



## **PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: FEBRUARY 4, 2025**

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**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  
Nicholas Szeredai, Township Engineer  
John Moran Jr., Code Enforcement/Zoning Officer  
Shawn Motsavage, Township Road Master

Pamela Margolis was absent from this meeting. Dean Becker called the meeting to order at 7:00 pm.

**EXECUTIVE SESSION:** Dean Becker informed the public that the Board of Supervisors held an Executive Session prior to this meeting with the Planning Commission Members for the purpose of discussing a Real Estate Matter.

**SUPERVISOR APPOINTMENT:** First, a resignation letter of Gary Filzen was presented to the Board at the January Meeting. That letter was given to the Board since Mr. Filzen was moving out of the Township. Adam Doyle made a motion, seconded by Albert Campion, to accept the resignation of Mr. Filzen. There were no public comments. The motion carried by a vote of 3-0. Next, was the appointment of Mr. Filzen's replacement. Mr. Becker read aloud a memo to the Board explaining that he and Pamela Margolis, as discussed at the January meeting, accepted letter of interest/resumes and interviewed candidates to fill this vacancy. Based upon those interviews both Pamela Margolis and Dean Becker recommended that the Board appoint Corey Hulse to fill this vacancy. With that recommendation, Albert Campion made a motion, seconded by Adam Doyle, to appoint Corey Hulse to fill the vacancy on the Board created by the resignation of Gary Filzen. There were no public comments. The motion carried by a vote of 3-0. Mr. Hulse then signed an Oath of Office, was sworn in, and assumed his seat with the other Supervisors.

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: FEBRUARY 4, 2025**

---

**CONSENT AGENDA:** Albert Campion made a motion, seconded by Adam Doyle, to approve the consent agenda items as follows: a) Minutes: January 6, 2025; b) Monthly Reports: PA State Police Reports for January, Ambulance Report, Perkiomen Township Fire Company Report for January and Fire Marshall Report; c) Financial Matters: Authorize for Payment of Bills for January in the amount of \$379,657.30 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 4-0.

**PUBLIC COMMENTS:** Barry Evans – Skippack EMS: three weeks ago, they opened a Skippack EMS Office for a duty crew in Trappe Borough. The office will be open six days a week, 6 AM to 6 PM and Wednesday night.

**OLD/NEW BUSINESS:**

- Artisan – Landis Tract: Jackie Erixxon of Artisan and Joan London, Esq., Artisan's attorney, were present to discuss with the Board a proposal for a minor Township boundary line change. Artisan's attorney, Joan London explained that the process to achieve a boundary change would involve such items as an Intermunicipal Agreement between the two municipalities, an Ordinance, and a public meeting. The result of not doing this creates lots that will be undersized in both Perkiomen Township and Lower Fredrick Township (i.e., Lot 1, Lot 2, and Lot 28). By completing this municipal boundary lot line change, the three effected lots would be conforming in both municipalities. Ms. London indicated that Lower Frederick has not issued any official opinion regarding this proposed solution. This same discussion is also on tonight's agenda for Lower Frederick Township which is where Mrs. Erixxon and Ms. London are going next. It was Ms. London's opinion that this change would be the least cumbersome way to resolve this issue for these three lots. The Board of Supervisors has just been made aware of this proposal; therefore, the Board did not comment for support or against this request at this meeting. Dean Becker informed Artisan that they would like the Planning Commission's input first; therefore, the Board will take this under advisement at its March 4<sup>th</sup> meeting.
- PSATS Convention: The annual PSATS Convention is scheduled to be held from May 4 through May 7, 2025 in Hershey, PA. At this time, it is unclear whether anyone will be able to attend the PSATS Convention. It was decided that this subject will be on the agenda for the March meeting.
- Perkiomen Township Fire Company: Ms. Daniel presented to the Board the Perkiomen Township Fire Company 2025 Events. The Board reviewed the list of events of the Fire Company. Albert Campion made a motion, seconded by Adam Doyle, to approve the Perkiomen Township Fire Company 2025 Events. There were no public comments. The motion carried by a vote of 4-0.

