

BOARD OF SUPERVISORS
PERRY TOWNSHIP
February 8, 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 February 8, 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. - PRESENT

Rochelle Dreibelbis, Administrator – PRESENT

Public Comment:

Rusty Wagner- Questioned the progress on the boat ramp application? Chairman Adam and Ryan Rhode are going to look at the ramp when they review roadwork. The plan is to re-open the DEP application as an "extension" or expansion of the existing boat ramp. Rusty had questions for the Municipal Authority. Supervisor Dalton is also a member of the MA. Rusty is looking for open communication with the MA in the occurrence of Shoey Borough's hydrants being down (ie. If the reservoir is low). Rusty questioned about the booster pumps, the number of wells, and at what level should the fire company notify the MA to turn on the booster pumps. There is a 300,000-gal reserve with a 100,000gal fire suppression at the warehouse. The booster pumps aren't currently being used due to too much pressure for Shoey lines, a one-way check valve is being installed. Supervisor Dalton confirmed the booster does not add water to the system, only adds pressure to the lines. The pump will kick on once a certain level is reached. Supervisor Dalton will discuss Rusty's questions in further detail at the MA meeting tomorrow.

Nancy James- Questioned how much the boat ramp costs the township to maintain? Chairman Adam replied it only takes the road crew 5-10 minutes to mow what little grass is there. The grass isn't very well established yet. Deane Hamm commented the weeds are cut back as needed. Nancy questioned if there was any more suspicious activity at the boat ramp? Chairman Adam said no activity noted since he closed the gate.

Approval of Minutes: Motion was made by Chairman Adam to approve the Organizational meeting minutes of January 3, 2022, Committee meeting minutes of January 4, 2022 and Supervisor meeting minutes of January 11, 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 January 31, 2022. Supervisor Dalton 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 February 8, 2022. Motion was seconded by Supervisor Dalton. Motion carried with all Supervisors voting yes.

2022-2023 CoStars Salt Contract – Looking to reserve 1,000 tons of salt for 2022-2023, required to take 60% of the reserved amount. Chairman Adam made a motion to enter into the State contract for 1,000 tons of salt for 2022-2023. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes.

Reports:

The following reports were given to the Board of Supervisors:

Jeff Fiant, Kraft Code Services/ Kraft Codes Zoning- We are beginning to receive emergency contact responses from the warehouses. Jeff went through the list of property maintenance issues. Some concerns (business dealings, oil on ground) with 1500 Main Street, Jeff will soon contact the property owner and take control of the property. Cars parked in right of way at 675 Mohrsville Rd: it is not the townships right of way, PTMA will have to enforce. The progress at 500 Mohrsville Road was stalled by the weather. 64 Orchard Road was very receptive to keeping their vehicles out of the right of way/intersection. Glen Gery was encouraged to fill on the potholes at their roadway and blacktop in the spring. Permission has been given from the property owner on Hughes Hill Road to cut the bamboo at the property.

For the period ending 01/22/22: warehouse inspections continue, work has slowed down with the cold weather. One CO was issued for a deck on Birch Hill Road. 2 building permits were issued with an improvement value of \$241,000.00: one being an alteration at HCP for \$225,000.00. 4 zoning permits were issued: a fence, out-door storage fencing at 1510 Main Street, a sign, and a pole barn. Chairman Adam interjected Frank is also working on a visibility issue at Dreibelbis Mill and Zions Church Road. Deane Hamm added the pine trees on the same property need to be cut back.

Gene Buck, Planning Commission – The Planning Commission had a meeting on February 2, 2022. All members were present. Arthur G. Luft submitted a final land subdivision plan. He would like to sell 70 acres of his 200-acre farm to his neighbor. Luft provided approval confirmation from the Berks County Preservation Board. Luft requested approval for waiver 301.1.A, allowing the map to be smaller scale: waiver was granted. Solar Farming was discussed. Ryan provided solar regulations from Jefferson, Richmond, and Upper Tulpehocken Township for guidance. Meeting adjourned at 8:30pm. Jeff added he is going to provide sample ordinances for solar farm zoning. He knows of a 90 acre solar farm going into Richmond Township currently.

Donald Mast, Municipal Authority- No report

Ryan Rhode, Kraft Engineering- On the 150 Birch Hill Road project: the township received and Ryan has reviewed their sewage planning module application for a large on-lot septic system. This has been reviewed by the Township SEO. The Board must enact on the resolution

illustrating their acknowledgment of the sewage planning module. Supervisor Dalton interjected the MA has plans to run sewer to Glen Gery Brick. Does this effect the sewage planning module application? Ryan asked if that area is within the sewer service area or will it be amended into it? Supervisor Dalton confirmed that will be discussed at the next MA meeting. Allen Shollenberger's recommendation is to move forward with the sewage planning module application because the status of the sewer extension is unknown. Chairman Adam made a motion to enter into the resolution acknowledging the sewage planning module for 150 Birch Hill Road and allowing Kraft Engineering and Administrator Dreibelbis to move forward with DEP submission. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes.

Glen Gery Building Addition: Conditional Final Plan Approval has already been granted. Ryan provided a letter stating the plans are adequate for signature. Allen and Ryan are working on some final agreements, including a letter of credit, prior to the release of the plans.

Arthur G. Luft Subdivision: A waiver has been requested from section 301.1.A of SALDO, allowing the plans to be on a smaller scale. Chairman Adam made a motion to grant the waiver from 301.1.A for the Luft Subdivision. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes.

