



PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: AUGUST 3, 2021

BOARD MEMBERS PRESENT: William Patterson, Chairman
Vivian Schoeller, Vice-Chairman
Dean Becker, Member
Albert Campion, Member
Adam Doyle, Member

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

Chairman William Patterson called the meeting to order at 7:00 pm.

PUBLIC HEARING: Conditional Use Application 2021-1: Mark Marino submitted a Conditional Use Application to the Township seeking approval to install an Electronic Sign at 532 Gravel Pike. This request was made under Section 310-84 of the Perkiomen Township Zoning Ordinance. Mr. Marino was represented at this public hearing by Joseph Clement, Esquire. Mr. Clement indicated the name of the applicant was 532 Perkiomen View, LLC. Mr. Marino stated that this sign will be an electronic double-sided sign. The replacement of this sign will be the same size as the existing one. The base of the sign will be a corkscrew structure. The sign will be located closer to the building and attached to the wall. It will not be fully supported by the wall because there will be added support by a metal corkscrew structure. Mr. Marino will allow the Fire Companies and Emergency Management Agencies use of the sign for local emergencies. This will be an LED sign, where the electronic portion of the sign will be approximately eight square feet on each side. The electronics of the sign will be consistent with today standards. The changing of the message on the sign will be consistent with what is set forth in the Zoning Ordinance, which is the sign must be static or depicted for a minimum of ten seconds. The applicant agreed to comply with each of the requirements under Subsection 310-84. Vivian Schoeller made a motion seconded by Adam Doyle to approve the Conditional Use Application 2021-1 for Mark Marino/Duck Inn Taproom subject to any conditions of the Perkiomen Township Planning Commission and in full compliance with Subsection 310-84 of the Perkiomen Township Zoning Ordinance. There were no public comments on the motion. The motion was approved by a vote of 5-0.

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CONSENT AGENDA: Dean Becker made a motion seconded by Vivian Schoeller to approve the consent agenda items as follows: a) Minutes: July 6, 2021; b) Monthly Reports: PA State Police Reports for July, Ambulance Reports, Perkiomen Township Fire Company and Fire Marshall Reports; c) Financial Matters: Authorize for Payment of Bills for July in the amount of \$118,586.44 and the Treasurer's Report to be placed on file for audit. There were no public comments. The motion was carried by a vote of 5-0.

PUBLIC COMMENTS: There were no public comments.

OLD/NEW BUSINESS:

- 320 Gravel Pike - Preliminary/Final Land Development Plan: Vince Tulio, applicant, and his engineer, Jeff Grosstephan, EIT, were present to review for the Board of Supervisors a proposed Land Development Plan located at 320 Gravel Pike. This proposal calls for the renovation of the existing building into a new two-family building and the construction of a second two-family building to the rear of the property for a total of four dwelling units. The development calls for a common parking lot of eight parking spaces. The Planning Commission recommend that the Board approve this Land Development Plan with conditions and waivers as set forth in Resolution 2021-15 as follows:

COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. **Section 264-29.A** – A will-serve letter from the water supplier (Aqua) shall be acquired and provided to the Township. The applicant's response letter indicated this would be provided upon receipt from Aqua.

COMPLIANCE WITH STORMWATER MANAGEMENT ORDINANCE

1. **Section 247-24.B.22 & Section 247-34.A**– The Stormwater Ownership Agreement and Maintenance Acknowledgement signature blocks shall be signed prior to the Township signing and releasing the Land Development Plan for recording.
2. **Section 247-24.B.23** – The Stormwater Design Engineer Signature Block shall be shall be signed prior to the Township releasing the Land Development Plan for recording.
2. **Section 247-33** – Financial security shall be provided for the construction of all stormwater management facilities. A detailed cost estimate shall be provided by the design engineer for review. Financial security shall be provided prior to the Township signing and releasing the Land Development Plan for recording.
3. **Section 247-35** – 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 Office with the Final Land Development Plan.

