

BOARD OF SUPERVISORS
PERRY TOWNSHIP
September 14, 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 September 14, 2021 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
Dean A. Adam- ABSENT

Also present at the board meeting were:

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

Dynamic Engineering- Justin Geonnotti and Ron Cariola presented the plans for Birch Hill Road/Route 61 intersection. The plans are to construct a 470,000 sq/ft warehouse with associated improvements. The plans have been submitted for review. Part of the plans is a proposal for a traffic signal and to re-align the intersection to a perfect 90-degree angle. Improvements will also be made to Birch Hill Road including widening the road, adding shoulders, and bring it up to current standards. PennDot requires the township to support this application. A letter was submitted for signature to represent township support for the traffic signal. The traffic signal plan has been reviewed with the township engineer and township staff. Chairman Adam opened the floor up for public questions. Loretta Watkins asked why isn't it going to be squared off (east and west sides)? Justin answered the topography of the area makes it near impossible to perfectly align the two sides. A traffic study was performed over a 12-hour period, and only 30 cars came out of the west side during that time. The traffic signal at the east side of the intersection will also help the functionality of the west side as well. Loretta also asked if Birch Hill Road was being extended? Justin answered no, they will be removing the awkward angle and moving the intersection more north. Loretta questioned the pipe underground? Justin replied that will be fixed. Loretta questioned why they couldn't change the topography and align the east and west sides of Birch Hill Road. Justin replied the discussion was had with PennDot. They feel the traffic signal will help the functionality of both intersections without having to align them. Loretta asked if the trucks will continue to drive down Birch Hill Road. Justin said no. There is concern from the residents that the trucks will take the back roads to avoid the traffic lights on Route 61. Justin confirmed the trucks will be deterred from the residential area because the road will not be widened there. Loretta asked if the warehouse is a done deal? Joe confirmed it is up to the developers but yes, they are permitted to build the warehouse. Ron Cariola added they are conforming with all the zoning requirements of the property. Heide Schell (211 Birch Hill Road) on Zoom asked to see the site map. The site map is on file at the township. It will be posted on the township website. Heide

questioned if she heard them correctly when it was said “the residents are not going to be disturbed or inconvenienced by any truck traffic?” Chairman Adam confirmed the trucks will not proceed past the entrance of the warehouse. Justin clarified the entrance to the site is on Birch Hill Road adjacent to the cemetery. The road will not be widened past the entrance to the site. Tim Schell said “so the building is going to be in front of my house.” Tim questioned the 2 wells that were drilled in the past month. Justin confirmed that was part of testing. Tim is concerned with loosing water and power during the building process. Chairman Adam invited the Schell’s to attend the next Planning Commission meeting to express their concerns to the developers. Tim asked if the township is aware that the road has no base under it and the road is sinking again? Chairman Adam will have the road crew look into it. Residents are concerned about detours when there is an accident on Route 61. Chairman Adam recommended posting the back roads with a truck size limit. Loretta recommended a sound barrier for the residents.

Joe Body interjected the 150 Birch Hill Road Development is requesting a time extension of the review period to November 15, 2021. Chairman Adam made a motion to grant the time extension of the review period for 150 Birch Hill Road Development to November 15, 2021. Supervisor Daly seconded the motion. Motion passed with all Supervisors present voting yes.

Joe questioned if a vote was needed to approve the support letter to PennDot. Allen Shollenberger advised to make a motion. Chairman Adam made a motion to move forward with a letter from Perry Township Board to PennDot supporting the traffic signal at Birch Hill Road and Route 61. Supervisor Daly seconded the motion. Motion passed with all Supervisors present voting yes.

Public Comment:

Jeff Dreibelbis- 786 Onyx Cave Rd- Requested the township to not mow his bank anymore. Chairman Adam will advise the road crew.

Donna Long- Noted the Stone Hill Road street sign is missing along Route 662. Chairman Adam confirmed a new sign has been ordered.

Karroll Kershner- Requested more explanation on the emergency call system, CodeRed. Chairman Adam gave a detailed explanation on how the CodeRed system works.

Nancy James- Requested a Code Red flyer for her neighbor. Nancy introduced herself to Keith from the Reading Eagle whom was in attendance. Nancy questioned if the Reading Eagle could publicize the Code Red system for Perry Township. It is a very useful platform for the residents in an emergency situation. Keith said yes.

