pull out of the case at this time and monitor from afar. The Berks County Assessment Board Solicitor will keep him informed; however, Allen does not feel he needs to participate further in the litigation. No action required from the Board at this time.

Paradise Ave Letter- Allen's recommendation is to use the photos provided by Chairman Adam regarding the mushroom soil dumping. He recommends Ryan Rhode respond to the engineer's letter. Ryan agreed and will send the letter to Allen for review prior to submission.

Madara Case- No executive session required. The case is settled and Allen advised the Board to not discuss the matter. Allen wanted the Board to recognize that residents will be able to obtain the finalized settlement agreement (once complete) through an appropriate Right to Know request.

Nevin Leiby Property- 10 Zions Church Road- Jeff Fiant verified the 2 properties on the zoning map. Peter Rowley was present as the purchaser of the Leiby property. Pete gave his background as a Berks County native and resident. Currently the property is within the C-1 zoning district, while the surrounding area is the CLI zoning district. Pete is hoping the property can be rezoned into the CLI zoning district, allowing the potential of convenience stores. Preliminary conversations have been held with Allen, Jeff, and Ryan. Pete made it clear he would gladly reimburse any expenses accrued by the township. Chairman Adam feels the next step would be to attend the next Planning Commission meeting. Supervisor Daly appreciated Pete taking the time to introduce himself. Supervisor Daly would like to conduct more research with the residents in that area, along with the Township Zoning, Engineer, Solicitor, and Planning Commission. Ryan and Allen agreed the Planning Commission meeting should be the next step. Jeff advised Pete to bring his concept drawing and a presentation to the meeting.

**EMC-** No report.

**Road Master-** Report provided. Busy season is starting up with the grass growing.

**J B Environmental-** Final Inspection on Weyer Lane.

**Recreation Park-** A quote was obtained from Longhorn Landscaping to trim, cut, mulch, and remove debris from roughly 36 trees at the recreation park for the amount of \$585.00. Supervisor Daly made a motion to accept the quote from Longhorn Landscaping for the tree trimming at the recreation park in the amount of \$585.00. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes.

#### **Public Comments:**

**Donnie Mast-** Questioned what exactly is involved in a solar farm? Ryan informed a solar farm is a solar energy production facility used to sell solar energy back to the grid. Gene Buck commented Penn State University has a 500-acre solar farm they use to help pay their bills. Donnie commented on the poor appearance of the solar farms. Chairman Adam reassured the township is not encouraging solar farms to come here, the township is trying to protect the farmland. Ryan interjected if the township doesn't specify in the zoning ordinance where a solar farm is permitted, one could be placed anywhere in the township. The current draft ordinance permits solar farms in the CLI, LI and I-1 zoning districts on 10 acres or more. The current Zoning Ordinance only allows one principal use, resulting in more research to be conducted on solar farm conditional use allowance. Donnie asked if a solar farm leases land from the farmer? Jeff and Ryan discussed what other townships are experiencing.

**Loretta Watkins-** Questioned the status of the Birch Hill Road warehouse development? Ryan responded the project is struggling with outside agencies such as PennDot and DEP.

**Jeff Dreibelbis-** Jeff questioned the price of the tree trimming quote. He feels very little work will be done for that price. Jeff stated many of the maple tree branches are too low to be trimmed. Jeff's advice is to buy a mower with no roof. Chairman Adam feels Billy will do a good job and will clean up the property.

**Kenny James-** Questioned how the solar panels are disposed of after their life span? Ryan stated there is a decommissioning clause in the ordinance, which is still a rough draft. Ryan stated there would be a financial guarantee intact to return the land to its previous state after the removal of the panels.

**Nancy James-** Questioned if the panels contain any hazardous materials? Ryan was unsure of the components. The applicant would be responsible for any site remediation, if needed. Ryan discussed the life span of solar panels and evolving technology. Nancy thanked everyone for their explanations.

**Adjourn:**

Chairman Adam made a motion, seconded by Supervisor Dalton to adjourn the meeting at 7:55 pm. Motion carried with all Supervisors voting yes.

MINUTES APPROVED ON:  
May 10, 2022

RECORDED BY:

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Lance N. Adam, Chairman

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Rochelle Dreibelbis, Administrator