

BOARD OF SUPERVISORS
PERRY TOWNSHIP
January 11, 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 January 11, 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 CS Dalton- PRESENT

Also present at the board meeting were:

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

Public Comment:

Donnie Mast- Donnie provided pictures of 675 Mohrsville Road to the Board and the Zoning Officer. The Municipal Authority has an easement at this property to access the grinder pump at MasterCraft. There are currently 10 cars on the property, 8 of them are junk. The easement cannot be reached. Donnie questioned what the ordinance states for car allotment. Chairman Adam stated 2 cars, 3 is considered a junk yard. Chairman Adam also stated this property was an issue before with burning against the MasterCraft building. Jeff Fiant will look into this property.

Jeff Dreibelbis- Jeff questioned if 2 guys were still in each snow plow? Chairman Adam answered in the past there were always 2 guys, but now they are down to one person in each. If the driver feels more comfortable with a spotter, then 2 guys are permitted. Also, any new drivers will ride along with someone to learn the routes. Jeff also questioned the old Schlegel residence (1677 Windsor Castle Road) on Windsor Castle Road. There is a business sign and 4 cars there with no tags. Jeff Fiant will look into this property.

Rusty Wagner- Questioned where we are with the emergency contact updates? Administrator Dreibelbis said we need a new plan; the warehouses do not receive mail and the offices aren't open to public, all the letters are being returned "undeliverable". Jeff Fiant commented Frank from Kraft was able to hand deliver a few of the letters and felt confident in who he spoke with. Rusty questioned if drafting an ordinance was possible to hold the occupants responsible for emergency contact updates, especially with the frequent change of occupants? Jeff suggested an ordinance requiring a yearly fire safety inspection. The emergency contact information and the knox box keys could be checked at that time. Chairman Adam questioned if that inspection could also be done during an occupancy change? Jeff replied building permits are typically applied for at that

time, and updates could be done then. Jeff asked if the fire company would accompany these fire safety inspections. Rusty replied yes, someone would be available to accompany Kraft. The Board is in favor of approaching this situation with an annual fire safety inspection ordinance.

Chuck DeCarlo- Questioned the Kraft Code Services and Kraft Engineering invoices. Asked how is the compensation comparable to what Joe received? Chairman Adam explained the 2 firms had a lot to catch up on with the various projects which equated in a lot of extra time. Jeff Fiant explained a large portion of the invoices are a “pass through”, which is redeemable by the Township. Ryan Rhode confirmed the same with the engineer invoicing, with 95% of the current invoice being billable to the Birch Hill Road development project. Chuck understood and thanked them for the explanation.

❖ Chairman Adam rearranged the agenda to address 150 Birch Hill Road first.

150 Birch Hill Road Land Development- The project was well represented at the meeting. Greg Davis was the attorney representing 150 Birch Hill Road. Greg discussed the year-long time line of how this project has evolved. Greg stated the Perry Township Planning Commission granted Conditional Preliminary/ Final Plan Approval, along with the 2 waivers requested, for the 150 Birch Hill Road Land Development Plan. Greg stated they are requesting the same from the Board of Supervisors, and the floor is open to questions. Gene Buck reported for the Planning Commission: approval for 2 waivers were requested, along with the Conditional Preliminary/Final Plan approval request. Under the guidance of Ryan from Kraft Engineering, these were all approved by the Planning Commission. Gene pointed out the vote was 5:2 for both motions, the 2 opposing wanted more research. Ryan elaborated the waivers requested were SALDA 205 and 206 which would permit filling preliminary and final plan approval together. Ryan confirmed a substantial amount of research has been conducted on this project, the hold up being PennDot’s decline for a traffic signal. The warehouse traffic generation status has been downgraded; however significant improvements will still be made to the intersection. Ryan elaborated on the many improvements to the intersection. The project has met every requirement put forth by the Township. Allen Shollenberger presented a drafted Resolution to protect the Township financially while allowing the applicant to move forward with the project. The Resolution incorporates Ryan’s December 29, 2021 letter setting forth the conditions that must be met prior to final release of the plans. Allen elaborated on the contents of the Resolution, including the improvements agreement and the waivers requested. Heide Schell, on Zoom, requested verification of the agreed upon 4ft fence in addition to the trees. The project representatives confirmed that is in the plan. Chairman Adam made a motion to adopt Resolution 01-11-2022 granting Conditional Preliminary/Final Plan Approval for 150 Birch Hill Road Land Development. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes.

Approval of Minutes: Motion was made by Chairman Adam to approve the Committee meeting minutes of December 7, 2021 and Supervisor meeting minutes of December 14, 2021. Supervisor Daly seconded the motion. Motion passed with two Supervisors voting yes, Supervisor Dalton abstained.

Treasurers Report: Motion was made by Supervisor Daly to approve the Treasurer’s report dated December 31, 2021. Chairman Adam seconded the motion. Motion passed with all Supervisors voting yes.

