

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTE: SEPTEMBER 6, 2005**

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

**ABSENT:** Dean Becker, Member

**OTHERS PRESENT:** Cecile Daniel, Township Manager  
Kenneth Picardi, Township Solicitor  
Pamela Stevens, Township Engineer  
John Moran, Road Master  
W. Richard Dillon, Code Enforcement Officer

**MINUTES:** The minutes of the August 17, 2005 meeting were approved as presented.

**POLICE REPORT:** There was no PA State Police report received.

**CORRESPONDENCE:**

- CPVRPC- Minutes of their meeting
- Report of the Lower Frederick Ambulance
- PSATS – Bulletin
- Letters from Montgomery County Planning Commission – County extended the time on the acquisition of open space until February 2006

**SOLICITOR’S REPORT:** Kenneth Picardi updated the board on the status of the dedication of Cranberry 4B. He has been informed that the developer and the homeowners association may be close to working out a deal that is satisfactory to both parties. The attorneys for the developer and the homeowners association would like to know what stand the township would take if the two parties can reach a deal whereby the dirt pile remains as is. The board indicated that it would be receptive should the developer and the homeowners agree to such a deal.

**ROAD MASTER’S REPORT:** John Moran submitted his report for August to the board. In addition to his report, Mr. Moran and Cecile Daniel reviewed the incident with the Durango. Due to the damage cause by the accident, both the insurance company and Mr. Moran feel that the car should be totaled. Based upon the value of the vehicle the insurance company indicated it will pay \$15,375.00. Should the board agree to accept that offer then the

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Durango would need to be replaced. In consideration of doing that, Mr. Moran reviewed the information on the state contract. He explained that the new contract for the 2006 would not be out for another few weeks. The Board discussed both the offer and purchase of a new vehicle. Richard Kratz made a motion to accept the offer of the insurance company and total the vehicle for the \$15,375.00. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0. As to the purchase of a new vehicle, the Board directed Mr. Moran to contact local dealers to see if the new vehicle might be acquired for less than piggybacking on the state contract.

**FIRE MARSHALL'S REPORT:** John Moran submitted his report for August to the board.

**CODE ENFORCEMENT REPORT:** W. Richard Dillon submitted his report for August to the board.

**PLANNING COMMISSION:** The planning commission held its meeting on August 16, 2005. The following projects were reviewed at that meeting: (1) **IRON BRIDGE CORPORATE CENTER:** The proposal is a subdivision plan, as well as a land development plan. The company known as Machined Metals would like to build a building on lot 5. (2) **DIDOMENICO:** Preliminary plan for 182 Trappe Road. (3) **BETTER LIVING HOMES:** Conditional Use Application for property located at the intersection of Bridge Road (Route 113) & Betcher Road. Better Living Homes has filed a Conditional Use Application for the disturbances they will do in the steep slopes. (4) **ER-District –** amendment to the zoning ordinance. (5) **CR-Commercial Retail-** amendment to the CR-Commercial Retail District. (6) **Storage Shed -** There are 2 requests to add storage sheds to the VCR Districts.

**ENGINEER'S REPORT: SSM**

- **HERITAGE WOODS – ESCROW RELEASE NO. 5:** Pamela Stevens reviewed her letter of August 22, 2005 regarding a request by Heritage Construction Company for Heritage Woods. This was a request for an escrow release known as Escrow Release No. 5. Their request was in the amount of \$27,051.39. After review of the information received, she recommended that the Board approve the release of \$18,938.45 plus the construction observation of \$8,112.94 for a total release of \$27,051.39. Based upon the recommendation of Ms. Stevens, Edward Savitsky made a motion, seconded by Richard Kratz to approve the Escrow Release No.5 in the amount of \$27,051.39. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.
  
