



## PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: JUNE 7, 2016

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**BOARD MEMBERS PRESENT:** William Patterson, Chairman  
Richard Kratz, Vice-Chairman  
Dean Becker, 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

William Patterson called the June 7, 2016 meeting of the Perkiomen Township Board of Supervisors to order.

**MINUTES:** The minutes of the May 3, 2016 Board of Supervisors meeting were approved upon motion of Dean Becker and seconded by Richard Kratz. There were no public comments on the motion. The motion carried by a vote of 5-0.

**CORRESPONDENCE:** Cecile Daniel informed the Board that the Township received the reports listed under the Public Safety Reports.

### **OLD/NEW BUSINESS:**

1. Speeding on Cranberry Boulevard: A group of residents in the Cranberry Development came to the meeting for the purpose of discussing speeding on Cranberry Boulevard. Previous to this meeting, the Board has discussed this issue as it related to a request to conduct a multi-way stop sign on Cranberry Boulevard at Queen Road and Westover Road. William Patterson informed the public that the first item the Board would establish is what the study area would be for the traffic analysis. Since Cranberry Boulevard is the main focus, Dean Becker made a motion seconded by Janet Heacock designating the Project Area to be Cranberry Boulevard from Wartman Road to Kagey Road. This area of study would include investigation of traffic calming devices and multi-way stop signs. There were no public comments on the motion. The motion carried by a vote of 5-0. The residents, in particular, Thomas McKee, Robert Helm, Andrew Papada, and Martin McKenzie gave details as to what they and their neighbors are experiencing and observing regarding speeding



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on Cranberry Boulevard. Robert Helm presented information regarding guidelines set forth in the Pennsylvania's Traffic Calming Handbook. Traffic Calming devices are different from traffic control devices. As an example, a traffic calming device would be a speed hump, while a traffic control device would be a stop sign. Traffic calming devices such as speed humps, speed cushions, raised crosswalks, and raised intersections are contained in the Traffic Calming Handbook while the regulations of stop signs would be covered under the MUTCD Regulations. It was pointed out that there is no sidewalk on the north side of Cranberry Boulevard and that the children have to cross Cranberry Boulevard at Westover Road or walk in the street along Cranberry Boulevard. First step in the process of moving forward to completing a traffic calming investigation, is to make a request to the Board. The group of residents from the Cranberry Development at this meeting were present to make such a request. The Board asked whether anyone had contacted the Homeowner's Association regarding the matter. Contact had been made to the Cranberry HOA and the residents were informed that this was a Township and police matter. Although the Township has followed the applicable technical guidelines in looking into other requests regarding traffic calming devices, the Board has not established a set procedural policy. As part of this investigation, the Board would have SSM Group conduct a traffic study of the area designated by the Board earlier in this meeting. Pennsylvania's Traffic Calming Handbook recommends requiring positive responses from a percentage of people in the study area as to their reaction on constructing certain traffic calming measures. Part of this traffic study would include taking traffic counts as to speed, number of cars, etc. on Cranberry Boulevard. Comments were made that with the summer coming, and school season ending, this might not be the best time to be conducting traffic counts. The time to be conducting this study would be in September when school is open. The Board indicated that the decision made at this meeting as to the area of study will set in motion a traffic study on the assessment of using and installing traffic calming and/or traffic control devices along Cranberry Boulevard.

2. Street Lights: Cecile Daniel informed the Board that she sent a request to PECO regarding the upgrading of the three street lights along Musket Court. To date, she has not received a response. Regarding the buyout of the street lights currently owned by PECO, another request was submitted to PECO. PECO responded by stating they are awaiting information from the Rates Department to finalize this information. Information was requested on a cost comparison between what the Township is paying for PECO owned street lights and what the cost would be if the



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Township owned them. Based upon the information received, it appears that the cost would be about half of what the Township is presently paying to PECO. If the Board moved forward and completed a buyout on these street lights, the only relationship with PECO is to purchase the electricity and the Township would be responsible to maintain the lights. Ms. Daniel will update the Board when the information from PECO is received.

