

BOARD OF SUPERVISORS
PERRY TOWNSHIP
June 8, 2021

The regular monthly meeting of the Board of Supervisors of Perry Township was called to order by Chairman Lance N. Adam at 7:30 p.m. on June 8, 2021 from the Perry Township Municipal Building, 680 Moselem Springs Road, Shoemakersville, PA. The meeting was also being held via zoom conferencing to allow residents to attend due to limited social distancing seating in the meeting room. 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 Daly- PRESENT
Dean A. Adam- ABSENT

Also present at the board meeting were:

Allen Shollenberger, Esq. - PRESENT
Sandra Madara, Secretary/Treasurer - ABSENT

Public Comment:

Nancy James-States that on June 5, 2021, an Animal Rescue League representative came to her house due to someone reporting her for improper shelter for her Alpaca. The ARL representative stated that there were no violations. While the representative was getting into her van, Dean and Rosanne Adam went by on their motorcycle and Rosanne was taking pictures. Nancy has proof of them taking pictures on her security camera. Nancy states "I guess they forget people have camera's out there for people like them." Nancy asked the ARL representative if they can press charges for false allegations, harassment, and wasting the time of the ARL. The representative said "yes, if another call comes in from the same person, they will press charges." Nancy said she will press charges as well. Nancy states "Is it a coincidence that they (Dean and Rosanne Adam) were passing by at the same time with a camera ready to go? No, it was a set-up" Nancy has the photos to prove that they (Dean and Rosanne Adam) were involved. Nancy would like the following statement to be on record: "What were you taking pictures of and for what purpose? This is our supervisor at his worst, but that is nothing new. Not respectful people at all. They are evil people. I am praying for them both. They need the Lord." Nancy also states that this is a new pasture so she has a question for Joe Body. Her question pertained to letting the grass grow to re-seed for a thicker pasture next year and if that was a problem with the township? Joe Body said that is might be a problem for the creek and verified the location of the pasture as "the piece across the creek out back." Joe asked if she was grazing it or not grazing it? Nancy states that she is grazing it but her 2 Alpaca's are "lazy". Nancy is waiting for the grass to dry so it re-seeds and then she (Nancy) will trim it. Nancy asked Joe is there is a time limit for weeds to be cut in the township. Joe stated June 15, 2021 and that if it goes to seed, it will be in violation of the township weed ordinance. Nancy states that it is not weeds, it is grass that the farmer planted. Joe asked if the grass had a specific name. Nancy was not sure what type of grass the farmer planted. Joe stated that if the

farmer planted it, then it was ok but this raises another question about having the Alpaca's because they are larger animals and there are acreage requirements for larger animals. Nancy states that there are cows next door and the alpacas are smaller than the cows. Joe asked what the acreage is for the property next door. Nancy was unsure. Nancy states that she sent Joe Body an email on March 17, 2021 and discussed about having cattle and so forth. Nancy asked if he (Joe) would like her (Nancy) to read the email. Joe said she had called about fencing and allowing the farmer to fence her property but it was never discussed about Nancy having animals. Nancy asked "why would I fence my property and have grass there is I wasn't going to put animals there." Joe states that it was for the neighbor to put cows in. Nancy reads from her (Nancy) email to Joe: "If someone is putting up a fence in an agricultural area, must there be distance between the properties or can it be put on the property line?" Nancy reads Joe's response from March 17, 2021: "It depends. The rule says that fences for horses, cattle, and other farms animals must be set back 25 feet from the property line. That said, I don't care when it comes to farms and other situations where neighbors don't care. If the agricultural fence is beside small residential lots or close to neighboring houses, then the 25 ft set back should be followed. However, if a smaller residential lot is installing a fence, Nancy states 'which is me', for whatever reason, it can also go right along the property line." Joe said his impression was that Nancy wanted to allow the neighboring farmer to fence off her property to include that area with his property for grazing animals. If she (Nancy) was agreeable to letting the farmer's animals on her property, then that was fine. Nancy states that she paid to fence her property and that there is a 12ft gate between the neighbor's property and hers, and that she was going to allow the neighbor's animals to graze her property. Joe states that the animals belong to the other property. Joe states that it is the way the ordinance is worded. Chairman Lance N. Adam reads the ordinance: "Minimum lot size for keeping of farm animals should be subject to the following table. Each 1000 lbs of average animal weight should be equivalent to one animal unit. The first animal unit should be required two acres, and each additional animal unit should require one additional acre of property" Chairman Adam reads through the table of weight equivalents per animal. Chairman Adam also reads "Disclaimer: all other animals not listed should be based on the average weight of the animal as determined by the zoning officer. According to Google, the average weight of an Alpaca is 110-190 lbs." Allen Shollenberger, asks if there is a zoning violation. Joe said no. Chairman Adam asked why are we even having this conversation? Supervisor Pat Daly stated that he feels this is all tying into someone coming and taking pictures. Nancy stated that she just wanted to make sure she was not in the wrong. Allen and Joe determined there was no violation at this time.