- **EAGLE VIEW DEDICATION:** Pamela Stevens indicated that all punch list items for Eagle View Estates have been completed. The recommended bond amounts are \$24,365.70 for the Perkiomen Township Municipal Authority and \$85,003.05 for the Township. Kenneth Picardi is in the process of preparing the legal documents for

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dedication. The recommendation was to accept dedication condition upon the Township Solicitor completing the necessary paperwork. Based upon the recommendation of Ms. Stevens, Richard Kratz made a motion, seconded by Edward Savitsky to accept for dedication the roads in the Eagle View Subdivision as set forth in Resolution 2005-19 conditioned upon the acceptance of the Maintenance Bonds and the Maintenance Agreements, and the Authority Solicitor preparing the Deed of Easement for the public sewer. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

- **BETCHER ROAD:** Pamela Stevens explained that a preconstruction meeting was held on the Betcher Road Realignment. The project is scheduled with PECO Energy completing the relocation of the electric and gas in Betcher Road. This should begin by the end of first week in September. Also, the Board directed Ms. Stevens to look into the issues set forth in a letter received from Erik Paulson on Betcher Road.
- **WARTMAN ROAD:** Cecile Daniel discussed with the Board contacting the Montgomery County Planning Commission about the intersection of Wartman Road and Township Line Road. The reason for the contact is to discuss the traffic light at this intersection. The Board agreed.

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

**NEW BUSINESS**

- **SCHEMP:** Fred Schempp owns a property on Bridge Street. Some years ago, his property was subdivided into two parcels. At that time there was a note on the plan stating that lot 2, which is located behind the existing home, was to be used for pasture land. Mr. Schempp would like to sell off both lots. The problem is the note on the plan; Mr. Schempp would like to revise the plan and remove the note and complete a Deed of Correction. Both Mr. Schempp and his attorney, Robert Brant, were present to discuss whether or not the board was willing to consider allowing Mr. Schempp to revise the plan and remove the note. This proposal was discussed at the August meeting. At that time there was a question whether or not the note on the plan and the language in the deed created a deed restriction which would prevent lot 2 from being developed. Kenneth Picardi was asked by the Board to research this matter and return to the September meeting with his opinion. Based upon his review, it was his opinion that the language in the deed and the note on the plan do not create any such restriction. The Board, if they so choose, could allow Mr. Schempp to create two separate parcels with two separate deeds.

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Based upon the opinion rendered by Mr. Picardi, it was the consensus of the Board to allow Mr. Schempp to move forward with the subdivision into two separate lots and the creation of two separate deeds. They also directed that a note be placed on the plan to make it clear that there would be no further subdivision beyond those two lots.

- **Resolution 2005-17:** Jerry Gorski submitted a preliminary/final plan for Phase 3A that includes lots 5, 6, & 7. The proposal is a subdivision plan, as well as a land development plan. A company known as Machined Metals would like to build a building on lot 5 and combine lots 6 & 7. The planning commission reviewed this plan at their August meeting and recommended that the Board consider approval of the proposal. Mr. Gorski was present to discuss the plan and review the recommendation of the Planning Commission with the Board. Resolution 2005-17 was as follows:

**COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

1. All of the certificates shall be completed prior to the recording of the plans, Section 11.43(a)(1) S.O. The plan needs to show the name, license number and seal of registered professional who prepared the plan as required under Section 11.42(a)(3) S.O. and 11.43(a) S.O. Both plans will need to be endorsed properly.

