

UNOFFICIAL

BOARD OF SUPERVISORS
PERRY TOWNSHIP
June 14, 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 June 14, 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- ON ZOOM
Joseph Dalton- PRESENT

Also present at the board meeting were:

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

Public Comment:

*Chairman Adam turned the meeting over to Allen Shollenberger for the Northern Berks Joint Comprehensive Plan Hearing. No comments were made. Hearing Closed.

Joe Body- Joe wanted to mention Gene Buck, along with himself, attended many of the Northern Berks Joint Comp Plan meetings. Joe has also been attending the Hawk Mountain Regional Development Initiative on behalf of Perry Township. The topic of Community Anti-Threat Organization or CATO has come out of those meetings. Hamburg High School has been working alongside different local and state police troops on an outreach organization for troubled children. The organization proposed reaching out to the communities for supportive members within the community. Joe gave an update on the Schuylkill River Trail and the improvements being made. Chairman Adam asked Joe to keep him informed on any upcoming meetings.

Larry Zweizig- Larry questioned when a new traffic study to incorporate a turning arrow will be completed for the light at Logistics Drive. Ryan Rhode will contact PennDot to begin the process. Larry also asked for a contact at the Core 5 warehouse. If the warehouse isn't going to maintain the field, he would like to farm it. Allen Shollenberger recommended the farmer to contact the owner for permission to farm the land. If the land is not maintained, the township will address through the zoning officer. Ryan confirmed he has a meeting with them at 9AM on 6/15/22 to discuss the end of their maintenance period.

Kathy DeCarlo- Kathy asked if there have been any updates on a newsletter? Not yet, but we will get one out.

Donna Long- Donna commented on the trees on Zweizig Road at the warehouse. They need to be trimmed back to allow for better visibility pulling out. Kathy DeCarlo commented on the difference in outdoor maintenance quality from last year to this year. Ryan will address this in his meeting as well.

Approval of Minutes: Motion was made by Chairman Adam to approve the Committee meeting minutes of May 3, 2022 and Supervisor meeting minutes of May 10, 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 May 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 June 14, 2022. Motion was seconded by Supervisor Dalton. Motion carried with all Supervisors voting yes.

Tablet Purchases: To cut down on paper printing, the township would like to purchase 3 more tablets. Meeting packets could be sent electronically, giving the Supervisors more time to review them prior to meeting. Price quotes were collected. Chairman Adam made a motion to purchase 3 more Samsung Galaxy Tab A8's from Best Buy for the price of \$279.99 each. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes. Administrator Dreibelbis confirmed handouts would still be available for the public.

IRS Mileage Rate: Due to the increase in fuel price, the IRS raised the standard mileage rate for the second half of 2022. The standard went from 58.5 cents a mile to 62.5 cents a mile. Chairman Adam made a motion to adopt the new IRS standard mileage rate of 62.5 cents per mile. Motion seconded by Supervisor Dalton. Motion carried with all Supervisors voting yes.

File Cabinet Purchase Revision: The purchase of 2 more file cabinets was approved at the Committee meeting on June 7. The price of the cabinets increased the next day. The best price is now through Sam's Club at a total of \$3,512.00 for 2 cabinets with shipping. Chairman Adam made a motion to purchase two file cabinets and not exceed \$3,800.00. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes.

PTMA Letter of Interest: A letter of interest to fill the vacant seat on the Perry Township Municipal Authority was received from Chad Zimmerman. PTMA approves the letter. Chairman Adam made a motion to appoint Chad Zimmerman to the Perry Township Municipal Authority Board. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes. The terms expiration to be determined.

Reports:

The following reports were given to the Board of Supervisors:

Rusty Wager, Fire Chief- Not present

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

5/21/2022 with an improvement value of \$2,002.00. Property maintenance issues: NOVs sent to 849 Dreibelbis Mill Rd (trees in site line), 3 Northview Ave (high grass and weeds), 132 Perry Road (high grass and weeds), 32 Waxwood (high grass and weeds), and 1677 Windsor Castle Road (non-compliant vehicles and pool). 10 Building permits were issued for the period ending 5/21/22 with an improvement value of \$484,549.30. The largest being an alteration at HCP Lot 2. Deane Hamm questioned the when the sign on Building 300 will go up? Jeff did address the warehouse; Ryan will follow up.

Gene Buck, Planning Commission – The Planning Commission had a meeting on June 1, 2022: 2 members were absent, Dean Adam and Russell King. Eden Bucher was present for solicitor. HCP was added to their agenda. HCP presented plans for Lot 4 and Lot 6. PC accepted the plans for review. Glen Gery Brick had a representative at the meeting. Ryan Rhode and the Planning Commission provided a list of revisions they would like to see made to the final plan before approval. The Planning Commission approved a draft for a Solar Ordinance; they also made a recommendation for the Board of Supervisors to approve the ordinance. Allen Shollenberger recommended the Board look over the draft before final approval. Ryan gave a detailed synopsis of the ordinance. Joe Body added some insight. He recommended addressing the leasing of adjacent properties and battery storage facilities in the ordinance. Ryan will look into this.

Donald Mast, Municipal Authority- HCP finished the concrete on Building 1, using almost 600,000 gallons of water this quarter. The electric will be hooked up next in Building 1. DEP predicted PTMA will have their Well #3 permit by October 1, 2022. Donnie asked where on their lot is PTMA responsible for mowing? Ryan will have Frank from Kraft verify.

