



PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: NOVEMBER 3, 2015

BOARD MEMBERS PRESENT: Dean Becker, Chairman
William Patterson, Vice-Chairman
Richard Kratz, Member
Janet Heacock, Member
Gordon MacElhenney, Member

OTHERS PRESENT: Cecile Daniel, Township Manager
Kenneth Picardi, Township Solicitor
Kevin Conrad, Township Engineer
John Moran Jr., Code Enforcement/Zoning Officer
Shawn Motsavage, Road Master

Dean Becker called the November 3, 2015 Board of Supervisors Meeting to order in the Perkiomen Township Administration Building at 7:00 p.m. Mr. Becker informed the public that the Board held an Executive Session on October 27, 2015 to discuss two real estate matters. Mr. Becker informed the public that the Board will conduct two Executive Sessions on this date which will be a continuation of the ones held on October 27, 2015. The first Executive Session will be held after New Business. The Board will recess the meeting and reconvene the meeting at the conclusion of the Executive Session. The second Executive Session is a continuation of the October 27th discussion on the second real estate matter, and will take place immediately after the conclusion of this evening's public meeting.

After the New Business was complete, Dean Becker recessed the regular meeting to go into an Executive Session to discuss a real estate matter. At the conclusion of the Executive Session, the Board returned and Mr. Becker reconvened the public meeting. Mr. Becker explained that the real estate matter was with regard to the acquisition of 202 Gravel Pike, which property is located on the northeast corner of Route 113 and Route 29. The Board discussed purchasing this property from First Niagara Bank. The Board's purpose in purchasing this property is to better control and, perhaps, improve the traffic congestion at this intersection, and to preserve the existing structure that dates back to 1875. Based upon the appraisal obtained by the Board, there is interest in purchasing the property at the right price. As a result, the Board discussed making an offer to First Niagara Bank to purchase 202 Gravel Pike. Richard Kratz made a motion seconded by Janet Heacock authorizing the Chairman of the Board and the Township Solicitor to contact First Niagara Bank as soon as possible and make an offer to purchase 202 Gravel Pike for a price not to exceed \$175,000.00. In the alternative, should First Niagara Bank



PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: NOVEMBER 3, 2015

reject the offer of Perkiomen Township, the Board approved Resolution 2015-24: A Resolution of Perkiomen Township authorizing the power of eminent domain to take 202 Gravel Pike in Perkiomen Township and authorizing the filing of a Declaration of Taking by the Township Solicitor. There were no public comments on the motion. The motion was carried by a vote of 5-0.

MINUTES: The minutes of the October 6, 2015 Board of Supervisors meeting were approved upon motion of William Patterson and seconded by Richard Kratz. There were no public comments on the motion. The motion was carried by a vote of 5-0.

POLICE REPORT: The Board was informed that the Township did not receive a State Police Report for the month of October.

CORRESPONDENCE:

- **TRAPPE AMBULANCE** – September Report.
- **CENTRAL PERKIOMEN VALLEY REGIONAL PLANNING COMMISSION:** September & October Minutes.

SOLICITOR'S REPORT: Solicitor Picardi reported that some of the items he has been working on will be discussed under the agenda items later in the meeting. In addition to his report, Solicitor Picardi presented to the Board Ordinance No. 225 which is an amendment to Chapter 287 of the Code of Perkiomen Township and which replaces Section 5 with a new Section 5 titled: "Unattended Sports Equipment Prohibited." This amendment to Chapter 287 has been discussed by the Board at previous meetings and is now before the Board for consideration. William Patterson made a motion seconded by Janet Heacock to adopt Ordinance No. 225. There were no public comments on the motion. The motion was carried by a vote of 5-0.

ROAD MASTER'S REPORT: Shawn Motsavage submitted to the Board his Road Master's Report dated November 1, 2015 for activities taking place during the month of October.

FIRE MARSHALL'S REPORT: John Moran Sr. submitted to the Board his Fire Marshall's Report dated November 1, 2015 for activities taking place during the month of October.



PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: NOVEMBER 3, 2015

CODE ENFORCEMENT REPORT: John Moran Jr. submitted to the Board his Code Enforcement Report dated November 1, 2015 for activities taking place during the month of October. In addition, Mr. Moran updated the Board on the Property Maintenance Code violations. Also, Mr. Moran explained to the Board, unless there was an objection, he was going to suspend the enforcement of the Property Maintenance Code over the winter months due to the nature of the items covered under the Code. The Board had no objections to Mr. Moran's suspension over the winter months of the Property Maintenance Code.

PERKIOMEN TOWNSHIP PLANNING COMMISSION MEETING: Cecile Daniel reported that the Planning Commission meeting in October was cancelled.

