

**UNOFFICIAL**

BOARD OF SUPERVISORS  
PERRY TOWNSHIP  
July 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 July 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. – PRESENT  
Rochelle Dreibelbis, Administrator – PRESENT

**Public Comment:**

**Loretta Watkins-** Inquired about the status of the warehouse on Birch Hill Road. Ryan Rhode reported the developer is still working through issues with PennDot. Chairman Adam asked Loretta how the detours are working during the UGI project? Loretta has not seen any issues.

**Donnie Mast-** Donnie questioned if the Municipal Authority extension could be moved on the Grasshopper system? They are receiving numerous calls regarding septic pump outs. Administrator Dreibelbis will look into this.

**Jeff Dreibelbis-** Jeff questioned, when the hydraulic line blew on the tractor last week, why didn't they shut the tractor down where it was vs driving back to the township building? Chairman Adam responded there is no way to shut that hydraulic line off through the boom. A 22 ft long hose needed to be replaced throughout the boom to the front of the tractor. The hydraulics on the boom cannot be isolated.

**Approval of Minutes:** Motion was made by Chairman Adam to approve the Committee meeting minutes of June 7, 2022 and Supervisor meeting minutes of June 14, 2022. Supervisor Dalton 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 June 30, 2022. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes. ARPA 2<sup>nd</sup> disbursement has not been issued yet.

**Bills for Payment:** Administrator Dreibelbis elaborated, in addition to the regular Bills for Payment, there is also a payroll breakdown, along with any checks released prior to Bills for Payment approval. Motion was made by Chairman Adam to approve the Bills for Payment dated July 12, 2022. Motion was seconded by Supervisor Daly. Motion carried with all Supervisors voting yes.

**PennDot Winter Agreement-** No changes to the current agreement.

\*Chairman Adam made a motion to amend the agenda to include Greenways, Trails, and Recreation Grant resolution adoption. Motion was seconded by Supervisor Daly. Motion carried with all Supervisors voting yes.

**Greenways, Trails, and Recreation Grant Resolution-** Chairman Adam made a motion to adopt Resolution 07-12-22, indicating the obligation to complete changes of the recreation park through Greenways, Trails, and Recreation Program Grant. Motion was seconded by Supervisor Daly. Motion carried with all Supervisors voting yes.

**Reports:**

The following reports were given to the Board of Supervisors:

**Rusty Wagner, Fire Chief-** The rental units are slowly filling up. Rusty provided a report to the Board. In the first 6 months of the year, Shoemakersville Fire Company responded to 140 calls in Perry Township.

**Kraft Code Services/ Kraft Codes Zoning-** Under Jeff Fiant's guidance, Ryan Rhode gave the Zoning and UCC report. 3 zoning permits were issued for the period ending 6/25/2022 with an improvement value of \$42,870.00. These included a pool, sign at 30 Ludwig Crt, and a detached garage. Property maintenance issues: compliance has been achieved at 36 Hughes Hill Road (bamboo), 1510 Main Street (grass/ weeds), and 311 Logistics Drive (trash). 8 Building permits were issued for the period ending 6/25/22 with an improvement value of \$160,593.00. These included a retaining wall at Glen Gery, work done at 1510 Main Street, solar panels, mechanical, and plumbing permits. Deane Hamm mentioned there is now a sign at Building 300 but it is very small. Ryan will follow up with Jeff on the sign.

**Gene Buck, Planning Commission** – The Planning Commission had a meeting on July 6, 2022: 2 members were absent, Dean Adam and Ray Hepner. Glen Gery Brick time extension was added to the agenda. Bogia Engineering requested a time extension for Glen Gery Brick Facility until February 15, 2023. Motion was made and carried. Modus Construction presented tentative plans for 10 Zions Church Road, a Marriott Hotel. The Planning Commission informed Modus that area is not zoned for a 50ft tall hotel. A motion was made and carried for final plan approval for the Arthur Luft Subdivision. Plans for HCP lots 4 and 6 were reviewed; Ryan Rhode provided a substantial amount of review comments. Battery storage was added to the Solar Ordinance; the PC approved the Solar Ordinance again. The Stark Ag Security application was presented to the PC. Meeting adjourned at 8:35pm.

**Donald Mast, Municipal Authority-** No updates on new projects, except a potential sewer and water reservation agreement with one of the warehouses. A fire test and line flush were

performed at HCP Building 1, using roughly 225,000 gallons of water. The municipal authority has a new sewer and water contract operator. A chlorine pump went down 4 days ago and is still down. Due to complications with the chlorine pump, a boil water advisory was administered.