Bills for Payment: Supervisor Daly questioned if an itemized bill was sent from Powerco? Administrator Dreibelbis replied yes, the Township was billed for only the second 11 hours of labor and only one windshield. Motion was made by Chairman Adam to approve the Bills for Payment dated January 11, 2022. Motion was seconded by Supervisor Dalton. Motion passed with all Supervisors voting yes.

JB Environmental 2022 Fee Schedule – JB Environmental’ s 2022 Fee Schedule was not adopted at the organizational meeting due to oversight. Chairman Adam made a motion to adopt JB Environmental’ s Fee Schedule for 2022. Supervisor Daly seconded the motion. Motion passed with all Supervisors voting yes.

Tax Collector 2022 Fee Schedule- An error was made in the resolution number of the Tax Collector 2022 Fee Schedule. There is no change to the fee schedule from the previous year. Chairman Adam made a motion to adopt Resolution 01-11-22A for the adoption of 2022 Tax Collector Fee Schedule. Supervisor Dalton seconded the motion. Motion passed with all Supervisor’s voting yes.

Mobile and Hand-held Radio Upgrade: Chairman Adam explained the current truck radios are failing, and cannot communicate even a mile apart from each other. 3 quotes to update the radio system to digital were obtained: Radio Maintenance, BearCom, and Triangle Communications. After review of the quotes, the best choice is Triangle Communications. Their quote includes 10 mobile radios, 4 hand-held radios, repeater, antenna, licensing, and installation. With the COSTARS discount of \$2,200.00, the cost would be \$10,936.40. Chairman Adam made a motion to accept the radio upgrade quote from Triangle Communications for \$10,936.40. Supervisor Dalton 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- For the period ending 12/25/21, there were 15 building inspections, however Frank is on-site at the warehouses every day for various reasons. 1 certificate of occupancy was issued for an addition at 17 Grandview Road. 4 permits were issued with an improvement value of \$479,764.00.

Gene Buck, Planning Commission – The Planning Commission had a meeting on January 5, 2022. All members were present. Re-organization was completed with Gene Buck as Chairman, Jerry Clay as Vice-chairman, and Nancy Rogers as secretary. 150 Birch Hill Road was discussed. Planning Commission granted Conditional Preliminary/ Final Plan Approval for the 150 Birch Hill Road Land Development Plan, along with the waivers requested.

Donald Mast, Municipal Authority-Telescoped Perry Meadows. There is an issue with the sewer being double the water. The meter will be looked at for repair. Donnie sent Chairman Adam an email regarding Seal Master for manholes. Donnie, Chairman Adam, and Deane Hamm discussed which manholes need to be marked with reminder posts and inspected prior to next inclement weather.

Jeff Fiant, Kraft Codes Zoning–Jeff went through the list of property maintenance issues. 80 and 81 Clarence Avenue are now in compliance. NOV was sent to 537 Dreibelbis Mill Road.

399 Farview Road was denied by the Zoning Hearing Board. Corvette Corner at 1500 Main Street is working to clean up the property and move their business elsewhere. The progress at 500 Mohrsville Road is slowly coming along. Jeff mentioned, at some point, the Board will have to make a decision to take control of the property. Based out of a conversation Chairman Adam had with the owner, the owner would like to convert part of the fire damaged property into his honey making area. Chairman Adam informed the owner he needs to go through Jeff for usages and permitting.

A truck parking lot has been completed for HLP. Chairman Adam noticed the lot is being used for over-night parking. The intended use on the plans needs to be reviewed before the lot is full of litter and residents complain. Ryan Rhode will look into the intended use on the plan. Allen Shollenberger's recollection was over-night parking was not permitted. This would be a zoning violation the Township would enforce. Ryan interjected there is still a punch list of items to be completed at the project. The financial holders are not asking for a reduction in credit at this time. Ryan will approach the project managers with this issue.