**GENERAL COMMENTS**

1. For the LD Plan, There is adequate parking proposed for the warehouse and office, however, additional parking will be required for the proposed future 6,250 sq. ft. building. There will be a total of 47 required parking spaces, and presently, 42 parking spaces are proposed. A note shall be placed on the plans concerning the future parking issue.
2. For the LD Plan, inlet protection on the existing storm sewer inlets shall be placed within Blue Heron Drive that are adjacent to the jobsite, to prevent siltation in these inlets. The curbing will not exist within the parking area from the start of construction to prevent flows from leaving the site in that direction. Additionally, inlet protection shall be added to the “staging of earth moving activities” on sheet 3.
3. The LD plan shall show what the existing/proposed ground cover conditions will be for those areas not covered with pavement, i.e. grass, mulch, etc.
4. For the LD Plan, There is still a low point at the end of the sidewalk which extends from the southeast corner of the building to the parking lot, at each side of the parking lot where there are 8 contiguous parking spaces called out. On the west side of the parking lot from the southwest corner of the lot, the grade begins at 219.5, then along the curb, the grade decreases to 218.1, and then rises to 218.5. The east side of the parking lot is graded in a similar manner. This low point shall be correct.
5. For the LD Plan, The flared ends at the ends of the sidewalks shall clearly indicate that they are proposed handicap ramps, if that is the purpose of the flared ends.

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6. For the LD Plan, A new concrete monument was called out on the plan at the lot line between lots 5 and 6 at the right-of-way line, as requested; however, the symbol for an iron pin is shown on the plan. This shall be revised to be a concrete monument.
7. For the LD Plan, The spot elevation near the rear drive-in turnout of 212.2 creates a slope of less than 0.5%. This spot elevation may need to be raised slightly to permit the flow from the rear yard and the drive-in area to make it into the side yard swale and not flow into Lot 4. A soft berm shall be created to ensure a sump condition around the existing yard inlet between Lots 4 and 5 to prevent bypass flow. Spot elevations at the driveway entrance and at the end of the driveway curb near the existing inlet shall be provided to verify the proposed drainage patterns.
8. For both of the plans, the proper notes shall be placed on the plans involving stormwater. The plans state that the maintenance of the wet basin is not the responsibility of the Township; however, it does not specify whose responsibility it is. Also, the additional stormwater management facilities are not mentioned as to ownership and maintenance responsibilities.
9. The rear of the building is only five feet from the steep slope ten foot buffer. The ten foot buffer from the steep slopes shall be fenced off to encroachment into the buffer area.
10. A portion of the retaining wall at the rear of the building is only three feet from the steep slope ten foot buffer zone area. The ten foot buffer zone shall be fenced off to prevent encroachment into the buffer area.
11. A note shall be added to the Record Plan stating that no work shall be performed on the proposed future pedestrian trail easement without first obtaining approval from the Perkiomen Township Zoning Hearing Board (Variance) if necessary and the Perkiomen Township Board of Supervisors (Conditional Use) if necessary.

**Sanitary Sewer Comments**

1. Detailed calculations of the anticipated water consumption should be provided by the Developer's Engineer to determine the proper sewer capacity that is required for Land Development Plan of the site.

**WAIVERS**

**LANDSCAPING COMMENTS (PER ORDINANCE NO. 173)**

1. Section 2: Required softening buffers have not been complied with. All non-residential development requires buffering along property lines. A partial waiver request has been placed on the plans due to the steep slopes located along the back of the property. The applicant will plant the buffer trees in areas where there are not steep slopes. In addition, there are existing trees that run along the property line. A

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partial waiver would be for those areas where the applicant cannot plant the buffer trees. The Planning Commission recommended that the Board approve the partial waiver from Section 21.6.D

2. Section 3: Parking lot screening and landscaping does not meet the requirements for screening and landscaping. The applicant is requesting a partial waiver for the parking lot screening. The owner is going to provide mulch beds, but at this time is unsure as to what type of plants they intend to put in the mulch beds. The applicant is asking for a partial waiver so that he does not have to propose plantings that the property owner will not maintain. The Planning Commission recommended that the Board approve the partial waiver from Section 21.5.B.