LOWER PERKIOMEN VALLEY REGIONAL SEWER AUTHORITY: Richard Kratz informed the Board that the present 2016 Budget under reviewed by the LPVRSa proposed no increase in their user fees which would affect the customers of the Perkiomen Township Municipal Authority.

ENGINEERS REPORT: Kevin Conrad informed the Board that he had no items for discussion at this meeting.

MANAGER'S REPORT:

1. Haldeman Road: Ms. Daniel updated the Board as to the status of this issue. As of this date, no word has been received back from PennDOT as to the final status of the turnback of Haldeman Road.
2. 2016 Perkiomen Township Budget: Ms. Daniel presented to the Board the proposed 2016 Perkiomen Township Budget. The operating budget for the 2016 General Fund Budget is \$2,372,997.00. When compared against the operating budget for the 2015 General Fund, the 2016 Perkiomen Township General Fund Operating Budget is a 1% increase. The capital budget includes the following items: (1) 2016 Road Project: \$438,000.00; (2) Equipment Purchases: \$59,000.00; and (3) Property: \$500,000.00. This will make the total Perkiomen Township General Fund Operating and Capital Budgets \$3,369,997.00. The Liquid Fuels Budget will be \$239,434.00. This budget will cover the expenditures needed for the daily maintenance and operation of the Township's roadway. The remaining portion of the proposed 2016 Road Project will



PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: NOVEMBER 3, 2015

be listed under the Liquid Fuels Budget. The amount set forth in this budget is \$85,000.00. The total amount for the proposed 2016 Road Project is \$523,000.00 and the roads that are a part of this project are as discussed at the October Monthly Meeting. The proposed Fire Tax Budget is \$250,150.00. Ms. Daniel informed the Board that she is requesting authorization to advertise the 2016 Perkiomen Township Budget for consideration by the Board at the December Monthly Meeting. After review of the proposed 2016 Perkiomen Township Budget, Janet Heacock made a motion seconded by Richard Kratz authorizing the advertisement of the proposed 2016 Perkiomen Township Budget. There were no public comments on the motion. The motion was carried by a vote of 5-0.

3. Planning Commission Appointment: Ms. Daniel informed the Board that she contacted Brett Coleman regarding a resume he forwarded to Perkiomen Township earlier this year. At that time, Mr. Coleman expressed interest in being on the Township's Planning Commission should an opening ever occur. Chuck Everhart resigned from the Planning Commission and the Board had accepted Mr. Everhart's resignation. Ms. Daniel spoke with Mr. Coleman to see if he was still interested in being appointed to the Township's Planning Commission and his answer was "yes". Mr. Everhart's term runs until December, 2018. The Board needs to decide whether to appoint Mr. Coleman to finish out the term left vacant with the resignation of Chuck Everhart on the Planning Commission. The Board discussed the appointment of Mr. Coleman and Richard Kratz made a motion seconded by William Patterson to appoint Brett Coleman to complete the term left vacant by the resignation of Chuck Everhart. This term would end December, 2018. There were no public comments on the motion. The motion was carried by a vote of 5-0.

RECEIPTS AND EXPENDITURES: The treasurer reviewed the receipts and expenditures for the month of October. After review of same, Richard Kratz made a motion seconded by Janet Heacock to approve the treasurer's report and authorize payment of the October bills. There were no public comments on the motion. The motion was passed by a vote of 5-0.



PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: NOVEMBER 3, 2015

NEW BUSINESS:

1. Daily Bread Community Food Pantry: Joel Stever and Richard Sacks were present before the Board to discuss with the Board their plans for 360 Gravel Pike. Their presentation began with Mr. Stever providing the Board with a history on how and when the Food Pantry began in this area. Since its inception 19 years ago, the number of families the Food Pantry services has grown to more than 318. In their presentation, Mr. Stever explained the goals and objectives of the Food Pantry in providing for the needs of the people in this area. Presently, the Food Pantry is located at 845 Gravel Pike in Perkiomen Township. The Food Pantry will be moving to 360 Gravel Pike, Perkiomen Township. Mr. Stever explained that the Food Pantry has negotiated a lease for this property. Recently, the Food Pantry obtained approval to be designated as a 501(C)(3) charitable organization. By obtaining this status, the Food Pantry hopes to purchase 360 Gravel Pike and make certain alterations to the structures located on the property. Mr. Sacks explained some of the alterations the Food Pantry would like to make on the outside of the buildings (e.g. ramp on the side of the building and porch cover in the back). The Board directed the two gentlemen to meet and discuss with John Moran Jr. the process and requirements in making any alterations or additions to the existing structures. At this time, it is unclear as to the need for, or cost of, any building permits. As a result, the Board indicated that they will discuss and make a decision regarding the building permit fees once the requirements have been determined.
2. General Painting: John Riebow of Gorski Engineering was present to discuss a proposed land development plan for an expansion to an existing 8,450 square foot building located in the Iron Bridge Corporate Center. General Painting is the owner of the property and is looking to expand the building by adding an additional 9,200 square feet and adding 6,117 square feet of new truck parking area. This proposal is a preliminary/final land development plan and was reviewed at the September Planning Commission. At its September meeting, the Planning Commission recommended that the Board grant preliminary/final approval with the conditions and waivers as set forth in Resolution 2015-23. The conditions and waivers are set forth below:



PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: NOVEMBER 3, 2015

COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) (CODE OF THE TOWNSHIP OF PERKIOMEN, PA)

1. An improvements agreement and guarantee will be required, Section 264-16-Performance Guarantee. This agreement and guarantee shall cover the following improvements: stormwater and erosion and sediment control facilities, wearing course paving, landscaping and lighting.

COMPLIANCE WITH STORMWATER MANAGEMENT ORDINANCE

1. In accordance with Section 247-35 – Maintenance Agreement for Privately Owned Stormwater Facilities - a Stormwater Maintenance Agreement shall be executed between the Applicant and the Township. The Agreement shall be subject to review and recommendation of approval by both the Township Engineer and Township Solicitor before being approved by the Township. This Agreement shall be recorded in Montgomery County Recorder of Deeds with the Final Plan.

GENERAL COMMENTS

1. The revised tree line along the Krise property indicates proposed clearing on adjacent properties on both sides. It also indicates clearing of the 25' wide buffer area along the residential properties. The new tree line limits shall be corrected accordingly.
2. Parking spaces are required for ADA requirements. Twenty (20) parking spaces are required by the zoning ordinance due to the use of the property for this plan. This number of parking spaces will require one (1) additional parking space that shall be designated as a handicapped space for a total of twenty-one (21) spaces. The handicapped space shall be in addition to the required spaces according to the Zoning Ordinance. Since the parking lot is to be restriped once the new paving is added, the handicapped parking space shall be suitable for a Van with a width of 132 inches and an adjacent 60 inch wide access aisle or a 96 inch wide space with an adjacent 96 inch wide access aisle to comply the building code. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. The handicapped parking space shall also be shown on the Record Plan.
3. The decision of the Zoning Hearing Board shall be added to the Record Plan.



PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: NOVEMBER 3, 2015

WAIVERS (All approved waivers shall be added to the Preliminary/Final Subdivision Plan)

1. A waiver of Section 264-20 is granted to allow the plan to be drawn at a scale of 1" = 30 feet.
2. A waiver of Section 264-21.A.(10) is granted to allow the plan to not show significant man-made or natural features 150 feet beyond property line

LANDSCAPING WAIVERS (PER ORDINANCE NO. 173)

1. A partial waiver is granted from Section 264-36.D.(3)(a) such that property line buffers are not required where this property abuts the industrial properties. The existing buffer where this property abuts the residential properties shall be maintained. This waiver is granted with the condition that a note be added on the Record Plan, that Perkiomen Township retains the right to require additional buffering along the external property line with the residential properties located to the east based upon the recommendation of the Township Engineer and/or MCPC prior to the issuance of a Use & Occupancy Permit for this development.
2. A partial waiver is granted from Section 264-36.E.(3)(a) such that parking lot screening is not required where this property abuts the industrial properties. The existing screening where this property abuts the residential properties shall be maintained. This waiver is granted with the condition that a note be added on the Record Plan, that Perkiomen Township retains the right to require additional screening between the parking lot and the residential properties located to the east based upon the recommendation of the Township Engineer and/or MCPC prior to the issuance of a Use & Occupancy Permit for this development.

The Board reviewed the proposed preliminary/final land development plan and the recommendation of the Planning Commission. Upon due consideration, William Patterson made a motion seconded by Richard Kratz to approve Resolution 2015-23 – preliminary/final land development plan of General Painting of Pennsylvania. There were no public comments on the motion. The motion was passed by a vote of 5-0.



PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: NOVEMBER 3, 2015

COMMENTS FROM THE PUBLIC

Ronald Smith of Seitz Road made a complaint against the smoke that is coming onto his property from his abutting neighbors. John Moran Jr. informed Mr. Smith that his complaint may be covered under the Fire Code Ordinance. Mr. Moran requested that Mr. Smith contact him the next time this happens so that he can investigate the complaint.

William Bushnell of Bridge Street questioned whether or not the Township had regulations that require a property owner to clean out their chimney once a year. Mr. Bushnell was informed that the Township did not have any regulations covering that requirement.

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