Dennis “Rusty Wagner- Learned another ramp could be installed for fire truck access next to the existing boat ramp. Rusty met with Julia from SRG. Rusty questioned if the permit for the property was closed? Rusty recalls Joe Body wanting to close the permit 2 months ago. After meeting with Julia, she led Rusty to believe Joe closed the permit and by doing so another ramp could not be built. Rusty questioned was the permit closed and when was the permission given to close it? From Chairman Adam’s understanding, Joe had him (L. Adam) sign a certification confirming that the river banks were not eroded. Joe interjected that the certification stated the job was complete. Chairman Adam felt that was not how it was explained to the Board by Joe. Rusty asked Joe if “he understands enough to know what that permit means?” Rusty asked can we do anymore

construction within the banks? Joe stated that permit is closed. Rusty questioned Joe why he had the permit closed after discussing making another access 2 months ago? Joe answered "because it couldn't be done". Rusty said that is an incorrect statement and he felt it could have waited. Joe stated the permit was for the construction of the ramp and the work that was done. Joe confirmed the Township's name was on the permit. Rusty questioned Joe's agenda and why he didn't take the time to look into a second ramp. Joe stated there was no time because the permit was due to expire. Rusty feels Joe and Julia worked together to close the project without giving the residents and their safety a second thought. Joe stated that is Rusty's opinion and he is out of it, the permit is closed. Chairman Adam questioned what our next step is to putting water access at that location. Joe said next would be to figure out where the township would like the access. Supervisor Daly stated to the right of the boat ramp. Joe recalls discussing with Rusty putting one wheel on the ramp and the other on gravel. Rusty recalls going 10 ft over with 4 inches of stone- 3A modified- and staying away from the existing ramp because he knew the ramp couldn't uphold the weight of a fire truck. Chairman Adam called DEP to begin the process of another permit. The new ramp will technically be deemed a "widening of the existing kayak ramp". Chairman Adam started the application process with drone photos, measurements, etc. A Zoom meeting will be held with the DEP engineer to walk Chairman Adam through the process. Besides materials, there should be no cost due to being a municipality. Chairman Adam is planning to invoice Joe at his hourly rate on behalf of the township. Rusty inquired on a time frame? Chairman Adam answered possibly 6-8 weeks from the time of submission. Rusty confirmed the fire company will not go on the existing ramp unless there is a true emergency. If something were to happen in an emergency, Rusty is going to advise the fire companies insurance carrier to "go after the engineer who closed the permit."

Approval of Minutes:

Joe Body corrected the verbiage in the August 10, 2021 Supervisor Minutes. Under the Planning Commission section, the Dietrich Tract, Perry Village, and Glen Gery Building Addition plans were not approved. The plans were accepted to be reviewed. Motion was made by Chairman Adam to accept the committee meeting minutes of August 3, 2021 and supervisor meeting minutes of August 10, 2021, with the corrected verbiage in the Planning Commission section. Supervisor Daly seconded the motion. Motion passed with all Supervisors present voting yes.

Treasurers Report:

Motion was made by Supervisor Daly to accept the Treasurer's report dated August 31, 2021. Chairman Adam seconded the motion. Motion passed with all Supervisors present voting yes.

Bills for Payment:

Motion was made by Chairman Adam to approve the Bills for Payment dated September 14, 2021. Motion was seconded by Supervisor Daly. Motion passed with all Supervisors present voting yes.

Ordinance Establishing the Rate of Compensation for Newly Elected Officials: Allen Shollenberger presented a drafted ordinance for review. It states the compensation for Supervisors is \$1,875.00 per year as a 2nd class township. This is based off 25 meetings per year at \$75.00 per meeting. The ordinance states if a supervisor does not attend a meeting, they will not be paid for the missed meeting. This will affect any elected supervisor's going forward. Allen is looking for

permission to advertise the ordinance so it can be adopted at the next meeting. Chairman Adam and Supervisor Daly confirmed this is not a raise in Supervisor's salary. It is to set new guidelines for meeting attendance and pay. Supervisor Daly made a motion to authorize the solicitor to advertise the ordinance establishing the rate of compensation for newly elected supervisors. Chairman Adam seconded the motion. Motion passed with all supervisors present voting yes.