Based upon the presentation by Mr. Gorski and with the recommendation of the Planning Commission, Gordon MacElhenney made a motion seconded by Edward Savitsky to approve Resolution 2005-17. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

- **Resolution 2005-18:** Louis DiDomenico has been working on a preliminary subdivision for his property at 182 Trappe Road. The planning commission reviewed the latest plan at its August meeting and recommended that the Board consider approval of the proposal. Mr. DiDomenico was present to review the proposed plan and the recommendation of the Planning Commission with the Board. Resolution 2005-18 was as follows:

**Compliance with Zoning Ordinance**

1. The proposed 30' easement for Road "A" appears to be directly on the line representing the front of the existing house. This issue needs to be resolved with the Perkiomen Township Zoning Hearing Board.
2. A note shall be placed on Sheet 1 stating that the additional RRC easement as shown on Lot #2 is the mitigation for the private road crossing at Trappe Road and also for the private road encroachment between approximate Sta. 2+75 and Sta. 4+00.

**Compliance with Subdivision and Land Development Ordinance**

1. Erosion and Sedimentation Pollution Control Plan approval is required. Because the design of the storm sewer facilities is subject to approval from the Conservation District / DEP, the Applicant must submit a copy of the approval letter from the County Conservation District upon receipt. The applicant shall submit evidence to the Township that they have received approval of the NPDES Phase II and the PA DEP General Permits before the signing of the Record Plan. Per SALDO Section 11.43(b) S.O., approval of the NPDES Phase II Permit and PA DEP permits must be provided prior to recording of the plans. If in meeting the requirements of the PA DEP, and subsequent approvals require revisions to the final plans, the final plans shall be resubmitted to the Township for review and approval before signing of the Record Plan.
2. Section 11.42(a)(13)(ii) & 11.52(k)(3) S.O. The suggested street name of the private road shall be

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provided for the Township's approval.

3. Approval of the Final Plan as required under Sections 11.26, 11.43, 11.29 & 11.30 S.O.

**GENERAL COMMENTS**

1. General note no. 9 on plan sheet no.1 indicates that the owners of Lot Nos. 1 through 8 are to share in the maintenance of the access drives and easement. The Developer shall submit ownership information and the maintenance agreement for review by the Township and Solicitor. The developer shall also submit the maintenance agreement for the proposed common drive to Lots 6 and 7 to be reviewed by the Township.
2. General note no. 14 on plan sheet no. 1 indicates that a wetland investigation was performed on the subject site; however, the submission does not provide any further information. The report/information shall be submitted for review by the Township.
3. A detail of the proposed retaining wall with a sealed design shall be provided.
4. The appropriate portions of the steps along the Gall property shall be labeled as to the ones that are to be removed and those that are to remain. If the steps that are to remain do not meet UCC regulations, they shall be replaced.
5. The proximity of the existing driveway to the proposed shared private road at Trappe Road is a concern in regard to the installation of the private road and the future ownership and maintenance of the paving area adjacent to the Trappe Road right-of-way. Additional spot elevations and grading should be provided to ensure a safe access area for both the road and driveway. A warning sign shall be installed where the curb taper comes into where the existing driveway comes in to the private road.
6. The paving materials for the private road shall include the equivalent Superpave mixes.
7. The two parking space on Lot #1 shall be 8 x 24 1/2 for each the two parking spaces. There shall be a total of 49 feet in length with striping to delineate the parking spaces.

**LANDSCAPING (PER ORDINANCE NO. 173)**

1. All existing and proposed easements shall be kept clear of any proposed landscaping. The landscaping plan shows a 20-foot storm water easement (infiltrator area) with approximately half of the width of the easement located in the landscaping buffer.
2. The existing shrubs and the proposed shrubs have the same symbol and shall be identified with different symbols. The existing shrubs along the property lines to remain shall also be identified. The list of proposed shrubs included 5 species. Burning bushes shall be used sparingly in favor of the other 4 species which are native.

