



PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: APRIL 1, 2025

BOARD MEMBERS PRESENT: Dean Becker, Vice-Chairman
Adam Doyle, Member
Albert Campion, Member
Corey Hulse, Member

ABSENT: Pamela Margolis, Chairperson

OTHERS PRESENT: Cecile Daniel, Township Manager
Kenneth Picardi, Township Solicitor
Richard Almquist, Assistant Township Solicitor
Nicholas Szeredai, Township Engineer
Jeffrey Thoms, SSM
John Moran Jr., Code Enforcement/Zoning Officer
Shawn Motsavage, Township Road Master

Dean Becker called the meeting to order at 7:00 pm.

CONSENT AGENDA: Albert Campion made a motion, seconded by Adam Doyle, to approve the consent agenda items as follows: a) Minutes: March 4, 2025; b) Monthly Reports: PA State Police Reports for March, Perkiomen Township Fire Company Report for March and Fire Marshall Report; c) Financial Matters: Authorize for Payment of Bills for March in the amount of \$177,060.55 and the Treasurer's Report to be placed on file for audit. There were no public comments. The motion carried by a vote of 4-0.

PUBLIC COMMENTS: Charles Audino of Trappe Road was at the meeting to apprise the Board of his trash complaint. Mr. Audino stated that trash is coming onto his property from his neighbors as well as from the trash haulers when picking up trash. In addition to informing the Board of this situation, he has also contacted the PA State Police and was informed there was nothing they could do regarding this situation. The Board directed the question to John Moran, Township Code Enforcement Officer. Mr. Moran informed the Board that Mr. Audino would need to file a formal written complaint with the Township and show proof where the trash is coming from. After discussing this situation, Mr. Audino agreed to contact Mr. Moran regarding his complaint.

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OLD/NEW BUSINESS:

- Artisan – Landis Tract: Jackie Erixxon of Artisan Land Company was present to discuss with the Board proposed Resolution 2025-11. At the March Meeting, Artisan granted an extension of time on their preliminary Plan application to April 5, 2025. After the March Meeting, there were discussions with Artisan which resulted in changes to Resolution 2025-11. Assistant Solicitor Richard Almquist reviewed with the Board the following changes that were made: (1) Revised the delivery date for some of the documents to be received prior to the releasing of the signed final plans. This was related to permits and issues tied to outside agencies. (2) Streambank Restoration – required for Watercourse B that the two areas identified on the preliminary plans be restored. After reviewing the requirement, it was determined that this condition was best presented as a partial waiver. Also, if the PA Department of Environmental Protection does not issue any permits, the work being completed will be inspected by the Township Engineer based upon what is listed under a GP-3 Permit. The area being discussed for the streambank restoration is located within the 19-acre Conservation Easement where there will be no development. (3) Under SSM's letter of February 13, 2025, there are two comments #85 and #89 that are exempt from Artisan having to comply. (4) Under the replacement of the culvert located at the eastern entrance of the development, the Township will be the Applicant for the necessary permits for this replacement. The culvert is being replaced within the Township's existing easements. The design, permitting, and construction of the culvert will be completed at Artisan's expense. Should the existing easements need to be expanded, Artisan will also cover this expense as the Township would be the one required to facilitate the easement area expansion. There was discussion on the proposed plan including the status of the Municipal Boundary Change. Adam Doyle made a motion, seconded by Albert Campion, to approve Resolution 2025-11 to grant Conditional Preliminary Approval with conditions of the Preliminary Subdivision and Land Development Plans of Artisan Land Company. There were no public comments. The motion carried by a vote of 4-0.
- Planning Module: Ms. Daniel explained that one of the conditions of approval for Artisan is the Planning Module. This document covers the matter of public sewer being provided for this development. Presently, the public sewer is proposed to come from Schwenksville Borough Authority. Since the development involves Perkiomen Township, Lower Frederick Township, and Schwenksville Borough, all three municipalities will need to approve the planning module. Once approved by all three municipalities, it will be sent to the PA Department of Environmental Protection for review and approval. Adam Doyle made a motion, seconded by Albert Campion, to approve Resolution 2025-13 – Planning Module for Artisan Land Company. There were no public comments. The motion carried by a vote of 4-0.

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- Perkiomen Valley Library: Aileen Johnson, Branch Library Manager, of the Perkiomen Valley Library was at this meeting and updated the Board on the following: presented copies of their newsletter and their annual report, the circulation is now at 105,000 books, receipt of a LSA Grant to make physical changes to the building to address accessibility issues and is hiring a new services coordinator for programming.
- PSATS Convention: The annual PSATS Convention is scheduled to be held from May 4 through May 7, 2025 in Hershey, PA. Corey Hulse expressed interest in attending this convention. Ms. Daniel informed the Board they needed to authorize Mr. Hulse's attendance at this convention. Adam Doyle made a motion, seconded by Albert Campion, authorizing Corey Hulse's attendance at the PSATS Convention (May 4 through May 7, 2025) and appointed him as the voting delegate for Perkiomen Township. This includes Township payment for the registration, mileage, hotel accommodations, and meals. There were no public comments. The motion carried by a vote of 4-0.

SOLICITOR'S REPORT: Kenneth Picardi was present at the meeting and submitted his written report to the Board of Supervisors.

ROAD MASTER'S REPORT: Shawn Motsavage submitted his written Report to the Board dated April 1, 2025 for activities occurring during the month of March.