Last month, the potential for an outdoor storage area at 1510 Main Street was addressed. Jeff and Allen Shollenberger have had lengthy conversations with the potential tenant and property owner. The storage would occupy existing truck parking with a 60 x 330ft area enclosed by a 7ft high chain-link fence with privacy slats. Pallets of soil enclosed in plastic bags used for hydroponic farming would be stored in the area. The indoor space would be manufacturing use vs a warehouse use, which would lower the amount of truck traffic in and out of the building. Jeff feels this use of the area would be more aesthetically pleasing. Jeff and Allen developed a list of conditions the tenant would be held accountable for. The permitted outdoor storage would not be transferable to a new tenant. Donna Long questioned the sound from the tow motors backing up. Jeff confirmed yes, they do beep, however the area would not be in continual use all day long. Chuck DeCarlo questioned where the structure would be? Jeff provided a map. Kathy DeCarlo questioned the tenants intended use? Jeff answered they assemble systems used in hydroponic farming. Nancy James questioned the planting of trees along the property and the maintenance of such trees. Jeff can address that concern with the property owner. Allen interjected the legal issue presented was will the outside storage use be accessory to the principal use of the building. Allen feels based on the application submitted, he is comfortable with saying yes, the interpretation under the ordinance is appropriate. The Board feels comfortable with the intended use and feels Jeff has the townships and residents' interests at best. Brad Valentino questioned the increase in the number of employees, reasoning being the amount of increased traffic at the light and on Main Street, and the timing of the light. Answer unsure. Chuck DeCarlo questioned if another traffic study could be performed at the traffic light to adjust the timer accordingly. Chairman Adam recalls PennDot informed the township a traffic study could be revisited when 1510 Main Street is fully occupied. This study would warrant a turning arrow for the Northbound Lane of Route 61. Ryan will move forward with contacting PennDot.

Ryan Rhode, Kraft Engineering- Ryan covered other topics in his report since 150 Birch Hill Road was already addressed. Glen Gery Building Addition project is finalizing some loose ends before requesting Final approval. Next month, HCP will be requesting a reduction in credit. HLP Satellite Truck Parking will keep their line of credit the same. Ryan elaborated on the breakdown of Kraft Engineering's invoices.

Solicitor -The ordinance for restricting tractor trailers except for local deliveries on a portion of Zions Church Road has been advertised and is up for adoption. The ordinance incorporates the traffic study performed by Kraft Engineering. Chairman Adam made a motion to adopt ordinance 01-22 restricting tractor trailers except for local deliveries on a portion of Zions Church Road. Supervisor Dalton seconded the motion. Motion passed with all Supervisors voting yes. Ryan Rhode elaborated length does not matter, only local deliveries permitted. The signs are on a signage plan submitted to the township.

EMC- No report.

Road Master- Deane Hamm and Chairman Adam provided a report. On Perry Road, Premier Fleet tracked a few inches of mud onto the road all the way to Route 61. Kraft Codes intervened with Chairman Adam. The contractor, Sawyer Services, cleaned the road upon request. A similar situation occurred from a farm on Onyx Cave Road. The farmer cleaned up the road as well. That section of road will be monitored for future occurrences.

J B Environmental- No activity last month

Recreation Park- No meeting was held in December due to the holiday and no new business. On Monday, 1/10/22, 4 minors were caught on camera performing donuts in an SUV on the baseball field. License plate was visible. State Police were notified. The social media post made by the township was viewed by 8,000 people, one being the father of one of the boys, which lead to their conviction. Hilltop provided a quote of \$1,200.00 for the damage to the field. The guilty parties will be responsible for all costs accrued. Administrator Dreibelbis confirmed the Recreation Board is awaiting a quote for a 3ft high fence to close in the baseball fields, hopefully eliminating such occurrences. The Township is still pursuing a grant for a walking trail around the recreation park.

Correspondence: None

Public Comments:

Donnie Mast- Donnie appreciates the comments made by Jeff Fiant on the nice appearance of the warehouses. Donnie's question is regarding the appearance of 500 Mohrsville Road. The mess from the damaged property is now migrating to the residence. Jeff Fiant interjected between the Board and himself, they have granted the owner time to clean up the property. After the winter, a decision will need to be made on how to move forward with the property.

Larry Martin- 161 Forest Lane- Larry commented on the Kershner property at Alpine and Orchard. The property owner parks vehicles and equipment on the road, making lack of visibility a safety issue. Chairman Adam and Deane Hamm have witnessed this as well. Jeff Fiant will look into this. Residential and agricultural property maintenance ordinances are different, however parking on a road right-of-way makes it a safety concern.

Tim Schell- on Zoom- In regards to the outside storage application, Tim commented on the noise electric tow motors make when operating. Chairman Adam confirmed that was discussed already and operation outside will be minimal since trucks are still loaded inside. Tim feels if this storage is permitted this time, all the other buildings will be asking for this as well. Jeff Fiant confirmed the outdoor storage is accessory to the permitted use, and only for this tenant.

Kathy DeCarlo- Questioned who Frank is? Frank is a resident of Perry Township and works alongside Jeff at Kraft Codes, and also assists Kraft Engineering.

Nancy James- Nancy commented on the difference between the meetings over the last year in comparison to previous years. She said it is a pleasure to attend a meeting where the people are actually respected. She thanked Ryan and Jeff for their elaborations on topics. Hoping for a great 2022.

Adjourn:

Chairman Adam made a motion, seconded by Supervisor Dalton to adjourn the meeting at 8:30 pm. Motion carried with all Supervisors voting yes.

MINUTES APPROVED ON:
February 8, 2022

RECORDED BY:

Lance N. Adam, Chairman

Rochelle Dreibelbis
Administrator