Swipe Access/ Security System- Supervisor Daly informed the group the township is looking to secure its assets, and have a user-friendly contact-free system. The township will be able to see who is coming into the building and when, also what doors are being used. The system will be purchased using Federal money given to the counties, not tax dollars from the township. 3 different proposals were received for the scope of the work. After review, Wiring by Wall was deemed the best proposal at \$19,365.00. Chairman Adam included Wiring by Wall is also a local company. Allen Shollenberger asked to check the bidding requirements before making a motion to ensure this does not need to be advertised. Supervisor Daly confirmed this is through CoStars. Allen allowed the Board to proceed since this is through CoStars. Chairman Adam made a motion to accept the proposal from Wiring by Wall for a swipe access/ security system at the amount of \$19,365.00. Supervisor Daly seconded the motion. Motion passed with all Supervisors present voting yes.

Advertisement for Solicitor, Engineer, Zoning Officer- Chairman Adam proposed to price check the current solicitor, engineer, and zoning officer by advertising the positions. Chairman Adam made a motion to advertise RFP's for solicitor, engineer, and zoning officer for the 2022 year. Supervisor Daly seconded the motion. Motion passed with all Supervisors present voting yes.

Berks Planning Commission- The board reviewed the Northern Berks Joint Comprehensive Plan amendments released by the Berks Planning Commission.

Time Extension Requests- Perry Commercial Center requested an indefinite time extension. The Planning Commission recommended a time extension until 3/15/2022. Chairman Adam followed the Planning Commission's guidance and made a motion to grant the Perry Commercial Center a time extension until 3/15/2022. Supervisor Daly seconded the motion. Motion passed with all Supervisors present voting yes. Bioga engineering requested a time extension for the Route 61 Brick Facility until 2/15/2022. Chairman Adam made a motion to grant the Route 61 Brick Facility a time extension until 2/15/2022. Supervisor Daly seconded the motion. Motion passed with all Supervisors present voting yes. The Ronald Adams Subdivision requested a time extension until 11/11/2021. Chairman Adam made a motion to grant the Ronald Adams Subdivision a time extension until 11/11/2021. Supervisor Daly seconded the motion. Motion passed with all Supervisors present voting yes.

Berks County Transportation Project- Joe Body explained this application is to apply for funding towards transportation projects. Joe suggested adding the two bridges on Dreibelbis Mill Road to the application. Chairman Adam agreed these bridges are both structurally deficient. There are many other bridges to consider as well. Joe added the Dreibelbis Mill Road bridges are state inspected which would provide documentation backing in the application. Chairman Adam made a motion to add the two Dreibelbis Mill Road bridges to the eligible bridge list for funding. Supervisor Daly seconded the motion. 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 ending 8/21/2021 there were 37 inspections, the majority of them being warehouse related. There were 7 new permits with an improvement value of \$29,888,302.00. One of the largest being HCP for \$29,663,000.00. Jeff reminded the group Kraft remains revenue neutral to the township. The township receives 10% from the permit fees. Kraft has been working on updating contacts for Kimberly Clark. Rusty Wagner questioned if the township could require a contact update every so often? Jeff agreed this would be a good policy. Jeff also recommended a key update for the knox boxes. Rusty encouraged this update on behalf of the Shoemakersville Fire Company. Rusty questioned Allen Shollenberger if a motion is required to set-up a contact update schedule? Allen said no. A letter will be drafted by Administrator Dreibelbis for review at the next meeting. Jarrod Emes on Zoom interjected to check what the IFC is in regards to knox boxes. Jeff will look into this. Donnie Mast offered to share his contact information for JLL whom is the managing engineer of multiple warehouses.

Gene Buck, Planning Commission – The Planning Commission had a meeting on September 1, 2021. Two members were absent, Russel King and Alton Rohrbach. Justin Geonotti from Dynamic Engineering presented the Birch Hill Road/ Route 61 Intersection. Joe Body submitted letters pertaining to the Dietrich Tract and Perry Village. Gene commented on the fact that the two properties were owned by two different entities, however, they are both managed by Metropolitan Management Group. The Glen Gery Building Addition was discussed. This will be a 12,342 sq/ft addition onto an existing building. The Northern Berks Comprehensive Plan was discussed. On solar farms, the planning commission is hoping to have guidance from Albany Township. The time extensions for Ronald Adams, 150 Birch Hill Road, PCC, and Route 61 Brick Facility were discussed.

