

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING
MINUTES: DECEMBER 7, 2004**

BOARD MEMBERS PRESENT: William Patterson, Chairman
Edward Savitsky, Member
Gordon MacElhenney, Member
Richard Kratz, Member

ABSENT: Dean Becker, Member

OTHERS PRESENT: Cecile Daniel, Township Manager
Kenneth Picardi, Township Solicitor
Terry Hand, Township Engineer
W. Richard Dillon, Code Enforcement Officer
John Moran, Road Master – Road Master

POLICE REPORT: The board reviewed the PA State Police Report for September.

MINUTES OF PREVIOUS MEETING: The November 2, 2004 meeting minutes were approved as written.

CORRESPONDENCE:

- Minutes – Central Perkiomen Regional Planning Commission
- Lower Frederick Ambulance Report – Mr. MacBain submitted the monthly report.
- Buxmont – E-mails from Abbe DeMaio regarding the home owned by Buxmont.
- H.Y.K. – Letters regarding the H.Y.K. Appeal.
- Letter received from Gary Buffardi of Perkiomen Greene

SOLICITOR’S REPORT: Kenneth Picardi reported of the following:

He is reviewing the draft Intermunicipal Agreement as prepared by Skippack Township. This Intermunicipal Agreement is regarding a regional appeal’s board for the Uniform Construction Code. Mr. Picardi indicated that he will get back to Edward Skypala, solicitor for Skippack Township. Next, he was updating the board on the situation involving Larry Daisey. He informed the board that the two separate deeds have been recorded. There is still an outstanding item regarding the easements. Next, as discussed at the previous meeting, he is working on the sidewalk and noise ordinances. Last, he researched the legal notice requirements for the advertisement of the Earned Income Tax Ordinance. He informed the board that the proposed ordinance must be advertised once a week for three weeks. He presented a draft ordinance to the board. If the board is looking to begin this at the beginning of 2005, the ordinance will have to be advertised beginning next week. After review of the proposed ordinance, Richard Kratz made a motion seconded by Gordon MacElhenney to authorize advertisement of the ordinance. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

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ROAD MASTER'S REPORT: John Moran submitted his report for November to the board.

FIRE MARSHALL'S REPORT: John Moran submitted his November report to the board.

CODE ENFORCEMENT REPORT: W. Richard Dillon submitted his November report to the board.

PLANNING COMMISSION REPORT: The following items were reviewed at the November 16, 2004 meeting: **IRON BRIDGE CORPORATE CENTER:** A new land development proposal from Gorski Construction regarding an existing business in the Iron Bridge Corporate Center. This company is known as Summer's Lab. This plan will be before the board under new business.

CONDITIONAL USE APPLICATION: The conditional use application for Louis & Chris DiDomenico. **COMPREHENSIVE PLAN:** The comprehensive plan being put together by the Central Perkiomen Valley Regional Planning Commission.

ENGINEER'S REPORT: SSM

- Gambone Releases – There were two escrow releases presented to the township from the Gambone Developers. These releases were for the Wynnewood Development and the Laurel Creek Development. The requested release for the Wynnewood Development was in the amount of \$56,726.50. Pamela Stevens reviewed the request and recommended that the board approve the requested amount. Upon the recommendation of Ms. Stevens, Richard Kratz made a motion, seconded by Edward Savitsky, to approve the release to Gambone Brothers in the amount of \$56,726.50. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0. The requested release for the Laurel Creek Development was in the amount of \$65,994.50. Pamela Stevens reviewed the request and recommended that the board approve the requested amount. Upon the recommendation of Ms. Stevens, Gordon MacElhenney made a motion, seconded by Richard Kratz, to approve the release to Gambone Brothers in the amount of \$65,994.50. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.
- Next, Pamela Stevens update the board on the storm sewer project in Perkiomen Village. Everything is moving forward on the two easements. There is a question that has come to light in the easement the township will need from the Pierson family. There is an existing shed located on the Pierson's Property where the easement is located. Due to the condition of the shed, it may fall down while the contractor is installing the storm sewer line. Ms. Stevens informed the board that there may be a problem with the shingles. As part of the granting of the easement, Mr. Pierson is requesting that the township consider the removal of the shed. Since the township will need the easement, the board agreed that

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the demolition of the shed should be a part of the project and directed Ms. Stevens to prepare the bid documents accordingly.