Ryan Rhode, Kraft Engineering- Ryan's review letter of Glen Gery Brick's Final Plan was given to the Board. HCP requested a reduction in security for Lot 2. Ryan reviewed their request and feels reducing their security to the 18-month maintenance value is acceptable. The current security amount is \$747,601.25. The maintenance value is \$112,140.00. Chairman Adam made a motion to reduce the security for HCP Lot 2 to their maintenance value of \$112,140.00 for an 18-month period. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes. Ryan distributed Schlouch's correspondence on the projected work for Logistics Drive and Ludwig Court. The bid tabulation is complete for 2022 street work. 3 bids were received for contract #1 for base repair. Contract #1 provides patching, leveling, base repair, and overlay on various township roads, including Main Street. Only one bid was received for contract #2 for oil and chip. The lowest bid for contract #1 came from Allan Myers at \$746,831.00. The sole bid for contract #2 came from Martins Paving at \$612,733.60. Supervisor Daly asked what the current liquid fuels balance is? The balance is \$737,928.54. Ryan recommended not awarding contract #2 at this time, and reauthorizing that contract for bid in late 2022/ early 2023. Ryan recommended awarding contract #1 to Allan Myers for the full bid amount, minus Shoemakersville Road, of \$714,647.00. UGI is currently working on Shoemakersville Road. Chairman Adam made a motion to award Allen Myers contract #1 for select base repair on Main Street, Ontelaunee Trail, Farview, Grandview, Laurel, Forest Lane, Dietrich Lane, Dreibelbis Mill, and Allendale in the amount of \$714,647.00. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes. Contract 2 will not be awarded at this time, no action needed.

Allen Shollenberger, Solicitor – A draft decision was circulated in regards to the Conditional Use Application from Arthur Luft. Sub-division. Chairman Adam made a motion to adopt Resolution 02-06-2022 granting the Conditional Use Application for the Arthur Luft

Subdivision. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes. Ryan Rhode offered to review the plans prior to copies printed. A resolution to adopt the Northern Berks Joint Comprehensive Plan was presented: Allen gave a review of the benefits of the Joint Comprehensive Plan. Chairman Adam made a motion to adopt Resolution 01-06-2022 to adopt the Northern Berks Joint Comprehensive Plan. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes. Discussion moved onto 537 Dreibelbis Mill Road and it's extreme unkept status. The property is owned by Tammac Holdings Corp, Allen has attempted to contact them numerous times. Allen feels it is in the best interest of the township to explore the cost of remediating the property and get into position to lien the property. Allen is always reluctant to have the township enter private property; only recommended under the worst conditions. Allen feels we will be in a position to act at the July meeting. Allen gave an update on the PennDot bridge toll litigation. So far, the litigation is going in favor of the county, not PennDot. Allen provided a copy of Tilden Township's "litter" ordinance, which includes grass clippings and yard debris. Allen recommended the Board review the ordinance, along with the zoning office, and decided how they would like to proceed. On the topic of sight line tree cutting at Zions Church Road and Dreibelbis Mill Road, Allen recommends approaching the landowner to create an easement for Township access. The last discussion topic was the Stark Ag Security Application. The application will be introduced to the Planning Commission next month. Their recommendation will be given to the Board of Supervisors. Deane Hamm asked if the easement would cover more than one section? The easement would cover whatever is in the sight line triangle. Ryan Rhode interjected, after the zoning office discusses with the landowner, Kraft Engineering would provide a drawing for the easement.

EMC- No report.

Road Master- Report provided.

J B Environmental- permit for septic tank replacement on Allendale Road

Recreation Park- Supervisor Daly and Mike Dreibelbis discussed the addition of dug outs to the Bell Field. The quoted price for the dug outs is \$17,500.00. Roughly \$17,000.00 remains from the recreation park annual budget. ARPA funds can be used for any amount over the designated budget. Chairman Adam made a motion to approve the quote for dugouts on Bell Field for the amount of \$17,500.00. The remaining recreation park budget will be used, along with ARPA funds. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes.

Public Comments:

Chuck DeCarlo- Chuck asked if there has been any progress with the Perry Commercial Center? The property owners have been forwarding Ryan information regarding their environmental clearances. They have obtained an HOP. If the environmental clearances go through, the plans will be reviewed again.

Kathy DeCarlo- In regards to Perry Commercial Center, Kathy asked where Maseri Drive is? Maseri Drive would be the road going into PCC, connecting Route 61 and Main Street. It does not exist yet. Kathy also questioned if one of the three tablets for purchase is for Rochelle? The township tablet purchased previously for meetings will become Rochelle's. Three tablets will be purchased for the Supervisors to use for meetings.

Donna Long- Donna asked Gene Buck what HCP is proposing for Lot 4 and Lot 6. Lot 4 is a proposed warehouse and Lot 6 is a proposed parking lot. Donna asked if those are the last lots available? There is one more lot available at HCP. 7 warehouses are currently up. Donna questioned the status of the proposed warehouse at Birch Hill Road. The project is still working through issues with PennDot.

Chairman Adam notified, UGI will be starting a gas line project 6/15/2022. Shoemakersville Road and Birch Hill Road will be affected. Closures and detours are too be expected. The purpose of the project is to boost the Shoemakersville side feeding the warehouses.

Adjourn:

Chairman Adam made a motion to adjourn the meeting at 8:15pm. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes.

MINUTES APPROVED ON:
July 12, 2022

RECORDED BY:

Lance N. Adam, Chairman

Rochelle Dreibelbis, Administrator