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SANITARY SEWER COMMENTS

1. The Applicant shall submit to the Township the necessary forms associated with the Pennsylvania Department of Environmental Protection (PADEP) Sewage Facilities Planning Module Application, and any other required support documents. The Applicant shall submit, if required by PADEP, any review fees for the Planning Module. The Planning Module shall be approved by the Township before submission to PADEP.
2. Sewer related items shall be addressed prior to the Township signing and releasing the Land Development Plan for recording.
3. The Applicant shall provide the following information to Perkiomen Township for submittal with the Sewerage Facilities Planning Module to PADEP:
 - a. A Chapter 94 Consistency Letter from the Lower Perkiomen Valley Regional Sewer Authority (LPVRS) approving the flows from the development to the Oaks Wastewater Treatment Plant.
4. The Applicant shall provide the Township with evidence of approval by PADEP of the Planning Module prior to the Township signing and releasing the Land Development Plan for recording.
5. The property owner will be required to purchase three (3) additional EDU's from the Lower Perkiomen Valley Regional Sewer Authority as well as the Perkiomen Township Municipal Authority for this development.

WAIVERS (All approved waivers shall be added to the Land Development Plan)

1. **Section 247-12.A.1** – Regulated activities will be required to infiltrate a portion of the runoff created by the development. Based upon the recommendation of SSM, the Planning Commission supported this waiver as infiltration is not feasible per the provided geotechnical report.
2. **Section 264-13.A** – The Planning Commission supported the waiver request to permit a combined Preliminary / Final Plan due to the following: SSM reviewed this plan as a preliminary / final plan and support the waiver request, the applicant addressed all the planning and design comments of SSM, and the remaining SSM comments were administrative in nature.
3. **Section 264-20.A** – The Planning Commission supported the waiver to reduce the plan scale of 1" = 50' to permit a scale of 1" = 20' based upon the recommendation of SSM.
4. **Section 264-36.E.3.a** – All parking lots shall be screened from public roads and from adjacent properties in accordance with Section 264-36.D. The Planning Commission supported the request of a partial waiver to permit fencing and four (8) evergreen trees as acceptable screening measures conditioned upon the fence being made of cedar and located three (3) feet from the property line.

Upon review of the proposed Land development Plan and Resolution 2021-15. Adam Doyle made a motion seconded by Albert Campion to approve Resolution 2021-15. There were no public comments. The motion was carried by a vote of 5-0.

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

- Adelphia Gateway LLC: At the July Meeting, Solicitor Picardi explained that Adelphia Gateway has a pipeline and a valve that is in the PECO Corridor that abuts the Township’s property. Access to the Adelphia site is off Route 29 and traverses an area that is soggy and close to the Township’s rain garden. As a result, Adelphia needs an alternative route to their site. This alternative route would come from Trappe Road and cross Township property to the PECO Corridor. This access will not be paved nor improved and will be used infrequently to access Adelphia, facilities. This route is set forth in a proposed 20-foot-wide access easement. At the July Meeting, the Board reviewed this Access Easement Agreement and there was one correction that needed to be made. Solicitor Picardi informed the Board that this correction was made, and the Agreement signed by Adelphia and is now ready for the Board’s consideration. It was the recommendation of Solicitor Picardi to approve this agreement. With this recommendation, Dean Becker made a motion, seconded by Vivian Schoeller, to approve the Access Easement Agreement between Adelphia Gateway LLC and Perkiomen Township and authorized the Chairman to sign the agreement. There were no public comments. The motion carried by a vote of 5-0.

- Verizon Cable Franchise Agreement: At the July Meeting, Solicitor Picardi presented to the Board the Cable Franchise Agreement with Verizon as negotiated for the Township by the Cohen Law Group. This is a five-year agreement. To consider this agreement, the Board first needs to advertise an Ordinance indicating its intent to execute this Cable Franchise Agreement. At the July Meeting, authorization was given to advertise this Ordinance for consideration at the August Meeting. Albert Campion made motion, seconded by Adam Doyle, to adopt Ordinance No. 236: An Ordinance of the Township of Perkiomen Authorizing execution of a Cable Franchise Agreement between the Township and Verizon Pennsylvania LLC. There were no public comments. The motion carried by a vote of 5-0.