- Last, Ms. Stevens reviewed a situation regarding Eagle View Estates. There is an erosion and drainage problem at Miller and Meyers Roads. The area where this problem is located is at property owned and farmed by John Meyers. As part of the Eagle View Development, the developer was required to complete drainage work in the right-of-way of Miller and Meyers Road. The storm sewer inlet is collecting dirt due to the steep slope located along Mr. Meyer's ground. John Moran, township road master, met with John Meyers. Due to the slope of the bank, Mr. Meyers indicated that he cannot farm near this intersection because the slope is too steep. Mr. Meyers is concerned that if he got to close nothing would stop him from going over the top. The area needs to be stabilization. In order to do this; the area of stabilization would be on ground owned by Mr. Meyers. In addition to working with Mr. Meyers, John Moran is also working with the developer to try and solve this erosion problem. Mr. Moran's suggestion is to place surge, matting, and dirt to fix the problem. Mr. Meyers has no problem with John Moran coming onto his property to fix the problem. He asked that he be notified when the work is to be completed. Mr. Moran will also contact the developer of Eagle View Estate to help resolve this problem.

RECEIPTS AND EXPENDITURES: The treasurer read the receipts and expenditures for the month of November. After review of same, Gordon MacElhenney made a motion seconded by Edward Savitsky to authorize payment of the November bills. There were no public comments on the motion. The motion was carried unanimously by a vote of 4-0.

NEW BUSINESS:

- **SUMMER'S LAB:** As indicated under the planning commission report, the members review the proposed land development plan for the 7,500 sq. ft. expansion of the Summer's Lab Building in the Iron Bridge Corporate Center. John Reibow was before the board to review this plan. The planning commission recommended that the board approve the plan with the following conditions and waivers:

COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. The seal of the registered professional shall be included on the plan – Section 11.42(a)(3). The Certificate of Accuracy shall be completed – Section 11.43(a)(2). A Certificate of Ownership for each individual tract is required – Section 11.43(a)(13). Subdivision Ordinance.
2. The width of the easternmost existing driveway off of G.P. Clement Drive shall be dimensioned on the plan – Section 11.42(a)(11). Subdivision Ordinance.

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3. The erosion and sedimentation controls will be monitored by the Township Staff and Township Engineer staff during construction – Section 11.60(a). Subdivision Ordinance.
4. A note shall be added to the Record Plan stating that all improvements shall be inspected by the Township Engineer and all costs shall be borne by the applicant and paid for before the issuance of the Use and Occupancy Permit.

LANDSCAPING (PER ORDINANCE NO.173) AND LIGHTING

1. The applicant shall provide the adjacent land uses along each property – Section 11.73(d).2.
2. The proposed trees shown on Sheet 4 shall be corrected to show trees having calipers of 2 – 2 1/2 inches.

SANITARY SEWER AND STORM SEWER COMMENTS

1. Detailed calculations of the anticipated water consumption shall be provided by the Developer's Engineer to determine the proper sewer capacity that is required for the site.
2. The area between Salter's and Summers near the existing junction box manhole to the existing inlet along GP Clement shall be slightly regraded to ensure that the stormwater flow is directed to the existing inlet box and not to the utility box. The regrading shall also be supplemented with erosion matting to prevent the continued erosion that has been occurring.

WAIVERS REQUESTED

1. The parking lot should be screened and landscaped per Section 11.73(e)(2). The applicant is requesting a waiver of this requirement. The aforementioned section shall be referenced on the Record Plan. The Planning Commission has recommended granting this waiver request because the applicant has indicated he shall plant four (4) street trees along G.P. Clement Drive.
2. A buffer planting area of not less than 25' in width should be established along all property lines and external street boundaries of the site, Section 11.73(d).3. Parking areas are not permitted within the buffer area. The applicant is requesting a waiver of this requirement. The Planning Commission has recommended a full waiver because this is an amendment to an existing land development plan. The aforementioned section shall be referenced on the Record Plan.
3. The applicant is requesting a waiver from providing significant man-made or natural features 150 feet beyond property line as required, Section 11.42(a)(10) Subdivision Ordinance. This lot was part of Phase 2 of the Iron Bridge Corporate Center. The Planning Commission has recommended a full waiver subject to the applicant submission of the existing 1986 subdivision plan for Phase 2 of the Iron Bridge Corporate Center.

