

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING:
MARCH 6, 2007**

BOARD MEMBERS PRESENT: William Patterson, Chairman
Richard Kratz, Member (Arrived Late)
Gordon MacElhenney, Member
Edward Savitsky, Member
Dean Becker, Member

OTHERS PRESENT: Cecile Daniel, Township Manager
Kenneth Picardi, Township Solicitor
Pamela Stevens, Township Engineer
John Moran Jr., Code Enforcement Officer
John Moran Sr., Road Master

MINUTES: The minutes of the February 6, 2007 Board of Supervisors meeting were approved upon a motion made by Edward Savitsky and seconded by Gordon MacElhenney. There were no public comments on the motion. The motion was carried by a vote of 5-0.

POLICE REPORT: The Board reviewed the PA State Police Report for January & February.

CORRESPONDENCE:

- Letter concerning Graterford Prison

SOLICITOR'S REPORT: Kenneth Picardi reported on the following: (1) Gates: Agreement has been signed by Mrs. Gates; (2) CPVRPC: reviewed agreement and sent letter to Cecile Daniel with comments. (3) Betcher Road Maintenance Agreement: working on this; (4) Woodside Inn: Township has complied with subpoena issued by attorney for new owner. (5) Sacks: no activity; (6) Brookside Road – Mr. Picardi updated the Board regarding the expiration of the Maintenance Bond for Brookside Road. The Maintenance Bond will expire on April 4, 2007. Mr. Picardi has been in contact with Eric Frey, attorney representing Gambone Brothers, the developer of the Brookside Road Development. Mr. Frey is in the process of obtaining a six month extension on the Maintenance Bonds (until October 4, 2007). According to Ms. Stevens this six month extension should be sufficient time to complete the repairs set forth within her punch list. Mr. Picardi recommended that the Board consider authorizing him to pull the bond if the six month extension on the Bond is not received by March 16, 2007 and to authorize the Chairman to execute the Extension Agreement if the Bond is received. Dean Becker made a motion, seconded by Richard Kratz to authorize the Chairman to sign the Extension Agreement if the Extension Bond is received and authorized Mr. Picardi to pull the Bond if the extension Bond is not received by March 16, 2007. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0. **EXECUTIVE SESSION:** Mr. Picardi requested an executive session to discuss pending litigation and the purchase of real estate.

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ROAD MASTER'S REPORT: John Moran Sr. submitted his report for February to the Board. In addition to his report, Mr. Moran request permission to piggyback on the City of Harrisburg's Automotive and Equipment Contract. Mr. Moran requested during the review of the 2007 Budget the purchase of a new truck. In procurement of this truck, Mr. Moran contacted the person in charge of the Harrisburg Automotive and Equipment Contract. Mr. Moran was told that the Board would need to adopt a Resolution authorizing Perkiomen Township's participation in Harrisburg's contract. Mr. Moran presented Resolution 2007-7 which sets forth that authorization. With the recommendation of Mr. Moran, Edward Savitsky made a motion, seconded by Dean Becker to participate in PACC Automotive and Equipment Contract, by purchasing supplies, services from the contract and based upon the terms and conditions of the contract and at the same prices. Further, Perkiomen Township will be responsible for the payment of the price directly to the contractor of said expenses directly related. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

FIRE MARSHALL'S REPORT: John Moran Sr. submitted his February to the Board.

CODE ENFORCEMENT REPORT: John Moran Jr. submitted his February report to the Board.

PLANNING COMMISSION REPORT: The Planning Commission held their meeting on February 20, 2007. (1) **391 WARTMAN ROAD:** This is a preliminary subdivision plan for a 6.92 acre tract owned by Antonio Mazzamuto. The tract is located along Wartman Road between Acoma Lane and the Kiddie Academy. The tract is zoned R-1. The plan proposed 4 lots. One of the homes is the existing home; therefore, the proposal is to add 3 new single family homes; (2) **HIGHLANDS:** This is a preliminary subdivision plan application for a 17 acre tract owned by Heatherfield Realty Associates, LLP. The tract is located along Salem Road and borders Schwenksville Borough. This tract is zoned ER-Elderly Residential. The plan proposes 50 townhouses.