**SOLICITOR'S REPORT:** Kenneth Picardi reported on the following in addition to other items to report as part of the agenda.

- Kenneth Picardi requested an Executive Session with the Board to discuss a personnel matter and a real estate issue. The meeting was interrupted for this Executive Session. Upon the conclusion of the Executive Session, Solicitor Picardi explained that there is an employee out on a Workman's Compensation Claim. Solicitor Picardi explained that there is an agreement in principle with the Township's Workman Compensation Insurance Carrier and the Township employee to settle this claim. Before the Board is a Separation Agreement and General Release that incorporated the resignation of the employee from Perkiomen Township. Under this release, the Township's Workman's Compensation Carrier will cover the majority of the expense. The Township's share for this settlement will be \$12,500 and possibly an additional \$3,500 to cover the taxes for wages. Solicitor Picardi is recommending that the Board approve the Separation Agreement and General Release and payment of \$12,500 plus \$3,500 for taxes (if necessary). In consideration of this settlement: Dean Becker made a motion seconded by Janet Heacock to approve the Separation Agreement and General Release between this employee and Perkiomen Township. There were no public comments on the motion. The motion carried by a vote of 5-0. Next, Dean Becker made a motion seconded by Richard Kratz to approve the payment of \$12,500.00 plus taxes of approximately \$3,500.00 (if necessary) in this matter for full and final settlement of all claims. There were no public comments on the motion. The motion carried by a vote of 5-0.

### **PUBLIC SAFETY REPORTS:**

- **POLICE REPORT:** The Board was in receipt of the PA State Police Report for April and May.
- **TRAPPE AMBULANCE** – Received April, 2016 Report.



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- **PLYMOUTH COMMUNITY AMBULANCE ASSOCIATION** – Received May, 2016 Report.
- **PERKIOMEN TOWNSHIP FIRE COMPANY:** John Moran, Jr., as Fire Chief, updated the Board as to the activities of the Perkiomen Township Fire Company.
- **FIRE MARSHALL’S REPORT:** John Moran, Jr. submitted to the Board the Fire Marshall’s Report dated June 1, 2016 for activities taking place during the month of May.

**ROAD MASTER’S REPORT:** Shawn Motsavage submitted to the Board his Road Master’s Report dated June 1, 2016 for activities taking place during the month of May.

**CODE ENFORCEMENT REPORT:** John Moran, Jr. submitted to the Board his Code Enforcement Report dated June 1, 2016 for activities taking place during the month of May.

Mr. Moran updated the Board on the status of those property owners he has sent letters to regarding the Township’s Property Maintenance Code. In particular, Mr. Moran updated the Board on the Property Maintenance Code violations for 539 Gravel Pike.

**PERKIOMEN TOWNSHIP PLANNING COMMISSION MEETING:** Cecile Daniel reported that there was a Planning Commission Meeting held on May 17, 2016, at which time, the Planning Commission continued the review of the Wireless Telecommunication Ordinance for the Township.

**LOWER PERKIOMEN VALLEY REGIONAL SEWER AUTHORITY:** Richard Kratz informed the Board that there were no significant issues discussed at the May meeting of the LPVRS.

**ENGINEERS REPORT:** Kevin Conrad reported on the following:

1. 2016 Road Project: Mr. Conrad presented Change Order No. 1 to the 2016 Road Project. Change Order No. 1 covers a number of decreases and increases to the contract. Mr. Conrad explained that the reason for this change order was the actual full depth base repair quantities varied significantly from the plan quantities and areas of shallow depth repairs were added in lieu of full depth replacement. SSM Group has reviewed all of these decreases and increases and recommends that the Board



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consider Change Order No. 1 which will result in a net reduction in the contract price of \$11,142.00. Upon deliberation of information presented, Janet Heacock made a motion seconded by Richard Kratz to approve Change Order No. 1 for a reduction in the contract for the 2016 Road Project of \$11,142.00. There were no public comments on the motion. The motion carried by a vote of 5-0.