Donald Mast, Municipal Authority- Several issues were brought on by the rain/ flooding from the hurricane. A rate study was completed, which will be followed by a new rate system beginning January 1, 2022. Letters introducing the new rate system will go out with the October billing. Some changes were made to the rules and regulations. By having the warehouses pay “their fair share”, some relief will be brought to the residents. Currently warehouses are billed based on their meter size. With the change, they will be billed based on EDU.s.

Joe Body, Zoning– Permit report included a patio/walkway, a shed, and a warehouse building at Premier Fleet. As stated by the Planning Commission, Glen Gery submitted a preliminary site plan for a 12,342 sq/ft addition. The addition will be to an existing building on the NE section of the plant. The addition will be for hand-made bricks. Chairman Adam confirmed a plant is closing in York and the workers will be moved to the Shoemakersville plant.

Joe Body – Engineer- All of the site work is completed for Hamburg Logistics Park. MRP Industrial is requesting the return of their line of credit at the amount of \$79,391.00. Joe confirmed the 18-month holding period is complete and it would be appropriate to return the line of credit at this time. The security would be reduced to \$0.00.

*A motion was made by Chairman Adam to amend the agenda to include releasing the security amount for Hamburg Logistics Park- MRP Industrial. Supervisor Daly seconded the motion. Motion was passed with all Supervisors present voting yes. *

Donnie Mast questioned if an amendment to the agenda could be made if the amended dealt with financial aspects? Chairman Adam confirmed an amendment to the agenda must be made in order to add any financial aspects to the agenda that are not listed 24 hours prior to the meeting. Allen Shollenberger agreed with Chairman Adam's statement.

Chairman Adam made a motion to release the remaining security of \$79,391.00 for Hamburg Logistics Park-MRP Industrial. Supervisor Daly seconded the motion. Motion passed with all Supervisors present voting yes.

HLP is planning to do a cul-de-sac at the end of Zions Church Road. This project was not included in the security. This was an issue PennDot raised. The contractor has been confirmed by Joe. The work is not complete yet due to delays with Verizon. Joe recommended the township keeping their escrow in place for HLP until this work is completed. A separate project is in plans at HLP through JLL. The plan is to build a truck parking lot on the north side of Logistics Drive. This was part of the original design. The parking will be for the Kimberly Clark building. Since this is a separate project, Joe discussed with Allen the need to set up an escrow, letter of credit, and a pre-construction meeting with JLL. Chairman Adam agreed.

On May 11, 2021, the Board approved the planning modules for the Ronald Adams Subdivision. All aspects of this project are now complete and submitted to DEP. DEP requested a resolution number for the submission. The resolution number given reflected the date the planning module was approved.

Glen Gery Brick Plant has sent an application to PennDot to enlarge and improve their driveway. The township is not involved with the permit.

Joe received an estimate from Folk Paving for some work on Hughes Hill Road behind Cardinal Trucking. The estimate is for \$10,975.00. Chairman Adam questioned if this falls under the October 15th deadline for roadwork? Joe was unsure. It is maintenance but Joe was unsure of the liquid fuels use. The scope of the work is a 320 ft x 20 ft patch. Chairman Adam requested another estimate before making a decision. Joe will have another estimate for the next meeting.

Solicitor- Allen Shollenberger reported there are three septic tank accounts they have begun the collection process for.

EMC- Jarrod Emes gave a report. The CodeRed system was tested with the last storm. Jarrod feels it worked very well. Jarrod worked closely with Chairman Adam, Supervisor Daly, and Rusty Wagner during the storm. The river crested at 15 and half feet causing some localized flooding. 3 houses were submitted under disaster reporting through Berks DES. Jarrod feels the CodeRed system was the best method of warning residents of the emergency situation. Chairman Adam commented on how smoothly everything went and the great communication between township, EMC, Shoemakersville Borough, and Shoemakersville Fire Company. Joe Body interjected on checking in with the homes along Route 143. Chairman Adam confirmed Jarrod did check on that area as well. Jarrod confirmed no major notifications for that area.

Jarrod participated in an Active Crisis Management Program which was partnered with local police departments in Berks County and the Hamburg School District. Emergency response plans will be integrated for active shooter incidents.

Road Master- August road master report was submitted.