ENGINEERS REPORT: Pamela Stevens was present to review the following items:

- **2007 Road Project** – Ms. Stevens reviewed the draft 2007 Road Improvements Projects. The following were the list of streets to be discussed: Acoma Lane (from Wartman Road to Burgess Road), School House Road (from Trappe Road to the PECO Easement Area), Greenview Road, Yorktown Road, Regents Road, Cranberry Boulevard (from Brandywine Road to Stewart/Tudor Roads), Mayberry Road (from Township Line Road to Greenshire Easement); Mayberry Road (from Greenshire Easement to Godshall Road), Brandywine Road, and Forge Road. The Board discussed which roads they would like to consider as a Local Forces Project. The best option would be to do all the roads in Cranberry as a group this will cut down on the mobilization cost. Next to consider was Mayberry Road and how much of Mayberry

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Road does the Board wish to consider doing. The discussion was to consider doing that section that runs from the Greenshire Easement Area to Township Line Road since this is the worst section. As to the area that runs from the Easement Area to Godshall Road, the Board may wish to consider doing this at a later date. As to the proposals for Acoma Lane and School House Road, the Board may want to consider moving those off to 2008 as well. Ms. Stevens indicated that she will finalize the spreadsheet for the April Board meeting and readjust the spreadsheet for School House Road, Acoma Lane, and Mayberry Road (from Easement Area to Township Line Road).

- **SIGN:** The Board received a request from the Perkiomen Township Civic Association regarding a sign. The Civic Association is requesting permission to construct a sign on Township property. This property is located along Route 113 where the Township just completed the realignment of Betcher Road with Route 113 and Iron Bridge Drive. Pamela Stevens and John Moran Sr. went out to the site to investigate the best possible site where a sign could be located. The Board reviewed the location presented by Ms. Stevens and Mr. Moran and with this information, Dean Becker made a motion, seconded by Edward Savitsky to allow the Perkiomen Township Civic Association permission to construct a sign in the open space area of Betcher Road outside of the public right-of-way and as the plan presented to the Board by Ms. Stevens and Mr. Moran. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.,

- **VIOLET KRIEBEL SUBDIVISION:** Ms. Stevens presented a breakdown on the escrow numbers for the three lots that make up the Kriebel Subdivision. The plan notes indicated that Mrs. Kriebel proposes to develop only lot #3 at this time. It is Mrs. Kriebel's intention to sell Lot #2 and Lot #4 without any improvements. There are notes on the Record Plan that indicated that these lots are to be developed separately. With this in mind, Ms. Stevens prepared her letter setting forth the escrow amounts that would be required for each lot. At the same time Ms. Stevens was preparing this information, Mr. Picardi prepared a draft Developer's Agreement that will cover all of the improvements that Mrs. Kriebel would be responsible for. Mr. Picardi informed the Board that there are some minor items remaining in the Developer's Agreement and he needs to finalize the Escrow Agreement. Since both of these are simple items, the Board discussed moving forward. Dean Becker made a motion, seconded by Richard Kratz to authorize the Chairman to sign the Developer's Agreement and the Escrow Agreement between Perkiomen Township and Mrs. Kriebel pending final approval of the agreements by Mr. Picardi and Mrs. Kriebel. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

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RECEIPTS AND EXPENDITURES: The treasurer read the receipts and expenditures for the month of February. After review of same, Gordon MacElhenney made a motion seconded by Richard Kratz to authorize payment of the February bills. There were no public comments on the motion. The motion was carried unanimously by a vote of 5-0.

OLD BUSINESS:

- **RENAMING OF STREET:** At the February Board meeting, there was a discussion concerning a draft Resolution that was prepared on the possibility of renaming Ott Road, Meyers Road, and Miller Road. The Township Manager was directed to contact the township residents that would be affected by this change and inform them that this will be a topic on the Board's March agenda. Letters were sent out to the affected residents. Billy Meyers, Doug Meyers, and Marion Meyers were in attendance at this meeting. These people informed the Board that they did not want the Board to change the name of these streets. Their opinion was based upon the affect it would have in their lives especially their business address. Richard Kratz indicated that he had been approached about the possibility of making the street name changes due to the upcoming PADOT Project on the realignment of Ott Road/Plank Road and Route 29 out to Township Line Road. It was decided after discussion of this issue that the street names will not change.

- **CENTENNIAL STREET: CENTENNIAL STREET/RAHNS:** Douglas Moyer was present with his neighbors requesting consideration by the Board to take dedication of a portion of Centennial Street from Washington Street to the tree that is situated at the end of the blacktop area. Both Ms. Stevens and Mr. Moran inspected that area that Mr. Moyer was talking about. Ms. Stevens presented some photos showing the tree that is situated at the end of the black top. The same pictures show an existing trailer that is also located at the end of the blacktop. In order to properly maintain this area, both the tree and the trailer need to be removed. Mr. Moyer informed that Board that he and his neighbors agree to remove the tree and to see that the trailer is removed permanently. In research of this request, the streets in Rahns were part of decision that goes back to the 1860s. In consideration of the request, Richard Kratz made a motion, seconded by Dean Becker to agree to plow and maintain the section of Centennial Street that runs from Washington Street to the edge of the blacktop pending the removal of the tree and the permanent removal of the trailer both of which are located at the end of the blacktopped area. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

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NEW BUSINESS:

- **391 WARTMAN ROAD:** Antonio Mazzamuto proposes a 4 lot subdivision off of Wartman Road. This proposal is a preliminary plan application that shows 3 new homes and 1 existing home. Before the Board is the Preliminary Plan that was recommended by the Planning Commission for approval. The consideration of this plan with the conditions and waivers is set forth within Resolution 2007-6 as follows:

COMPLIANCE WITH ZONING ORDINANCE

1. The Riparian Corridor within Lot #4 shall be labeled as Zone 1 not Zone 2 on all applicable sheets.
2. The encroachments into the steep slope buffers shown on Sheets 6 shall be eliminated to be consistent with Sheet 4. The limit of disturbance fence has been shown on Sheet 4; however, the fence is not labeled and a note or detail as to the type of fence has not been clearly provided. This information shall be added to Sheet 4.
3. The driveway distances from the edges of the 32 ft. flag pole must be provided on the plans to ensure compliance with Section 8.12. Sheet 1 does not have the distances from the edge of driveway to the edge of the flag poles in appropriate locations to ensure compliance with the ordinance. This information shall be added to Sheet 1.

COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. Approval from the Montgomery County Conservation District for Erosion and Sedimentation Pollution Control is required for this project. Additionally, an NPDES Permit shall be required from the Pennsylvania Department of Environmental Protection. Evidence of approval and issuance of the NPDES Permit will be required prior to the signing Record Plans, Sections 11.51(f) and 11.60 of the Subdivision Land Development Ordinance.
2. A PADOT Highway Occupancy Permit shall be required for each of the three proposed driveways, and any other associated improvements.
3. Notes acceptable to the Township Solicitor's shall be added to the plans for the ownership and maintenance responsibilities of the lot owners concerning the various easements, Section 11.42(a)(13)(i) of the Subdivision Land Development Ordinance.
4. A sidewalk along Wartman Road shall be added, Section 11.72(d) of the Subdivision and Land Development Ordinance and a pedestrian easement shall be located over the sidewalk.
5. The proposed water services and connection to the water main shall be shown on the plans for Lot 2, Section 11.42(a)(13)(vii) of the Subdivision Land Development Ordinance.
6. A performance guarantee will need to be executed prior to the signing of the Final Plan, Section 11.29 of the Subdivision Land Development Ordinance. The items at a minimum to be in the escrow include the seepage beds, sanitary force main, erosion and sedimentation pollution control facilities, and landscaping.

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7. Submission and compliance with the Final Plan requirements of the Subdivision Land Development Ordinance, Sections 11.26, 11.27, 11.28, and 11.29.

GENERAL COMMENTS

1. Copies of all easement agreements, including those with adjacent properties, shall be submitted to the Township for the review by the Township and Authority Solicitors.
2. An Index on the title sheet shall be provided listing all of the plans in the Subdivision Set and which plans are to be recorded.

STORM SEWER COMMENTS

1. Only above-ground (ponding) storage shall be considered when evaluating the 100-year capacity of the proposed basins. The bioretention soils and gravel sections shall not be expected to store and control runoff during a storm event. Runoff will fill the pond quicker than it will percolate into the soils and gravel underdrain sections. The designer shall demonstrate that the proposed surface volume of the ponds will adequately control the 100-yr storm, as intended. Ponding depths to 12" maximum will be acceptable, as required to provide the needed volume.
2. The proposed bioretention basins shall be labeled on the plans (i.e.: Bioretention Basin #1 and Bioretention Basin #2). The labeling shall correlate with the bioretention detail.
3. The spillway elevation of the proposed bioretention basin on Lot 4 shall be clearly indicated on the plans.
4. The designer shall check that the inverts of the underdrain pipes will accommodate the minimum depths as shown on the bioretention bed detail.
5. The designer shall check that the length, slope and inverts of the proposed outlet pipes correlate.
6. The proposed observation wells shall be shown on the bioretention bed detail. The wells shall be capped with metal screw-top lids.
7. Penn DOT Class 1 geotextile fabric shall be specified on the bioretention bed detail.
8. The design has been revised to incorporate a driveway culvert as discussed. However, the designer has demonstrated that flow to the proposed culvert is minimal. The revised grading and the demonstration that runoff to the point of interest is not significant; therefore, the proposed driveway culvert is not needed. Sheet flow across the driveway as promoted by the current grading plan, is adequate. The 12" pipe may be removed from the design, and the minor depression proposed near the upstream end shall be flattened.
9. The proposed roof leader from the dwelling on Lot 1 shall be extended and the proposed berm near the southeast corner of the dwelling shall be eliminated, so as to more adequately convey runoff to the proposed facility on Lot 3.