Dennis "Rusty" Wagner- Rusty saw that the weeds were mowed at the boat launch. He asked Joe Body where we were at with that project. Joe states to Rusty that "when we are all clear to come down and do something, we will tell you. At this point, you can come down and we can get together to see what you want to do. Rusty stated "I don't think it is the wrong way, Joe. If you would have done your job and I was on your butt a little more, we wouldn't be in this predicament because you were supposed to take care of this from the beginning." The predicament per Rusty is not having a draft point. Rusty questioned when the project is going to be wrapping up, stated that it should be soon since it started over a year ago and the season is coming to an end. Rusty stated that the same company did the 5-Locks project and that is wrapped up. Rusty stated that they must be able to get a 32 ft truck in there and no more then 20 ft to the river. Joe stated he would like to meet up to look at the project together with Chairman Adam and Rusty. Joe, Rusty and Chairman Adam agreed to meet on Wednesday June 9th 2021 at 6:30PM at the boat launch.

Approval of Minutes:

Motion was made by Chairman Adam to accept the committee meeting minutes of May 4, 2021 and supervisor meeting minutes of May 11, 2021. Supervisor Daly seconded the motion. Motion passed with all Supervisors present voting yes.

Treasurers Report:

Motion was made by Chairman Adam to accept the Treasurer's report dated June 1, 2021. Chairman Adam commented on how nice it is that Sandy condensed the Treasurer's report and it is easier to follow. Supervisor Daly seconded the motion. Motion passed with all Supervisors present voting yes.

Motion was made by Chairman Adam to approve the Bills for Payment dated June 8, 2021. Motion was seconded by Supervisor Daly. Motion passed with all Supervisors present voting yes.

Reports:

The following reports were given to the Board of Supervisors:

Jeff Fiant, Kraft Code Services reported for the period of April 25, 2021- May 22, 2021 there were 27 inspections. There were 4 Certificates of Occupancy's issued: 1 deck, 1 detached garage, and 2 fit outs at HCP. There were 6 new permits with an improvement value of \$658,843.00: one new home being constructed, 2 sprinkler systems in warehouses, sign, detached garage and a deck. Recently issued, and will show up on next months report, was a footer foundation permit for the large building at HCP.

Gene Buck, Planning Commission – The Planning Commission had a meeting on June 2, 2021 and all members were present except for one, Ray Hepner. Discussed Justin Gionatti's plan for 150 Birch Hill Road- warehouses. Motion was made and passed to accept the plans for review, this included the 35 ft height. Their lawyer called Allen Shollenberger and stated they would not be appealing the change of that. Also discussed was Norman (grandfather), Todd(father) and Brandon(son) Grim. The father, Todd, wishes to cut off a piece of the grandfather's (Norman) land for the son (Brandon). They would like to know how to proceed. Joe is going to research this for the next meeting. Also discussed was Solar Energy with Joe. Joe brought a proposal that Albany Township was considering as a guide. Meeting adjourned at 8:15 PM.