The board reviewed Resolution 2004-31 which set forth the conditions and waivers as discussed above. After review, Richard Kratz made motion seconded by Gordon MacElhenney to approve

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Resolution 2004-31. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

- **IRON BRIDGE CORPORATE CENTER:** Jerry Gorski was present to discuss with the board the dedication of the roads in Phase 3A of the Iron Bridge Corporate Center. The only item remaining is the detention basin. Mr. Gorski requested dedication of the roads prior to the basin being completed as per the plan. He said that the basin is to remain in the ownership of Gorski Engineering. This basin has not been refit, but remains in state where the basin still exists as a sediment basin. Mr. Gorski explained that he would like to keep the basin like this because the lots are still under construction. By keeping the basin in this condition, each lot will not be required to be reviewed by the Montgomery County Conservation District. He also explained that the development was a little different than a residential one. It could take a while before all of the industrial lots are constructed. A concern was the dirt going into the storm sewer from the undeveloped lots while under construction. Since the township would be taking dedication of the roads, the maintenance of the storm sewer would come with that responsibility. A second concern was the heavy construction vehicles being driven on this roadway while the lots are under construction. Before the board would consider this request, they asked Mr. Gorski to write why he felt his request would be different in terms of dedication from other development and what he is willing to consider by having the township take dedication sooner than they normally would.
- **WYNNEWOOD DEVELOPMENT:** Over the last couple of meetings there has been a discussion regarding the possibility that the board may consider allowing the resident to purchase an area of the open space behind their homes on Wynnewood Drive. The board informed the residents that they would make a final decision at this meeting. There was a letter that was sent to the township by a resident who abuts this development. Richard Kratz spoke about why he said what he said for which the letter was written. Mr. Kratz said that he tried to put himself in the resident's place when considering their request. After do that and weighing the choices, he is not in favor of selling township property. As a result, Richard Kratz made a motion seconded by Gordon MacElhenney stating the township is not willing to sell any township property to any resident. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.
- **MULTI-WAY STOP SIGN:** There have been discussion regarding the request submitted to Perkiomen Township from Trappe Borough regard the split of engineering expenses for the multi-way stop sign at 7th Avenue, Trappe Road, and Betcher Road. At a previous meeting, the board directed Pamela Stevens to investigate the site distance with regarding to the cedar trees along Trappe Road. She did that and felt that the multi-way stop sign was not warranted if some of the cedar trees were removed. It was her recommendation that the cedar trees be removed rather than a multi-way stop sign. Under the township's

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code there is a procedure that must be followed. The board directed the township manager to prepare the resolution regarding the removal of the trees and contact the property owner who will be affected by this decision.

- **POLICE STUDY:** The Township contacted both Collegeville Borough and Trappe Borough regarding the police study that the Center for Local Government was conducting on their behalf. In order to participate in the police study being conducted for Trappe Borough and Collegeville Borough, Perkiomen Township needs to complete the Letter of Intent issued by the Governor’ Center for Local Government Services. After review of this Letter of Intent, Richard Kratz made a motion seconded by Edward Savitsky to approve the Letter of Intent and participate in the police study that is being completed for Trappe Borough and Collegeville Borough. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

- **2005 MEETING SCHEDULE:** The board reviewed the proposed meeting schedule for 2005. Upon consideration, Richard Kratz made a motion, seconded by Gordon MacElhenney, authorizing the advertising of that schedule. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

- **2005 BUDGET:** Cecile Daniel reviewed the proposed tax levy for Perkiomen Township for the year 2005. There is proposed no increase in the tax levy as follows:
Tax rate for General Purposes, the sum of35 mills

For Fire Tax purposes, the sum of17 mills

For Street Light purposes - Rahns, the sum of30 per front foot

For Street Light purposes - Graterford, the sum of30 per front foot

For Street Light purposes - Maple Hill Community, the sum of..... 2.00 per front foot

For Street Light purposes - Cranberry Development, the sum of 14.70 per unit

For Street Light purposes - Stephanie Lane Development, the sum of 28.46 per unit

For Street Light purposes - Perkiomen Greene Development, the sum of 23.00 per unit

For Street Light purposes - Exmoor Road, the sum of 80.00 per unit

For Street Light purposes – Barrington Estates, the sum of 44.00 per unit

For Hydrant Tax purposes - PSWCo, the sum of 26.68 per unit