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10. The Stormwater Management Report shall be signed and sealed by the Professional Engineer responsible for its preparation.
11. Evidence of Erosion and Sedimentation Control Plan and NPDES Permit approval from the Montgomery County Conservation District, shall be submitted prior to the Signing on the Record Plan, Section 313.C of the Stormwater Management Ordinance.
12. Stormwater management / drainage easements shall be provided for all proposed stormwater management facilities. The easements shall be of sufficient dimensions to allow for proper inspection and maintenance of the facilities, and shall consider ingress to and egress from the facilities (i.e.: access easements should include the proposed driveways), Section 403.B.19 of the Stormwater Management Ordinance.
 - a. Additionally, the following note shall be included on the plans: “The stormwater management / drainage easements allow Perkiomen Township the right, though not the responsibility, to perform needed maintenance at the owner’s expense.” The note should be reviewed by the Township Solicitor.
13. Ownership, operation and maintenance responsibility plan notes for the proposed stormwater management facilities shall be reviewed by the Township Solicitor, Section 702.B of the Stormwater Management Ordinance.
14. A Maintenance Agreement, covering all proposed stormwater management facilities that are to be privately owned, shall be signed by the applicant and recorded with the record plans, Section 703 of the Stormwater Management Ordinance. The Agreement shall establish perpetual responsibilities for maintenance of the bioretention areas, as outlined in the Operation and Maintenance Schedule on Sheet 5 of the plans.
15. The plans propose two separate bioretention basins, one located on Lot 3 and one located on Lot 4. The proposed facility on Lot 3 has been designed to control the increased runoff from the proposed development of Lot 3 and Lot 1. In order to avoid any conflicts between the future homeowners of Lots 1 and 3, the Maintenance Agreement (see comment 14) shall clearly acknowledge that the facility on Lot 3 will function to control the increased runoff from the development of Lot 3 and Lot 1. The owner of Lot 3 assumes the sole responsibility to maintain the facility. The Township and the Township Solicitor shall be satisfied with the established maintenance responsibilities.
 - a. Additionally, the proposed dwellings on Lot 1 and Lot 3 shall not be constructed until the bioretention basin on Lot 3 is properly constructed and inspected by the Township. If the dwelling on Lot 3 is constructed after the installation of the bioretention basin, then the applicant for the building permit for Lot 3 shall protect the bioretention basin from being disturbed. If the bioretention basin is damaged during the construction of the dwelling on Lot 3, the applicant for the building permit shall be required to repair the bioretention basin. Any repair to the bioretention basin shall be inspected by the Township before

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issuance of a Use & Occupancy for Lot 3. This shall be added as a note on the Record Plan

16. All monies reserved for the construction of the proposed bioretention areas shall not be released until the Township is completely satisfied with the establishment of the proposed plantings.

SANITARY SEWER COMMENTS

1. Approval shall be obtained and a copy of the approved Planning Module by the PADEP shall be submitted to the Township prior to the signing of the Record Plan.
2. The certification that the existing well and septic system has been properly abandoned shall be submitted to the Township for Lot 2.
3. Sheet 1 of 1 dated January 10, 2007 with no revision dates entitled Profiles submitted with the low pressure sewer system calculations shall be added to the overall set of plans.

After review of the plan and Resolution 2007-6, Edward Savitsky made a motion seconded by Dean Becker to grant preliminary approval of 391 Wartman Road with the conditions set forth within Resolution 2007-6. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

- **COLLEGEVILLE AREA AIR MONITORING:** Cecile Daniel explained to the Board that there was a meeting held on February 20, 2007 at the Perkiomen Valley Middle School regarding the PADEP's report of ambient air monitoring. The main issue surrounds the concentrations of TCE (Trichloroethylene) in the air. In a PADEP's Executive Summary, they indicate a continued monitoring in the Collegeville Area. According to the report, there were 2 monitoring sites. The PADEP has lost one of those sites. The Board discussed sending a letter to the PADEP indicating their willingness to offer the Township Property as a possible monitoring site. Gordon MacElhenney made a motion, seconded by Edward Savitsky authorizing the Township Manager to send a letter to the PADEP requesting consideration that the Township Building be considered as a monitoring site. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.
- **KRIEBEL SUBDIVISION:** One of the conditions of the Kriebel Subdivision was a planning module for the proposed public sewer. All information contained in the planning module submission is complete and ready for the Board's consideration. Edward Savitsky made a motion, seconded by Dean Becker to approve Resolution 2007-8, approval of the Planning Module for Public Sewer for the Kriebel Subdivisions. There were no public comments on the motion. The motion was carried by a unanimous vote 5-0.

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SUPERVISORS COMMENTS – Gordon MacElhenney informed the public that there was a meeting regarding the future of Graterford Prison. At this time, the information that we were given indicates nothing is going to happen with the sale of Graterford Prison.

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