

BOARD OF SUPERVISORS  
PERRY TOWNSHIP  
September 10, 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 September 10, 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:**

**Lorretta Watkins-** Questioned if the trees on Kerns Rd were going to be cut. Yes, the contract was awarded to Top the Top Tree Service. Hoping to be on their schedule soon.

**Schuylkill Valley Library-** Marissa Lobe and Board President, Chris, presented the past year activities at the library. Thanked the township for their constant support. Discussed the county funding formula for the library.

**Kathy DeCarlo-** Questioned if there were any updates on the Hamburg EMS "situation"? The 2024 EMS Tax will be distributed at the October Supervisors meeting. Chairman Adam discussed how the EMS run cards work in respect to where the DeCarlo's live.

**Approval of Minutes:** Motion was made by Chairman Adam to approve the minutes from the Committee Meeting August 6, 2024 and Supervisors Meeting August 13, 2024. 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 August 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 September 10, 2024. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes.

**Moyer Auto-** Eric Moyer in representation of the Moyer Auto project. Nissan has expressed interest to the developer on opening for business prior to the building being complete. Hoping to utilize the SW corner as a temporary dealership, while the opposite corner is being constructed for the permanent dealership. Eric questioned what the township requirements would be? Jeff Fiant from Kraft explained that would be very difficult to answer considering no permitting documentation has been submitted. Kraft, Allen Shollenberger, and Eric discussed. Kraft would like to see all of the site work complete. Kraft advised to come back with more of a timeline/plan. Although temporary, the second site would need building permit applications, as well as, meet all occupancy, parking, water/sewer, etc. requirements. Supervisor Harron questioned if the temporary site would have a volume of inventory, or would be used as a pick-up location only? Eric responded they would like to keep a healthy inventory of roughly 150 cars.

**Birch Hill Warehouse-** Ron Cariola in representation of the Birch Hill Warehouse. Continued discussion on the financial liability if a traffic signal is warranted in the future. A revised proposal was circulated to the Board. Ron outlined the changes made to the revised proposal. Discussed when the 10-year clock should start. Ron agreed it would be fair to start the 10-year clock when the building is completed. Supervisor Harron made a few minor changes to the proposal's wording. Discussed how long it will take for majority occupancy and that effect on the 10-year clock. The Board feels "we are on the right track". Allen Shollenberger and the developer will work through an agreement with the changes presented.

**Municipal Audit Proposals-** Continuation from last meeting. Administrator Dreibelbis reached out to Brian T Kelly and Herbein references. Both came back with outstanding feedback. With that knowledge and reviewing the proposed costs, Administrator Dreibelbis would feel comfortable appointing Brian T Kelly to perform the municipal audit. Supervisor Harron made a motion to appoint Brian T Kelly and Associates to perform the 2024 Municipal Audit. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes.

#### **Reports:**

The following reports were given to the Board of Supervisors:

**Rusty Wagner, Fire Chief-** Not present. Chairman Adam thanked the fire company for assisting with clogged pipes. 2 properties in the township have had their 3<sup>rd</sup> false fire alarm for the year; both in the fine process.

**Jeff Fiant, Kraft Municipal Group, Inc- Zoning and UCC-** For the period ending 8/24/24: 3 zoning permits were issued with an improvement value of \$35,000.00. 3 building permits were issued for the period: one of them being a permit extension. 2 property maintenance hearings scheduled for 9/11/24: 500 Mohrsville Rd and 1551 Moselem Springs Rd.

**Gene Buck, Planning Commission** – Planning Commission held their meeting on September 4, 2024: 2 members absent, Dean Adam and Russell King. Discussed zoning amendment for the Industrial District and the revision to "height of building" definition. Bogia Engineering discussed Glen Gery Sewage Planning Module with Ryan Rhode. Glen Gery submitted the 423 S Pottsville Pike Subdivision and Land Development Plan. Intent of the plan is to completely tear down Glen Gery Brick and build 3 warehouses. Plans were accepted for review. Plan review letters for the Subdivision of the Estate of Gloria Gerhard were discussed with Daniel

Laudenslayer. Time extension requested for the Estate of Gloria Gerhard until 12/5/2024. Extension approved. Meeting adjourned at 8:10 PM.

**Donald Mast, Municipal Authority (PTMA)**- Slow month. No report. Requested to be notified when using the hydrants for flushing purposes.

**Ryan Rhode, Kraft Municipal Group, Inc- Engineering**- Report distributed. Time extension request received for the Subdivision of the Estate of Gloria Gerhard. Request is to extend their time until December 5, 2024. Chairman Adam made a motion to approve the time extension for the Subdivision of the Estate of Gloria Gerhard until December 5, 2024. Supervisor Harron seconded the motion. Motion carried with all Supervisors voting yes. Next step for the subdivision will be a Conditional Use Application for the Planning Commission and Board of Supervisors. Ryan introduced Kraft's new engineer, Shane Strausser.

**Allen Shollenberger, Solicitor** – Everything is moving forward accordingly for the public hearing on 10/8/24 at 7:00pm. The hearing pertains to a zoning amendment for the Industrial District and a revision to “height of building” definition. A brief is being filed with the Commonwealth Court regarding the Bell litigation.

**EMC**- No report.

**Road Master**- July and August reports distributed. Stolen road signs and trash dumping continue to be a problem. Thanked Glenn Weyer for helping clean up trash.

**J B Environmental**- No report.

**Recreation Park**- Installation of the drainage pipe at the lower parking lot to be scheduled. Old sand volleyball quart was seeded and strawed.

**Correspondence:** None

**Public Comments:**

**Nancy James**- Thanked the township for what they do.

**Donnie Mast**- Discussed the address of the proposed warehouses in place on Glen Gery Brick. The address is 423 S Pottsville Pike. Ryan feels the confusion stems from more than one sewage planning module being submitted by Glen Gery at a time. Allen asked Donnie if the Authority had enough sewage and water capacity for the proposed warehouses? Yes, they do. Glen Gery offered to help develop the well.

**Loretta Watkins**- Questioned how many warehouses are proposed at Glen Gery now? 6 total: 2 separate plans with 3 on each plan. Loretta questioned if the height of the warehouses went up? No, still 35 ft. Loretta questioned where the Estate of Gloria Gerhard is located? West Shore Drive. Questioned if a traffic light is guaranteed at Birch Hill Road? No, the PennDot denial is still in place.

**Kathy DeCarlo**- Questioned if the county matches what the township donates to Schuylkill Valley

Library? No, they only match what the township donates to Hamburg Public Library.

**Donna Long-** Questioned if Glen Gery started building the first 3 warehouses proposed? No, those plans are not approved. The piles of earth are most likely quarry stock piles for winter. Chairman Adam commented “it does seem like they are moving more then normal”. The township will keep an eye on the activity. Donna questioned what type of subdivision the Gloria Gerhard estate is? It is an agricultural subdivision as part of a family estate. No dwellings proposed.

**Adjourn:**

Chairman Adam made a motion to adjourn the meeting at 8:04 pm. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes.

MINUTES APPROVED ON:  
October 8, 2024

RECORDED BY:

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Lance N. Adam, Chairman

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Rochelle Dreibelbis, Administrator