

UNOFFICIAL

BOARD OF SUPERVISORS
PERRY TOWNSHIP
August 13, 2024

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 August 13, 2024 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
Robert G. Harron- PRESENT

Also present at the board meeting were:

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

Public Comments:

Heather Hanna- Running for PA House District 5. Happy to listen, learn, and answer any questions.

Chuck DeCarlo- Commented on the old, broken poles left behind by Met-Ed. These poles are left behind for Verizon and Comcast to remove their lines.

Nancy James- Nancy will be turning the maintenance of the flower beds over to another volunteer. The Supervisors thanked Nancy for all her hard work.

Approval of Minutes: Motion was made by Supervisor Harron to approve the minutes from the Committee Meeting July 2, 2024, Supervisors Meeting July 9, 2024, and Special Meeting July 23, 2024. Chairman Adam 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 July 31, 2024. Supervisor Daly 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 August 13, 2024. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes.

Tree Removal Quotes- Quotes were requested for the removal of 6 trees on Kerns Rd. Quotes received from To the Top Tree Service, Galvan's Tree Service, and ArborMax. Galvan's Tree Service was the lowest bid in the amount of \$6,800.00, however, he could not provide workman's

comp insurance. To the Top Tree was next at \$8,200.00. Supervisor Harron made a motion to award the job to To the Top Tree Service in the amount of \$8,200.00. Chairman Adam seconded the motion. Motion carried with all Supervisors voting yes.

2024 Street Work Line Painting Quotes- Line painting quotes were requested for the 2024 street work areas (Virginville Rd, Shoemakersville Rd, Kauffman Lane). Quotes received from A1 Traffic Control, Lincoln Pavement Services, and Berks Traffic Inc. A1 Traffic Control was the lowest bid in the amount of \$2,486.76. The Board discussed their great dissatisfaction with the previous job performed by A1 Traffic Control. Allen Shollenberger reminded the Board it is their responsibility to appoint the “lowest responsible bidder”, not necessarily the lowest bidder. Lincoln Pavement services was the next lowest in the amount of \$4,000.00, including traffic control. Chairman Adam made a motion to approve the quote from Lincoln Pavement Services in the amount of \$4,000.00. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes.

Municipal Audit Proposals- With RKL discontinuing performing municipal audits, the township will need a new CPA firm. Requests for proposals sent to multiple firms. Two reputable firms responded: Brian T Kelly & Associates and Herbein. Discussed pros and cons of both. The Supervisors would like to review the proposals in detail prior to selecting a firm.

150 Birch Hill Warehouse- Ron Cariola in representation of the Birch Hill Warehouse project. Due to the 2-year HOP approval struggle, the developer has requested a two-year extension onto the MPC 5-year timeline to complete warehouse construction. Continued discussion held on the proposed intersection. Ron presented and elaborated on the proposed intersection improvements, which includes the necessary improvements for the addition of a traffic signal. The developer and the township would like a signalized intersection, however, PennDot has denied the request. The developer feels this is due to the trip traffic counter, misalignment of Birch Hill Rd, and the Route 61 Corridor Plan does not call for one. Continued discussion on who would be financially responsible for a traffic signal should PennDot require one in the future. The developer has offered to complete and submit another trip traffic study one year after the warehouse is substantially occupied. If PennDot deems a traffic light necessary at that time, the developer will be financially liable. If denied, the developer is freed of the financial responsibility. Discussed estimated cost for a traffic signal. Chuck DeCarlo questioned how will trucks **safely** pull out of Birch Hill Rd, cross the 2 northbound lanes, and turn south on Rt. 61? Ron reiterates they have done extensive traffic studies and would like a traffic light, however, PennDot will not grant one. Discussed the timeline for building, leasing, one year of capacity, traffic study, and re-submission to PennDot. Supervisor Harron stated “I cannot see the township committing to something that is effectively benefiting you, and not really benefiting us.” Discussed any possibility of PennDot taking financial responsibility if they retract their decision. That possibility is highly unlikely. The Board previously proposed a 25-year financial obligation to the developer. The “unknown liability” is problematic for both sides. The Board feels as fiscal stewards of the township, they cannot justify holding the tax payers responsible in that short time-frame. The developer will continue to work towards finding a middle ground.