In addition to his report, Shawn discussed the following items:

- 182 Trappe Road: Mr. Motsavage informed the Board that the contractor, Summit Wrecking & Demolition, has demolished the single-family dwelling at 182 Trappe Road. The work is complete, and the invoice was reviewed against the quote, which matches the approval made by the Board in March. As a result, Mr. Motsavage recommended that the Board approve the invoice. With this recommendation, Adam Doyle made a motion, seconded by Albert Campion, to approve the invoice and payment to Summit Wrecking and Demolition in the amount of \$21,500.00. There were no public comments. The motion carried by a vote of 4-0.
- New Dump Truck: Mr. Motsavage updated the Board on the purchase of the new truck. Peterbilt Truck is optimistic that there will be no additional fees on the Cab and Chassis. If there are, it is estimated that these fees will be around \$3,000. The present schedule is to build this truck in Texas. At this time, Mr. Motsavage is not sure what the outcome of this will be.

CODE ENFORCEMENT REPORT: John Moran, Jr. submitted to the Board his Code Enforcement report dated April 1, 2025, for activities that occurred during the month of March.

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In addition to his report, Mr. Moran reminded the Board that there are two Zoning Hearing Board Applications that are scheduled to be heard on April 16, 2025.

ENVIRONMENTAL ADVISORY COUNCIL (EAC): There was nothing new to report.

PERKIOMEN TOWNSHIP PLANNING COMMISSION MEETING: Cecile Daniel informed the Board that the Planning Commission held its meeting on March 18, 2025. At that meeting, the Planning Commission discussed the Preliminary Plan Application filed by the Artisan Land Company for Property located on Centennial Street near Schwenksville Borough and Lower Frederick Township. The PC also discussed the rezoning request of P.V. Associates (Spring Hill Realty) and Elderly Residential 2 (ER2) District Zoning Text Amendment. The Planning Commission recommended that the Board of Supervisors consider approval of this rezoning and zoning text amendment.

PARK AND RECREATION REPORT: Kevin Motsavage requested the Board authorize the Chairperson to sign letters to Trappe Borough and Collegeville Borough requesting Fire Police assistance for Community Day. Adam Doyle made a motion, seconded by Albert Campion, to authorize the Chairperson to sign letters to Trappe Borough and Collegeville Borough request assistance from their Fire Police for the Township's Community Day, May 31, 2025. There were no public comments. The motion carried by a vote of 4-0.

LOWER PERKIOMEN VALLEY REGIONAL SEWER AUTHORITY: No report since William Patterson was absent from this meeting.

ENGINEERS REPORT: Nicholas Szeredai was present and submitted his Engineers' report to the Board.

- Hazard Mitigation Grant Project – 574 Gravel Pike: Mr. Szeredai updated the Board regarding the review by PennDOT on the stabilization design of this project. PennDOT informed SSM that they wanted SSM to redo the stabilization design using large rocks in lieu of what was being proposed. Currently, it is unclear whether the plan was reviewed based upon the comments that were received from PennDOT. Mr. Szeredai told the Board that the plans were updated with additional information and submitted back to PennDOT. In the re-submission, Mr. Szeredai requested PennDOT review the plans with the additional information. If there are still comments, he plans on requesting a meeting with PennDOT to review all the information submitted. Due to PennDOT, this portion of the project could stretch out an additional three to four months over the original schedule. As a result of the project delays, the contractor has submitted Application for Payment No. 2 which is a partial payment. This payment request is a release of the ten percent retainage for work completed to date. Mr. Szeredai is recommending that the Board approval Application for Payment No. 2 in

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the amount of \$7,100.00. With the recommendation of Mr. Szeredai, Albert Campion made a motion, seconded by Adam Doyle, to approve the Application for Payment No. 2 (partial payment) to Davidheiser Construction Services in the amount of \$7,100.00. There were no public comments. The motion carried by a vote of 4-0.

- Road Maintenance Program: Mr. Szeredai presented a Long-Term Road Maintenance Plan to the Board for review. This plan lays out the proposed road work to be completed over the next twenty-four (24) years. Cecile Daniel noted that, even though the plan goes out twenty-four years, the streets listed by year usually change after year three depending on how the roads have been affected usually by weather conditions. In deliberation of the information presented, Ms. Daniel concentrated on the roads listed for the year 2026. After reviewing the listed roads, Ms. Daniel recommended that the Board consider holding a road inspection. Based upon this inspection, these roads would either change or remain as listed. After discussing the timing of the Road Inspection, the Board set the date for May 10, 2025 in the morning. Also, the Board found the overall Road Maintenance Program that was presented by Mr. Szeredai acceptable.
- Salt Shed Addition: Jeffrey Thoms was present to review for the Board Application for Payment No. 3 for A. K. Petersheim Builders. Mr. Thoms explained that he prepared the Final Certificate of Substantial Completion. This Certificate included the punch list items that were completed. This payment request is the final one. With this payment, the cost of this project came to \$371,707.00. In addition, Mr. Thoms explained the warranties that come with the completion of this project. It was the recommendation of Mr. Thoms that the Board approve this final payment. With this recommendation, Albert Campion made a motion, seconded by Corey Hulse, to approve Application for Payment No. 3 (final Payment) to A.K. Petersheim Builders in the amount of \$37,170.10. There were no public comments. The motion carried by a vote of 4-0.

MANAGER’S REPORT: Cecile M. Daniel – No additional comments

There being no further business, the April public meeting was adjourned upon motion made by Albert Campion and seconded by Corey Hulse.

Respectfully Submitted,

Cecile M. Daniel

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Township Manager