2. 2016 Road Project: Mr. Conrad presented to the Board the application for Payment No. 1 for the 2016 Road Project. This application was in the amount of \$432,497.30. SSM Group reviewed the application for payment and found it to be accurate and covered the items installed according to the contract. Mr. Conrad recommended that the Board consider approval of this payment to the contractor, Innovative Construction Services in the amount of \$432,497.30. Upon deliberation of Mr. Conrad's recommendation, Richard Kratz made a motion seconded by Dean Becker to approve Application for Payment No. 1 to Innovative Construction Services in the amount of \$432,497.30. There were no public comments on the motion. The motion carried by a vote of 5-0.

### **MANAGER'S REPORT:**

1. Perkiomen Valley School District: Ms. Daniel explained that PVSD is looking to add areas to both the Middle School and Evergreen Elementary School to provide a safety zone. The safety area to be added in the middle school can be accommodated by renovations made inside the school. Unfortunately, the same cannot be made to the Evergreen Elementary school. In order to construct a vestibule at the front entrance to the elementary school, a small addition must be added to the building. According to John Moran Jr. this addition would be approximately 200 square feet. Under the definition of Land Development in the Township's SALDO, this expansion would require a land development plan unless waived by the Board. Presently, the Township's SALDO does not provide language that would allow for a de minimis review of a land development plan. In order to move forward on the construction of this small addition at the elementary school, the PVSD is requesting consideration by the Board to waive the requirements of having to complete a land development plan. The Board considered the request of the PVSD and Richard Kratz made a motion seconded by Dean Becker to waive the Township's Subdivision and Land Development Ordinance to require a land development plan for the vestibule construction and expansion at the Evergreen Elementary School as this expansion would be de minimis. There were no public comments on the motion. The motion carried by a vote of 4-0. Janet Heacock abstained. Also, Ms. Daniel presented to the



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Board some information on what the Board could consider in creating a regulation in the Township's SALDO waiving the requirement of a land development for those plans that would meet the definition of de minimis as defined in an amendment. The Board indicated they were willing to explore creating such an amendment to the Township's SALDO.

### **2. 74 Gravel Pike/202 Gravel Pike:**

74 Gravel Pike - Ms. Daniel informed the Board that the Township received one bid for the purchase of 74 Gravel Pike. Ms. Daniel presented the closed bid to the Board to be opened at this meeting. The reason why this bid was not opened previously was because of an Earth Disturbance Inspection Report received from the Montgomery County Conservation District. Upon investigation of this report, it was determined that the fill in question was not located on 74 Gravel Pike, but was located on property situated on an adjacent property. MCCD was to issue a revised report to that property owner. This adjacent property owner happens to be Daniel Schempp and is the only person who bid on the purchase of 74 Gravel Pike. Since the issue of the MCCD does not affect 74 Gravel Pike, William Patterson opened the bid of Daniel Schempp. In his bid, Mr. Schempp offered \$20,000 to purchase 74 Gravel Pike. The letter indicated that this would be a cash bid and he would accept the property as-is condition; therefore, the sale was made without any contingencies or special requirements. Closing would be in sixty days. Mr. Schempp was present at this meeting. Mr. Schempp informed the Board that he was aware of the report of the MCCD for his property, but had not receive a copy. Mr. Schempp indicated that his intention is to take down the house located at 74 Gravel Pike and rebuilt a new twin house. In order to do this, Mr. Schempp would like to have a building permit in hand before he goes to settlement. Due to the matters that need to be addressed before he can obtain a building permit, there exists the possibility that the Township may not issue him a building permit within this sixty days. The bid submitted indicated that there were no contingencies or special requirements. It would be up to Mr. Schempp to work toward doing what is needed to obtain a building permit. If a building permit cannot be obtain at the end of the sixty days, Mr. Schempp could return to see whether or not the Board would be willing to extend the settlement date. Richard Kratz made a motion seconded by Dean Becker to accept the bid of Daniel Schempp to purchase 74 Gravel Pike for \$20,000.00 with settlement in 60 days with no contingencies or special requirements. There were no public comments on the motion. The motion carried by a vote of 5-0.