ROAD MASTER’S REPORT: Shawn Motsavage submitted to the Board his Road Master’s Report dated August 2, 2021, for activities occurring during the month of July.

In addition to his report, Mr. Motsavage reported that he opened the Snow & Ice Removal bids for 2021/2022 on July 30, 2021. Based upon the bids received, it was the recommendation of Mr. Motsavage that Zone 1 be awarded to Lenhart Contractors and Zone 2 be awarded to Buck Enterprises & Landscaping. With the recommendation of Mr. Motsavage, Dean Becker made a motion, seconded by Vivian Schoeller, to award the Snow & Ice Removal Bid as recommended by Mr. Motsavage. There were no public comments. The motion carried by a vote of 5-0.

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CODE ENFORCEMENT REPORT: John Moran, Jr. submitted to the Board his Code Enforcement report dated August 1, 2021, for activities that occurred during the month of July. In addition to his report, Mr. Moran made mention and reviewed the Confirmation of Services received from SSM on the proposed HVAC work that would be a part of the renovation work being design by them for the Township Administration Building, Garage, and Salt Bins. The Board had no issues with the Confirmation of Services for this work; therefore, SSM will proceed forward with prepare the design for the HVAC work.

PERKIOMEN TOWNSHIP PLANNING COMMISSION: Cecile Daniel reported that the Planning Commission held their meeting on July 20, 2021. At that meeting, the Planning Commission discussed the Conditional Use filed for 531 Gravel Pike by Mark Marino; the Preliminary/Final Land Development plan for 320 Gravel Pike; a 2-lot subdivision being proposed for 290 Centennial Street; and the Zoning Hearing Board Application filed by the attorney for the eight-lot subdivision being proposed for 182 Trappe Road.

PARK AND RECREATION REPORT: Kevin Motsavage reminder everyone that August 7, 2021 will be Perkiomen Township's Community Day.

LOWER PERKIOMEN VALLEY REGIONAL SEWER AUTHORITY: Dean Becker informed the Board that the construction of the middle interceptor continues.

ENGINEERS REPORT: Nicholas Szeredai reported on the following:

1. 2022 Road Project: The letters were sent to the residents being affected by the 2022 Road Project on the issue of the depressed curbing. To date, there has been no questions or responses to this letter. SSM surveyed the existing curb ramps which need to be replaced to meet ADA standards. SSM will prepare the ADA ramp design once the base plans are prepared.

MANAGER'S REPORT:

1. Crossing Guard Services: Ms. Daniel presented to the Board the proposed agreement with Advanced Protection Company to provide Crossing Guard Services for Perkiomen Township. These services will be provided at the intersection of Kagey Road, Forge Road, and Campus Drive. The cost for these services will be split equally with the Perkiomen Valley School District. This is the same company that provided the services for the previous school year. The agreement is a one-year contract and will run from July 1, 2021 to June 30, 2022. In addition, the Board needs to adopt a Resolution appointing Advanced Protection Company as the special crossing guard for the 2021/2022 school year. Adam Doyle made a motion, seconded by Albert Campion, to adopt Resolution 2021-16 which authorizes Advanced

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Protection Company to provide crossing guard services for the 2021/2022 school year and the chairman to execute the renewal contract. There were no public comments. The motion carried by a vote of 5-0.

2. Act 65: Ms. Daniel informed the Board that the recent passage of Act 65 amended the PA Sunshine Act. The amendment establishes new requirements on meetings held by Local Governments.

There being no further business, the August public meeting was adjourned upon motion made by Dean Becker and seconded by Vivian Schoeller.

Respectfully Submitted,

Cecile M. Daniel

Cecile M. Daniel
Township Manager