**Ryan Rhode, Kraft Engineering-** The Arthur G. Luft Subdivision Final Plan approval was presented. The PC recommends granting Conditional Final Plan Approval; Ryan also feels the plans are adequate for signatures. Chairman Adam made a motion to grant the Arthur G. Luft Subdivision Conditional Final Plan approval. Motion was seconded by Supervisor Dalton. Motion carried with all Supervisors voting yes.

Bogia Engineering submitted a letter requesting a time extension for the Glen Gery Brick Facility until February 15, 2023. Chairman Adam made a motion to grant a time extension to Glen Gery Brick Facility until February 15, 2023. Motion was seconded by Supervisor Daly. Motion carried with all Supervisors voting yes.

The Solar Ordinance draft was revised to include battery storage or “solar related equipment”. The PC approved the draft. The Board will review the draft for the next meeting.

Plans were reviewed for HCP Lots 4 and 6. No action necessary at this time.

Construction has started at the cul-de-sac at Zions Church Road.

2022 Street Work has been awarded to Allen Myers. We are currently working on scheduling.

Ryan has contacted PennDot regarding a traffic study on the Route 61 / Logistics Drive traffic signal. The timing of the signal will be reviewed, along with any warranted additions.

HLP Satellite Truck Parking has requested a release in credit to their 18-month maintenance period value. Ryan provided a letter of recommendation to the Board for escrow release #1 to the 15% maintenance value of \$99,030.00. The agreed upon effective start date of the 18-month maintenance period is December 15, 2021. Chairman Adam made a motion to grant the escrow reduction for HLP Satellite Truck Parking Lot to the 15% maintenance value of \$99,030.00. Motion seconded by Supervisor Dalton. Motion carried with all Supervisors voting yes.

**Allen Shollenberger, Solicitor** – Attorney David Tshudy was present on behalf of HCP. Lot 2 is to be sold. David presented a Partial Release of Development Agreement for HCP Lot 2, subject to the maintenance portion of the letter of credit. Allen Shollenberger has reviewed the agreement and states it is in complete keeping with the other partial releases done for Lots 3 and 5. Chairman Adam made a motion to approve a partial release of development agreement for Lot 2 in Hamburg Commerce Park. Motion was seconded by Supervisor Daly. Motion carried with all Supervisors voting yes.

Allen gave an update on the I78 Bridge Toll litigation. A ruling was made in favor of the municipalities on June 30, 2022.

Supervisor Daly questioned if business sponsorships are permissible on our township newsletter? Supervisor Daly wanted to make sure it wouldn't be seen as an endorsement. Allen said it is absolutely permissible. Allen clarified the previous printer added the advertisements to the newsletter, not the township.

**EMC-** No report.

**Road Master-** Report provided.

**J B Environmental-** no activity

**Recreation Park-** The Eagle Scout project is completed at the park. Dugout construction on the Bell Field has begun.

**Public Comments:**

**Loretta Watkins-** Loretta questioned if the septic and well for the Birch Hill Road warehouse passed? Ryan confirmed that is still under DEP review. Loretta also questioned the height of the warehouse. Allen and Gene Buck confirmed the Planning Commission took a stance that the maximum height allowance is 35ft.

**Donnie Mast-** Donnie questioned the risers on Main Street. Chairman Adam confirmed the risers are included in the paving contract. Ryan will notify Donnie when that work will take place.

**Arthur Luft-** Questioned the next step for his sub-division. Administrator Dreibelbis will call him to pick up the signed plans, along with directions on the recording procedure.

**Deane Hamm-** Deane informed the corner lot at Logistics Drive and Route 61 needs to be mowed. Ryan will address. Donnie Mast commented PTMA has a 20 ft easement on that lot with roughly 6 sewer markers to mow around. Chairman Adam suggested marking them somehow.

**Rusty Wagner-** Gave a reminder the Shoey Fire Company is hosting a spaghetti dinner 7/13/22 at 6:30pm. Drive through style.

**Kathy DeCarlo-** Kathy questioned the status of trimming the weeds/ removing the trees on the 1510 Warehouse property near their driveway. Ryan informed, this issue will need to be addressed, along with other issues, before the township will release escrow. The problem is the warehouse changed hands and contacts need to be established.

**Chuck DeCarlo-** Chuck suggested including local businesses in the first newsletter. It would be nice to support local businesses through a Perry Township Business Directory. Featured businesses could rotate from spring to fall.

**Nancy James-** Nancy is gathering ideas for free activities/ places to see within the township to add to the newsletter. Nancy asked for a sign to be placed at Seiger Lane/Route 662 for the recreation park. Route 662 is a state road, the township will contact LTAP for guidance on sign postings on state roads.

**Adjourn:**

Chairman Adam made a motion to adjourn the meeting at 7:45pm. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes.

MINUTES APPROVED ON:  
August 9, 2022

RECORDED BY:

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Lance N. Adam, Chairman

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Rochelle Dreibelbis, Administrator