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3. The proposed evergreens for filtering buffers are required to be 8' minimum in height, not 5' as listed. The proposed shrubs are required to be 24" minimum in height, not the 18" as listed. The plans shall be corrected to show the correct height.
4. Lots 1 & 2 – Dead Trees: There was no information determining the size and species of the trees that were killed by the placement of fill on the site. It shall be determined as to the number of trees greater than 6" diameter that died. For each tree greater than 6" diameter either one 3 ½" or two 1 ½" caliper trees shall be planted. A mix of these sizes shall be planted from the following species: Shagbark Hickory, White Ash, American Beech, Sweet Gum, White Oak, Scarlet Oak, Black Oak, or Sassafras.
5. Lots 2 & 3 – After the clearing is complete and construction begins on Lots 2 & 3, 20 evergreens of the same specifications required for the filtering buffer shall be planted where gaps occur in the remaining vegetation and conservation easement.
6. Lot 7 – Flag Lot – Maximize the conservation easement on the flag portion of Lot 7 to at least 30 feet in width to retain as many existing trees as possible. The required buffer shall be installed as shown on the plan.
7. Lot 8 – The eastern property boundary on Lot 8 shall be enhanced with an additional three evergreens to fill in the existing tree line and improve the proposed buffering as shown on the plan.
8. A 15' easement shall be placed across Lot 2 to provide access to the PECO Corridor. This easement could then provide access to a trail along the PECO Corridor which is a priority in the Perkiomen Township Open Space Plan. Language shall be placed in the Homeowner Association Documents as to ownership and maintenance.

**WATER SERVICE**

1. Section 11.57(a): Please provide written documentation from the appropriate local water service provider stating that they will supply domestic water service for this subdivision.

**SANITARY SEWER**

1. Developer's Engineer is responsible for completing and submitting the necessary forms associated with the Pennsylvania Department of Environmental Protection Sewage Facilities Planning Module Application, as required by Perkiomen Township.
2. An easement plan showing the easement area for the Sewer Authority in both the private driveway and private road needs to be submitted. An easement agreement, satisfactory to the Authority's Solicitor, shall be provided with the easement plan.
3. All manholes should be at minimum 10' from edge of easement. Presently, manhole 103 and manhole 104A are shown less than 10' from the easement.

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4. The manhole frame and cover detail on Sheet 9 shows a 27 ¾ inch diameter cover. The size of the cover shall be changed to the standard 26 inch diameter size.

**STORM DRAINAGE**

1. The Stormwater Report should be attributed to the particular engineer who did the analysis and it shall be validated by the stamp of the P.E. in charge.
2. The percolation calculations have been revised to eliminate the initial large drop in water. In addition to percolation tests, field testing shall be performed to verify depth to bedrock and depth to seasonal high water table. For testing, a probe shall be performed that extends 3' - 4' below the bottom of the infiltration trenches to test for the presence of bedrock or seasonal high water table, and include a complete soil profile description. Finally, the design shall be tied into the test data by providing approximate dewatering times for the proposed infiltration facilities. Dewatering times for infiltration facilities should not exceed 48 hours.
3. While there are infiltration facilities indicated on the plan and in the Stormwater Report, the plan and calculations do not indicate a specific design of these facilities, nor are construction and maintenance guidelines established for the proposed facilities. This information must be included before the proposed infiltration facilities can be approved. Design, construction, and maintenance of infiltration facilities shall follow the new DEP requirements and guidelines set forth in the DEP's Draft Stormwater Best Management Practices Manual, which can be found at:  
<http://www.dep.state.pa.us/dep/subject/advoun/stormwater/stormwatercomm.htm>.

Although additional details have been added to the plan, different information specific to all of the infiltration beds are shown on some of the details but not on all of the details. The application shall provide additional specific design and construction information.

4. Easements and access easements shall be provided around and to proposed stormwater management basins and infiltration facilities. The easements shall extend beyond the limits of the facilities to allow for reconstruction of those facilities if needed. Additionally, an easement will be required for the leaders which connect to the infiltrators and cross property lines.
5. The plans and report are not clear as to why there is an increase in runoff to the PECO property, and how the stated runoff values were obtained. As the report is presented, the increase in runoff is unavoidable and negligible and there is no drainage map showing where runoff to the PECO property originates. Additionally, the roof leaders for all of the proposed dwellings shall be clearly shown on the plans from the dwelling to the drainage facility or discharge point. Presently, the roof leaders are shown only at the dwelling, while the report states that the roof leaders for several of the lots are connected to infiltrators. The report and plans must agree and shall clearly show where each roof leader terminates, and whether it discharges to grade or is connected directly to an infiltrator. Perkiomen Township issues individual building permit plans with lot grading and all utilities. The grading, dwelling, driveway and utilities, etc., will be inspected to ensure that they are constructed according to what is shown on the approved plans.