Chairman Adam also added that 2 members expire at the end of the month: Jerry Clay and Russell King. Both have submitted letters to stay on the Planning Commission. Chairman Adam made a motion to accept both Clay and King to stay on the Planning Commission. Supervisor Daly seconded both motions. Motions were passed with all Supervisors present voting yes.

Donald Mast, Municipal Authority- Waiting on DEP on Well #3. They are trying to decide what they are going to need if the development goes through on Belview Ave. They believe a 200,000-gallon tank with a treatment building would be sufficient. They dug up Well #1 at HCP due to line not matching the plan and capped it. Ended up flushing 6,000- 8,000 gallons of water out of the hydrant on Zweizig Road. Donald informed Joe that none of that water when into the storm drain, it all ran down the road. Is this something we can fix? Last time dumping sludge was discussed. A manhole at 100 HLP was pulled up and it was full of sludge. There was an issue at

HLP. With pouring footers, and floors, and walls, it was noticed that the meter and the water level was off by 60,000 gallons of water. The construction company was connecting to the meter to pour concrete and disconnecting from the meter to fill tanks, wash trucks, etc. This has now been straightened out with the builders.

Joe Body, Zoning– Permits include: 1 use permit at Sherwood NE warehouse on Main Street, a walkway, steps, deck, 30x40 garage, modular home and 2 pools.

Joe did write a letter of invitation to Scott Sandridge. Scott did receive the letter but was too busy to attend the meeting. This was pertaining to his property on Mohrsville Road with fire damage. Joe reports that Scott is complaining about theft on the property but the property is not boarded up, only red tagged. Joe states this is a major ongoing safety issue due to having no remaining doors or windows and the front and first floor being completely burned. Joe states that Scott said he is “making progress”. Allen Shollenberger asked what Jeff Fiant thinks of this situation. Jeff states that he wants to see a property like this boarded up. Jeff states that it needs to be secured, a contractor contacted and a lien placed on the property. Joe states that he has sent one letter and multiple phone calls to Scott, but he doesn’t listen to anything. Allen Shollenberger’s recommendation is to not hire a contractor but for Joe to work with Jeff to issue an NOV. Chairman Adam agrees with this recommendation.

Joe received an application for a zoning permit for the house on Hall Road that also had a fire. This house has been secure. The building permit process will begin.

Supervisor Daly comments that he has been receiving numerous calls about Corvette Corner operating an illegal junk yard. Joe states that he has asked the owner to keep everything inside the fence. Joe will continue to keep after the owner. Chairman Adam requested to please keep on top of him(owner) since this is the first thing people see when coming into Perry Township from the North.

Joe went to the Hawk Mountain Regional Development Initiative- the for-runner of the comprehensive plan. The plan is available to add to our website. Supervisor Daly agreed that the plan is very informative.

Joe will be attending the Schuylkill River Trail meeting tomorrow (6/9/2021). Perry is the missing link on the trail. He is interested on how they will negotiate with Perry on what routes will be added to the trail.

Joe Body – Engineer- It has been brought to Joe’s attention the lack of lower priced housing in Berks County. There is not enough localized, affordable housing for the workers of the warehouses. There is a push to develop lower priced housing.

Joe stated there is talk of the Hamburg Center becoming college campus housing.

Joe presented the plans for the 150 Birch Hill Road warehouse to the Board.

Solicitor- Allen Shollenberger stated that he would like to meet with Jamie Passon from the county to discuss the UCC appeals board and ordinance that we are going to advertise. He (Allen) is not satisfied that it mirrors what others have in place.

Prior to meeting, Allen participated in an executive session with the board to discuss the ongoing litigation that involves the mobile home parking in the township. His recommendation is that the board would entertain a motion to participate with the school district on the appeal for procuring an appraisal. Perry's share of the appeal cost would be 2.26% and he (Allen) feels this is a worthwhile investment. Reassessment would be based on a sale, not based on sales price. Allen states that Perry is already participating in the litigation. Chairman Adam made a motion to accept Perry township participating in the appeal with the pro-rated cost of 2.26%. Supervisor Daly seconded the motion. Motion was passed with all Supervisors present voting yes.