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202 Gravel Pike: Kenneth Picardi presented to the Board a draft of the Stipulation and Order to settle the pending ejectment action involving the DiDomenicos and 202 Gravel Pike. Lou DiDomenico requested the Board push back the date for vacating of the property to June 30, 2016. Solicitor Picardi informed the Board that the DiDomenicos' attorney reviewed the draft Stipulation and Order and found it to be acceptable except paragraph three. Upon deliberation of the matter of the eviction of the DiDomenicos of 202 Gravel Pike, Richard Kratz made a motion seconded by Dean Becker to approve the Stipulation and Order on the eviction of the DiDomenicos subject to a vacate date of June 30, 2016 and to the removal of paragraph three. There were no public comments on the motion. The motion carried by a vote of 5-0.

3. Haldeman Road: Ms. Daniel explained that she received a request from Senator Mensch's office regarding the speed limit on Haldeman Road. The request was consideration by the Board to evaluate the present speed limit on Haldeman Road. The current speed limit is 40 MPH. Since the Township now owns Haldeman Road, the Board would need to authorize SSM Group, in conducting a speed study, to complete a technical evaluation as to what the speed limit should be on this road. The Board discussed the matter and tabled it at this time.
4. Basketball Courts at Lodal Creek Park: Ms. Daniel presented to the Board a layout of installing two basketball courts where the old tennis courts are presently located in the park the Township has labeled Lodal Creek Park. Ms. Daniel explained that, in addition to the two basketball courts, this work will have to include an ADA Accessibility ramp. In order to keep the cost down, Ms. Daniel and Shawn Motsavage have discussed the Township Road Crew doing some of the work and P.K. Moyer doing some of the work. The ADA Accessibility ramp would still need to be bid out. SSM Group will have to prepare the necessary documents for that portion of the project. Ms. Daniel and Mr. Motsavage with work with SSM Group in finalizing who will be doing what portions of the project. The Board was satisfied with the approach and was fine with proceeding with the project.



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5. Personal Property Agreement: Ms. Daniel explained that Schwenksville Borough has models of certain buildings in the area constructed by Robert Albright, a Township resident. Over the years, Mr. Albright's hobby was constructing miniature models of certain structures in the area. Examples would be the Pennypacker House, Graterford Hotel, Rahns Hotel, etc. In order for Schwenksville Borough to loan these models to Perkiomen Township, the Borough required a Personal Property Loan Agreement. Under the terms of this agreement, the Township may display those models listed in the agreement for a period of up to two years. Since Perkiomen Township wanted to display some of these models as part of the Township's 2016 Community Day Event, the effective date was May 26, 2016. Richard Kratz made a motion seconded by Janet Heacock approving the Schwenksville Borough Personal Property Loan Agreement effective May 26, 2016. There were no public comments on the motion. The motion carried by a vote of 5-0.

**RECEIPTS AND EXPENDITURES:** The treasurer reviewed the receipts and expenditures for the month of May. After review of same, Richard Kratz made a motion, seconded by Dean Becker, to authorize payment of the May bills. There were no public comments on the motion. The motion was passed by a vote of 5-0.

In addition, Ms. Daniel informed the Board that she submitted the expenses to FEMA and PEMA in what has been labeled the January 2016 Jonas Snowstorm. Based upon the 48 hour time period chosen by the Township, the total amount of expenses submitted to FEMA came to \$49,240.39.

**SUPERVISORS COMMENTS:**

William Patterson thanked everyone for their assistance on Community Day and Janet Heacock thanked the people who worked on the historical information segment at Community Day.

There being no further business, the meeting was adjourned upon motion made by Richard Kratz and seconded by Dean Becker.