J B Environmental- Not present. Report given by Chairman Adam: 2 septic tank replacements and probe/perk testing at Birch Hill Road Lot 4. Chairman Adam asked Joe if this was for the Ronald Adams Subdivision? Joe was unsure.

Rec Park- Chairman Adam gave a report. Out of a 5-person recreation board, only 2 members are able to attend meetings. This has resulted in no meetings due to no quorum. Administrator Dreibelbis has offered to take on the vacant Recreation Board Secretary position to allow the board to move forward with meetings. Chairman Adam made a motion to appoint Rochelle Dreibelbis to the Perry Township Recreation Board. Supervisor Daly seconded the motion. Motion passed with all Supervisors present voting yes. Chairman Adam explained the situation with the Bell Field outfield needing additional work done. The warehouses agreed to donate 10 truckloads of top soil, to be hauled by Perry Township. We received a quote from Hilltop to grate, spread, hydroseed, and straw the outfield. The quote is for \$3,200.00. Chairman Adam made a motion to accept the quote from Hilltop for \$3,200.00 to grate, spread, hydroseed, and straw the Bell outfield. Supervisor Daly seconded the motion. Motion passed with all Supervisors present voting yes.

Public Comments:

Loretta Watkins- Questioned Joe on what the Ronald Adams Subdivision module is? Joe explained.

Jeff Dreibelbis- Questioned the weed situation at the rec park. Chairman Adam answered we (the township) need a public spraying license. Chairman Adam is going to complete the online courses to obtain a public spraying license.

Donna Long- Questioned if there is an ordinance about offensive signs in people's yards, especially a township supervisor's yard. Donna confirmed it is not Chairman Adam or Supervisor Daly. Supervisor Daly asked Donna to define offensive. Donna answered "the F word Biden" on a big hanging banner that school children can see as they go by. Allen Shollenberger explained there is nothing that can be done because it is a freedom of speech.

Nancy James- Questioned if all Right to Know requests have been resolved up to date? Administrator Dreibelbis answered yes. Nancy questioned if the Planning Commission meeting minutes could be posted on the website? Administrator Dreibelbis answered she does not receive them until the following month, but yes, she will post them once received. Nancy questioned if the Township Newsletter will be coming out shortly? Chairman Adam responded yes; he would like to send an update on snow emergency route parking. He would also like to promote the CodeRed. The plan is to send a newsletter at the beginning of winter.

Gerald Haag- Questioned if Main Street in Shoemakersville was going to be paved? Chairman Adam confirmed it will not be this year. The plan is to do the base repair one year and overlay the following year. This year, paving companies are either over booked, do not have the employees, or aren't committing due to fluctuating costs. The goal is to send the bids out first thing in 2022.

Rusty Wagner – Rusty also felt the emergency storm situation went smoothly. He thanked the

township for their help with downed trees. The fire company assisted adjacent municipalities with water rescues. Rusty questioned if Donnie Mast's issue with the temporary shed permit was ever resolved from last month? Donnie commented they are planning to remove the shed. Donnie and Joe Body already discussed this matter. Joe confirmed he issued a permit for the shed 3 years ago but did not recently put it under their door. There is no violation. Chairman Adam asked if Tom was ok with the outcome of this situation? Donnie answered Tom has a permanent assessment for this shed. Chairman Adam questioned if the assessment office may have done this? Allen Shollenberger confirmed that typically a permit will trigger the assessment office to go into action, however, they are able to drive around and look for new additions to properties. Donnie spoke with their solicitor, who said as long as the shed is there, the Municipal Authority may reimburse Tom for the taxes. Rusty questioned if a structure under 1,000 sq/ft could be assessed? Jeff Fiant confirmed it would not need a building permit but can be assessed.

Heide Schell- On Zoom- Questioned where online will the Birch Hill Road/ Route 61 Intersection map be? Supervisor Daly will upload the map to the township website. It will be under Departments- Planning Commission.

Rusty Wagner- Rusty added the storage units at the Shoey Fire Company upper lot are now open but not completely finished. He is waiting for the automatic opener.

Adjourn:

Chairman Adam made a motion to adjourn, seconded by Supervisor Daly to adjourn the meeting at 9:13 pm. Motion carried with all Supervisors present voting yes.

MINUTES APPROVED ON:
October 12, 2021

RECORDED BY:

Lance N. Adam, Chairman

Rochelle Dreibelbis
Administrator