Glen Gery Rt 61 Brick Facility- a plan review time extension has been requested until August 15, 2022. Chairman Adam made a motion to grant the time extension for Glen Gery Brick Facility until August 15, 2022. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes.

Solar Farming Zoning Amendment- Ryan provided copies of amendments from Jefferson, Richmond, and Upper Tulpehocken Township.

2022 Roadwork- Ryan confirmed with the Board that he was authorized to begin the street work process for 2022.

Solicitor – Allen Shollenberger confirmed he submitted our participation agreement in the PennDot Bridge Toll Litigation. Allen had the Land Development Improvements Agreement and Storm Water Controls Best Management Practices/ Maintenance Agreement for the Glen Gery Building Addition. Allen and Ryan have reviewed. Allen encourages the plans to be signed and the agreements to be approved, but not released and recorded until the letter of credit for \$268,523.25 is in place. Chairman Adam made a motion to approve the Land Development Improvements Agreement for Glen Gery Building Addition with the letter of credit for \$268,523.25. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes. Chairman Adam made a motion to approve the Storm Water Controls Best Management Practices/ Maintenance Agreement for the Glen Gery Building Addition. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes.

Luft Subdivision- The application has been received for a Conditional Use Hearing before the Board of Supervisors for the Arthur G. Luft Subdivision. Because this is in the RA district, a conditional use hearing is required. The proposal is to separate 70 acres off the 200 acres for farming. Allen needs the Board to authorize him to advertise the hearing and set the date and time of the hearing.

*Chairman Adam made a motion to amend the agenda to include the Luft Conditional Use Hearing authorization. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes.

Chairman Adam made a motion to authorize Allen to advertisement the Luft Conditional Use Hearing for March 8, 2022 at 6:45pm. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes.

EMC- No report.

Road Master- Deane Hamm and Chairman Adam provided a report. Items such as tires, mattress, and box spring have been illegally dumped. The township has to pay to dispose of them properly.

J B Environmental- 150 Birch Hill sewage planning module review/processing

Recreation Park- Supervisor Daly elaborated on the previous ARPA disbursements to Shoey Fire Company and Northern Berks EMS. A request has been received from Hamburg EMS. The amount left for EMS disbursement is \$8,642.19. Supervisor Daly made a motion to disburse \$8,642.19 to Hamburg EMS from the ARPA fund. Chairman Adam seconded the motion. Motion carried with all Supervisors voting yes. The township is using \$30,000.00 of the ARPA funds to replace the playground equipment at the Perry Recreation Park. Also allotted to the recreation park is \$30,000.00 from the 2022 Budget. Administrator Dreibelbis elaborated the Recreation Board has selected 2 playground sets: one for 2-5 year olds and one for 5-12 year olds. The climbing dome, slide, and see-saws will all be removed. The cost of the equipment is \$19,898.00. This does not include shipping or installation. Supervisor Daly made a motion to disburse ARPA funds not exceeding \$30,000.00 towards new playground equipment at the Perry Recreation Park. Chairman Adam seconded the motion. Motion carried with all Supervisors voting yes. To defer the vandalism of the Perry baseball fields, the Recreation Board would like to close in the two main baseball fields with chain-link fence. This would be for spectator safety and vandalism deferment. Three quotes were collected for the Bell and Dietrich fields: Forte Contracting at \$13,659.54, Boyle Fencing at \$20,700.00, and ProMax between \$24,791.00- \$26,865.00. Forte Contracting provided proof of zero mark-up on materials. Chairman Adam made a motion to award the fencing to Forte Contracting for the amount of \$13,659.54. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes. This money will come from the allotted budget for the recreation park.

Correspondence: None

Public Comments:

Jeff Dreibelbis- Asked if the lines could be painted on the recreation park parking lot. Chairman Adam confirmed he would like to re-seal the parking lot and paint the lines. Jeff also questioned taking the speed bump out of the driveway. People are driving around the speed bump into the grass. Jeff commented the sign post is bent at the back corner of the parking lot. Both these items will be looked into.

Rusty Wagner- Thanked the Board on behalf of the Shoemakersville Fire Company for the ARPA disbursement. Rusty was glad to see some emergency contact updates coming in from the warehouses.

Nancy James- In regards to the Nature Conservation and Beautification Board, Nancy would like to host a plant swap but doesn't know how to get the word out. Nancy has found a few women to

help her with the flower beds. Nancy is looking to have the Scouts make and hang some bluebird houses at the recreation park. Supervisor Daly asked for a list of materials needed and he would pass this onto the Scouts. The Scouts have also consented to help with the flower beds in Spring and Fall. Nancy will make a list of what supplies she would like kept at the recreation park. The key would be provided by the township office on the days needed. Supervisor Daly confirmed he is working on the newsletter, with a good printing connection. Nancy could advertise in the newsletter.

Deane Hamm- During plowing, Deane noticed trucks are overnight parking/ idling at the HLP Trailer Lot. Chairman Adam commented he has noticed increased trash on the lot. Ryan did not see anything on the plans addressing idling. He will start by contacting HLP with our concerns. Jeff Fiant questioned involving the State Police since there is a state law regarding idling. The township still holds escrow with HLP.

Adjourn:

Chairman Adam made a motion, seconded by Supervisor Daly to adjourn the meeting at 7:52 pm. Motion carried with all Supervisors voting yes.

MINUTES APPROVED ON:
March 8, 2022

RECORDED BY:

Lance N. Adam, Chairman

Rochelle Dreibelbis, Administrator