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6. A swale or berm shall be installed to direct the flow towards one of the infiltrators, or that the grading is revised to prevent an increase in runoff to neighboring properties.
7. The geotextile filter fabric is shown incorrectly on the large infiltrator detail for lot 2 on sheet 8. The fabric shall be wrapped entirely around the seepage bed.
8. The shading on the roof-top infiltrator detail for lots 2 and 8, sheet 8, shall be revised as discussed with Kent Morey of this office.
9. A note shall be added to the plans clearly specifying what the ownership and maintenance responsibilities and limits will be for the shared 24' wide private access road/strip. A similar note stating the stormwater ownership and maintenance issues for the shared stormwater management facilities shall be provided on the plans prior to final plan approval, as well as the non-shared facilities.
10. The plan shall include construction details for all stormwater facilities including but not limited to infiltration devices, pipe bedding, endwalls, stormwater basins, and swales.
11. Calculations for the proposed swales shall be included in the Stormwater Report.
12. A copy of the runoff coefficient table used to determine the site runoff coefficients shall be included in the report. Current practices suggest that disturbed area that will be grass will have higher amounts of runoff than undisturbed meadow. The runoff calculations shall be revised to reflect this practice and to create more accurate runoff computations. All reference data shall be in the report identified and noted why that information was used or is specific to the site.
13. Gutter spread shall be limited to  $\frac{1}{2}$  the travel lane width (in this case 6 feet). In the case of inlets 8 and 9, the gutter spread is at 5.67 feet and 8.67 feet wide respectively. These inlets are directly across from each other and therefore there will only be a 10 foot lane between them. All inlets shall be checked and the gutter spread shall be limited to 6 feet.

**WAIVERS**

1. The developer is requesting a waiver of Section 11.52(c) S.O. to provide a 24' cartway instead of the required 34' cartway width, and a 30 ft. right-of-way instead of the required 50 ft. right-of-way. The Zoning Hearing Board granted the developer permission to provide an access strip of 30' right-of-way and no less than a 24' cartway width. The Planning Commission was shown a sketch of the effect on the plan with regard to the thirty-four foot cartway at the June 21, 2005 Planning Commission meeting. The Planning Commission recommended that the Board approve the waiver with the condition that if the residential dwelling on Lot 1 is removed prior to the issuance of the last Use and Occupancy Permit for any of the residential units in the development, the access road to the development will be reconstructed to the width required by Perkiomen Township Subdivision and Land Development Ordinance.

