

**UNOFFICIAL**

BOARD OF SUPERVISORS  
PERRY TOWNSHIP  
October 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 October 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 Dalton- PRESENT

Also present at the board meeting were:

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

**Public Comment:**

**Jeff Shaffer**-1176 Main Street- Jeff spoke with Jeff Fiant from Kraft on the ongoing issue with his neighbor. The weeds are still not maintained at the fence. Jeff also asked for any updates on the Met-Ed pole being fixed. No updates.

**Jeff Dreibelbis**- Jeff commented he saw an article about a 6,000-acre solar farm in Virginia.

**Approval of Minutes:** Motion was made by Chairman Adam to approve the Committee meeting minutes of September 6, 2022 and Supervisor meeting minutes of September 13, 2022. 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 September 30, 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 October 11, 2022. Motion was seconded by Supervisor Dalton. Motion carried with all Supervisors voting yes.

**Schuylkill Valley Library-** Kelly, the youth librarian, introduced their new director, Marissa. Kelly gave an over view on what is new at the SVL; including, an open house, a new collections program, and their streaming services. Kelly also thanked the township for their continued support.

\*Chairman Adam made a motion to amend the agenda to include HCP Lot 1 Security Reduction, Deed of Dedication of Logistics Drive and Ludwig Court, HCP Lots 4 and 6 Development

Agreements, and HCP Stormwater Amendments. 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-** Boat was received, not tested yet. E-hydraulics received and tested. The upper lot storage units at the fire company are doing very well and are 75% full.

**Kraft Code Services/ Kraft Codes Zoning-** Discussed property maintenance issues throughout the township. Discussed 849 Dreibelbis Mill Rd and the trees in the site line triangle. The township requested an easement at the site line triangle; however, the property owner is not agreeable to the township's request. Compliance has been achieved at 13 Allendale Rd, 46 Hunter Liggett, and 423 S. Pottsville Pike. NOV's sent to 1184 Main Street and 1677 Windsor Castle Rd. 5 zoning permits were issued for the period, with an improvement value of \$80,667.00. 17 building inspections were performed this period. 6 building permits were issued for the period, with an improvement value of \$52,276.75.

**Gene Buck, Planning Commission** – The Planning Commission held a meeting on October 5, 2022: all members present. Discussed Houck Homes Subdivision. This subdivision combines 3 lots into 1. Discussed Perry Commercial Center and the restrictions on highway commercial signs per our ordinance. PCC requested a text amendment. PCC provided their proposed amendment, and requested the Supervisor Board and the Planning Commission review it simultaneously. No motions made. A motion was made and carried to accept Perry Commercial Center's Final Plans for review. Meeting adjourned at 8:15 pm.

**Donald Mast, Municipal Authority-** PTMA received supporting documentation from Shoemakersville Borough for their plant upgrade invoice. Invoice will be paid. System worked well this past month.

**Ryan Rhode, Kraft Engineering-** David Tshudy, Troutman Pepper, present for HCP.

HCP Lot 1 Letter of Credit Reduction- This reduction will put Lot 1 into the 18-month maintenance period. Letter of Credit amounts will be verified. Ryan recommends that HCP Lot 1 enter the 18-month maintenance period with the amount of credit to be determined. Chairman Adam made a motion to reduce the HCP Lot 1 credit to the maintenance value of \$238,237.27, amount still to be verified. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes.

Deed of Dedication for Logistics Drive and Ludwig Court- This security is included in the credit reduction of HCP Lot 1. Ryan feels these roads are adequate for dedication. Since the roads are not eligible for Liquid Fuels this year, the developer is willing to offset that cost. Allen Shollenberger and Ryan both reviewed the Deed of Dedication. Tim Rausch questioned: "Years ago, Mark and Dean said they were not going to accept Ludwig Court as a public road because it does not serve the public, only the businesses in HCP". Allen does not recall that. Ryan pointed out Ludwig Court has been referenced on every plan as a street to be dedicated. Also, Ludwig Court meets all the requirements of a cal-de-sac street per PennDot standards, which allows it to be placed on the Liquid Fuels list. Chairman Adam made a motion to accept the Deeds of Dedication for Logistics Drive and Ludwig Court from Hamburg Commerce Park. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes.

Development Agreements and Stormwater Amendments for HCP Lots 4 and 6- David Tshudy presented Development Agreements for HCP Lots 4 and 6, mirroring the other HCP Development Agreements. David also presented Amendments 3 and 4 to the HCP Stormwater Agreement, including Lots 4 and 6. Allen has reviewed all the agreements. Lot 4 security is \$432,133.90, and Lot 6 is \$177,973.50. Chairman Adam made a motion to approve the Development Agreements for HCP Lots 4 and 6, and to approve the 3<sup>rd</sup> and 4<sup>th</sup> Amendments to the Stormwater Maintenance Agreement for HCP. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes.

Pre-construction meeting was held for HCP Lot 4; earth moving to begin shortly.

2022 street work began today on Main Street.

Boat Ramp Access- Boyer Engineering was contacted since they did the original boat ramp. Boyer submitted a proposal for the new ramp access. Kraft is looking to consult with Boyer under the existing contact with the township. Allen sees no issues with this.

Water Street Truck Restrictions- Kraft Engineering is recommending the township consider a truck restriction on Water Street, except for local deliveries, between Zweizig and Perry Road. Signage in accordance with the memo provided by Kraft. Chairman Adam made a motion to allow Allen Shollenberger to draft an ordinance restricting truck traffic on Water Street between Zweizig and Perry Road, except local deliveries. Supervisor Daly seconded the motion. Motion carried with all Supervisors voting yes.

**Allen Shollenberger, Solicitor** – The next step for the Solar Farm Ordinance would be to advertise. Chairman Adam made a motion to advertise the Solar Farm Ordinance. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes.

Perry Commercial Center Sign Amendment- Allen provided some insight on the proposed text amendment. The text amendment would only apply to the zoning district PCC is in. Allen discussed the importance the Bellevue Ave traffic light holds. Allen recommends taking the month to think about unintended consequences and the impact on other properties. Ryan added to keep in-mind the proximity to Shoemakersville Borough. Jeff Fiant stated the current sign ordinance is outdated and awkward to work with. This may be a good time to revise the sign ordinance.

**EMC-** No report

**Road Master-** Report provided. Road work started. Guiderails were replaced at various spots in the township.

**J B Environmental-** Permits and inspection for 75 Allendale Road.

**Recreation Park-** Installation of the new playground equipment has begun.

#### **Public Comments:**

**Donnie Mast-** Donnie appreciates all the work going into keeping solar farms out of the agricultural areas. Donnie also appreciates what Allen said about PCC, and the importance of the traffic light.

**Jeff Shaffer-** Jeff asked to keep the residents in mind that live near the proposed PCC, and the impact bigger and brighter lights would have at their residence.

**Mary Reinhart-** Mary commented Tom Schaeffer's RV has to turn their lights off at a certain time, and they have minimal lights. A Wawa would be 24 hours of constant bright lights.

**Megan Davey-** Megan asked if the hotel group gave up, because there is a "for sale" sign at the property. The sign has been there a long time, no word from the hotel group.

**Adjourn:**

Chairman Adam made a motion to adjourn the meeting at 7:53 pm. Supervisor Dalton seconded the motion. Motion carried with all Supervisors voting yes.

MINUTES APPROVED ON:  
November 7, 2022

RECORDED BY:

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Lance N. Adam, Chairman

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Rochelle Dreibelbis, Administrator