Reports:

The following reports were given to the Board of Supervisors:

Rusty Wagner, Fire Chief- The grant writer for the fire company has been working with the township office on a Local Share Account grant application. Due to the applicant restrictions set forth by DCED, the township would be the applicant, with the fire company as the beneficiary. The last step of the process is the Authorized Official Resolution. Chairman Adam made a motion to adopt Resolution 8-13-24 for the Local Share Account Grant on behalf of the Shoemakersville Fire Company. Supervisor Harron seconded the motion. Motion carried with all Supervisors voting yes.

Jeff Fiant, Kraft Municipal Group, Inc- Zoning and UCC- For the period ending 7/27/24: 5 zoning permits were issued with an improvement value of \$33,500.00. 6 building permits were issued for the period with an improvement value of \$136,109.00. Discussed property maintenance issues throughout the township: 1381 Main Street, 675 Mohrsville Rd, 8 Virginville Rd. 500 Mohrsville Rd and 1551 Moselem Springs Rd are set for 9/11/24 court dates.

Gene Buck, Planning Commission – Planning Commission held their meeting on August 7, 2024: 3 members absent, Dean Adam, Jerry Clay, and Erik Weyer. Time extension request received for Glen Gery Subdivision and Land Development Plan. Motion made and granted to extend their time until 12/13/24. No representation present for the Estate of Gloria Gerhard. Discussed sketch plan for the Shaak Poultry Barn. Original waiver request was retracted by the applicant.

Donald Mast, Municipal Authority (PTMA)- Slow month. Recent rain event allowed more telescoping to be completed. Found a few issues in Perry Meadows. The sleeves seem to be helping with the manhole issue at HCP.

Ryan Rhode, Kraft Municipal Group, Inc- Engineering- Report distributed. Time extension request received for the Glen Gery Subdivision and Land Development Project. Request is to extend their time until December 13, 2024. Chairman Adam made a motion to approve the time extension for the Glen Gery Subdivision and Land Development Plan until December 13, 2024. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes. Payment application received from CMS for the 2024 Street Work, including, an increase change order to contract price in the amount of \$27,285.13. Final contract payment is in the amount of \$146,197.63. Chairman Adam made a motion to approve the change order in the amount of \$27,285.13 for the 2024 Street Work. Supervisor Harron seconded the motion. Motion carried with all Supervisors voting yes. Chairman Adam made a motion to approve the final payment application to CMS in the amount of \$146,197.63, from the liquid fuels account. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes. Discussed the current time frame in which the Birch Hill Road warehouse needs to be completed.

Allen Shollenberger, Solicitor –Allen proposed a draft zoning amendment for the Industrial district. The amendment repeals part of zoning amendment 05-23. This is related solely to the Industrial district. It would amend Section 207.1: removing warehouses as a permitted use. Discussed simplifying the definition of “building height”, and including that simplification in the proposed amendment. Ryan is in favor of the simplification. Chairman Adam made a motion to give Allen authorization to move forward with advertising and planning commission preparations for the proposed zoning amendment, related to the Industrial district, repealing part of amendment

05-23 and simplifying the “building height” definition. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes. An executive session regarding pending litigation with Glen Gery and a settlement proposal will be held after the meeting. No action will be taken.

EMC- No report.

Road Master- No report. July report will be provided at the next meeting.

J B Environmental- Septic tank replacement on Birch Hill Road and a new septic tank on Onyx Cave Road.

Recreation Park- No report.

Correspondence: None

Public Comments:

Nancy James- Discussed who is responsible for potentially dangerous trees hanging over the road. Chairman Adam gave an update on the current situation with hanging trees on Ridge Road. These trees are rooted on private property, however pose as a danger to the right-of-way and street. Allen advised to first identify the hazard and put the property owner on notice of the hazardous trees on their property. The township has the authority and responsibility to keep the roadway and its right-of-way clear and safe. Discussed other avenues of enforcement. Chairman Adam and Kraft will approach the property owner.

Heather Hanna- Asked for clarification of the term “warehouse usage”. Clarification given.

Adjourn:

Chairman Adam made a motion to adjourn the meeting at 8:25 pm. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes.

MINUTES APPROVED ON:
September 10, 2024

RECORDED BY:

Lance N. Adam, Chairman

Rochelle Dreibelbis, Administrator