EMC- Chairman Adam stated that Code Red is live. Chairman Adam did the testing. It will be incorporated in the new News Letter.

Road Master- Chairman Adam stated that Perry will be hosting flagger training 6/9/2021. Richmond Township and Windsor Township will be joining. There will be one class at the Perry Township building along with field training on the roads. Chairman Adam sent a Road Master Report out on this month's projects. The bulk has been grass mowing, including shoulders. Once mowing is complete, pipe work will continue.

J B Environmental- Not present.

Rec Park- Chairman Adam reported that the baseball outfield has been smoothed, seeded, and strawed. Also, we have numerous rentals for the pavilion.

Correspondence- Invoice for Greater Reading Chamber Alliance. Supervisor Daly commented that he pulled the invoice because he is questioning what benefit we have from this membership? It is a \$550.00 renewal fee, which has not been paid yet. Supervisor Daly is going to do more research on the benefits of this membership before renewing it.

Comments:

Donna Long, Wanted clarification on the plans for the warehouses on Birch Hill Road and express traffic concerns. Joe Body said that the plans are out there but nothing along the lines of traffic plans have been worked out yet with PennDot.

Kathy DeCarlo, Asked if the issue with the RTK and Dean Adam involvement been resolved? At what cost? Supervisor Daly said yes. The cost was discussed at prior meeting with Bills for Payment. The RTK request regarding emails and invoices was withdrawn from the requestor. No other comments made on that subject.

Chuck DeCarlo, Commented on "Dean continuing to rob money from the township and not show up to meetings." Chairman Adam commented that there is nothing they can do to make him show up.

Rusty Wagner, Was curious on any decisions made on this year's allotment towards fire coding. Finances are still low due to Covid. Chairman Adam said the allotment was not looked at yet. Supervisor Daly said he just worked with American Rescue Plan Funding for Townships. With

Perry townships population, we as a township will get \$100 per resident to come to a total of \$259,000.00. Half of this amount is to be used this year, and the other half to be used next year. We as a township have until December 31, 2024 to use the money. Approved uses of the money is limited but fire and emergency are acceptable. Supervisor Daly is hoping to supplement a lot from this funding. Rusty asked when will this be available? Chairman Adam said this will be discussed July 6, 2021 at the EMS workshop.

Kathy DeCarlo, Asked what the secretary situation was? Supervisor Daly said that they went through some interviews. They do have an applicant in mind but are withholding the name until everything is final. Supervisor Daly said “things are looking up”. Kathy asked if it was a female? Supervisor Daly said yes, but a male did apply however withdrew his application.

Nancy James, Questioned if there was an update on the decision to make a motion on meeting attendance? She (Nancy) said Allen Shollenberger was going to look into this. Supervisor Daly commented that it is not applicable to a sitting supervisor. If passed, this resolution of not paying a supervisor wouldn't come into effect until the end of term and beginning of a new term. Allen Shollenberger said that there was no action performed to eliminate salaries or change policies. Nancy questioned the answering service and who pays if a resident calls Allen Shollenberger? Allen states, “I don't want to talk to a lot of people. If it's a legal issue, the supervisors generally are aware and that's something I would talk to them about.” Nancy added a follow up to Kathy's question regarding the RTK situation. Allen said that the requestor was never specific enough on what he was actually looking for.

Adjourn:

Chairman Adam made a motion to adjourn, seconded by Supervisor Daly to adjourn the meeting at 8:34 pm. Motion carried with all Supervisors present voting yes.

MINUTES APPROVED ON:
July 13, 2021

RECORDED BY:

Lance N. Adam, Chairman

Rochelle Dreibelbis
Secretary/Treasurer