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2. The Planning Commission recommended approval of waiver request Section 11.52(g)(1) S.O. regarding vertical curve as it relates to Lot 1 subject to the following: If the residential dwelling on Lot 1 is removed prior to the issuance of the last Use and Occupancy Permit for any of the residential units in the development, the access road to the development will be reconstructed to the width required by Perkiomen Township Subdivision and Land Development Ordinance.
3. The Planning Commission recommended that the Board considered approval of waiver of Section 11.52(e)(2)(i) S.O. as it relates to the grading of the proposed road along Lot 1 subject to the following: (1) the grade of the roadway shall be no higher than 14% along Lot 1 and (2) If the residential dwelling on Lot 1 is removed prior to the issuance of the last Use and Occupancy Permit for any of the residential units in the development, the access road in the development will be constructed to the width required by the Perkiomen Township Subdivision and Land Development Ordinance.
4. A partial waiver was discussed for the sidewalk under Section 11.72(d)(1) S.O. The Planning Commission discussed an eyebrow type parallel parking turnout being proposed below the existing house and before Trappe Road. The sidewalk is proposed to end at the house with a 3 foot grass strip along the house to the eyebrow, and the eyebrow would allow the parking of 2 vehicles. As a result, the Planning Commission made a recommendation to the Board for a partial waiver on the sidewalk to allow for the parallel parking turnout below the existing home and before Trappe Road.
5. The Planning Commission recommended that the Board approve the waiver of Section 11.52(j)(3) S.O. allowing the cul-de-sac to exceed 500' in length subject to the development being provided with public water and fire hydrants.
6. The Planning Commission recommended that the Board approve the waiver of Section 11.54(a)(1) S.O. regarding the lot line configuration conditioned on each lot being pinned with property pins and 2 additional monuments being added for non-radial lots at the cul-de-sac.
7. The applicant requested a partial waiver from the perimeter landscaping due to the location of the property. The Planning Commission recommended a partial waiver be approved subject to a 25-foot conservation easement to run along the PECO property and the School House Run. Additionally, recommended that a partial waiver be approved in the area of the adjacent properties known as Block 21, Units 9, 15, 16 and Lot 17 where the existing buffer of black walnuts be supplemented with plants that will not die with the black walnut and that the Montgomery County Planning Commission review the landscape plan. Additional requirements, as to the landscaping, are listed under the Landscaping Section of this Resolution.
8. The Planning Commission recommended that the Board approve the requirement of the showing the clear sight triangle with the condition that the applicant shows that they can meet the PA Department of Transportation required sight distance. The sight distance shall be shown on the Record Plan. Section 11.52(i)(1) S.O.

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9. The applicant is requesting a partial waiver. The applicant has received permission to locate the existing water supply and the existing sewage disposal for the Stuffle's property. The Galls have not granted their permission as required under Section 11.42(a)(10) S.O. The Planning Commission recommended that the Board grant a partial waiver from requiring this information on the Gall's property.

Based upon the presentation by Mr. DiDomenico and with the recommendation of the Planning Commission, Gordon MacElhenney made a motion seconded by Edward Savitsky to approve

Resolution 2005-18. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

- **Kriebel:** At the August meeting there was a brief discussion regarding the request of Violet Kriebel to reconsider her application for the rezoning of her property. The Board directed that this discussion be continued to the September meeting. At this meeting, the Board directed Kenneth Picardi to contact Mrs. Kriebel's attorney to explore ways that she might move forward on her request.
- **Developer's Agreement:** Approval of the minor developer's agreement with Kelly Homes for the 6-lot development on Gravel Pike. The only public improvement will be the connection and extension of the Municipal Authority's sewer system. The development proposes the storm water be handled by seepage beds. Since the development is small, there are two driveways that will serve as access between the homes and Gravel Pike. The amount of the financial security is \$57,465.00 and a Letter of Credit has been posted. The agreement is completed and ready for the Board's consideration. The Board reviewed the agreement and Edward Savitsky made a motion seconded by Richard Kratz to approve the Developer's Agreement between Perkiomen Township and Kelly Homes. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.
- **Planning Commission:** The Board received a letter of resignation from Michael Christian. Richard Kratz made a motion seconded by Edward Savitsky to accept Mr. Christian's resignation with regrets. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0. Next, the Board received a letter of interest from David Klosinski to replace Mr. Christian. Gordon MacElhenney made a motion, seconded by Edward Savitsky to appoint Mr. Klosinski to replace Mr. Christian. The appointment will be until December, 2008. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

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- **MCATO:** The Fall Convention of MCATO is scheduled for September 23, 2005. Gordon MacElhenney made a motion seconded by Richard Kratz to authorize Edward Savitsky to attend. There were no public comments on the motion. The motion was carried by a unanimous vote to 4-0.

William Patterson announced that there was an executive session before the meeting to discuss the purchase of real estate.

There being no further business, the meeting was adjourned upon a motion made by Richard Kratz and seconded by Edward Savitsky.