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: FEBRUARY 4, 2025**

---

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

In addition to his written report, Solicitor Picardi reported on the following:

- Supervisor’s Compensation: Act 94 of 2024 was signed into law in October, 2024 and became effective on December 1, 2024. This new law increases the compensation caps for the Township Supervisors. In order to implement the increase, the Board is required under Section 606(a) to adopt an Ordinance. Solicitor Picardi prepared a draft ordinance that, if adopted, would change the current compensation from \$2,500/year to a maximum of \$4,190/year. The draft Ordinance has been advertised as authorized at the January meeting. Albert Campion made a motion seconded by Adam Doyle, to adopt Ordinance No. 244 – Increasing the rate of the annual compensation of the Board of Supervisors. There were no public comments. The motion carried by a vote of 4-0.
- Ground Lease: Solicitor Picardi prepared a ground lease agreement (“Lease”) between Perkiomen Township and Ryan Lehman. This lease will allow Mr. Lehman to continue to farm the estimated three acres on 182 Trappe Road. The amount of the rent will be \$1.00 per year and the Lease includes provisions to terminate said lease in the future if needed. Solicitor Picardi informed the Board that Mr. Lehman has signed the lease and the lease is now before the Board for consideration. Adam Doyle made a motion, seconded by Albert Campion, to approve and authorized the Chairperson to sign the Ground Lease between Perkiomen Township and Ryan Lehman. The motion carried by a vote of 4-0.

**ROAD MASTER’S REPORT:** Shawn Motsavage submitted his written Report to the Board dated February 3, 2025, for activities occurring during the month of January. In addition to his report, Shawn discussed the following items:

- 182 Trappe Road: Nicholas Szeredai, Kevin Motsavage, and he met with some contractors to discuss the demolition and clean-up of the recently purchased Township Open Space property located at 182 Trappe Road. They are awaiting cost information from these contractors in order to determine if this demolition work would need to be publicly bid.
- Materials and Supply Bid for 2025: Mr. Motsavage requested authorization to advertise the Material and Supply Bid for 2025. Adam Doyle made a motion, seconded by Albert Campion, to authorize Shawn Motsavage to advertise said bid for 2025. There were no public comments. The motion carried by a vote of 4-0.
- New Dump Truck: Mr. Motsavage noted he is looking into the estimated cost for the purchase of a new 6-wheel dump truck. There is money in the 2025 Budget for this purchase. Based upon the information that he has so far, the cost to purchase this new truck could be more than what was placed in the budget.

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: FEBRUARY 4, 2025**

---

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

In addition to his report, Mr. Moran requested the Board authorize a letter be sent to Skippack Township asking for assistance of their Fire Police in the Perkiomen Township Fire Company's 4th annual 5k Run/Walk, which is scheduled for Saturday, April 26, 2025. At the request of Mr. Moran, Adam Doyle made a motion, seconded by Albert Campion, to authorize a letter be sent to Skippack Township requesting assistance of their Fire Police. There were no public comments. The motion carried by a vote of 4-0.

**ENVIRONMENTAL ADVISORY COUNCIL (EAC):** Chris Husted was present at this meeting to review with the Board two separate Tree Vitalization Grant Applications. The deadline for the grant application is February 28, 2025. Mr. Husted has been working with the Perkiomen Watershed Conservancy on these applications. One application is for the planting of trees at the Lodal Creek Park and the second application is for planting of trees in one of the basins located on Hamilton Road in the Perkiomen Greene Development. For the basin located in Perkiomen Greene, the intent is to retrofit it to minimize the amount of mowing being done. For both applications, the Township is required to enter into a twenty-year Landowner – Grantee Agreement to maintain the trees being planted. For the first five years, the Township will need to mow around the trees. In addition, if necessary, water the trees, and, remove the tree tubes once the trees outgrow them. The Township responsibility will be to provide some type of in-kind services such as mowing, removal of any dead ash trees located in the Lodal Creek Park, and, assist if needed with the planting of the trees. Albert Campion made a motion, seconded by Adam Doyle, to approve the two Tree Vitalization Grant Applications – one for Lodal Creek Park and the other for the basin located on Hamilton Road in the Perkiomen Greene Development. Also, approve and authorize the Chairperson to sign the corresponding Landowner Grantee Agreement for each of the applications. There were no public comments. The motion carried by a vote of 4-0.

**PERKIOMEN TOWNSHIP PLANNING COMMISSION MEETING:** Cecile Daniel informed the Board that the Planning Commission held its meeting on January 21, 2025. At that meeting, the Planning Commission discussed: (1) the issues regarding the Preliminary Plan Application that was filed by the Artisan Land Company for the Landis Property located on Centennial Street near Schwenksville Borough and Lower Frederick Township And (2) discussed the process regarding the rezoning request for property Spring Hill Realty owns along Harrison Avenue.

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: FEBRUARY 4, 2025**

---

**PARK AND RECREATION REPORT:** Kevin Motsavage informed the Board that Community Day is scheduled for May 31<sup>st</sup> and the Electronic Recycling Event and Paper Shredding Event are scheduled for September 6<sup>th</sup>.

**LOWER PERKIOMEN VALLEY REGIONAL SEWER AUTHORITY:** William Patterson was absent from this meeting.

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

- 226 Cemetery Road: The property owner of 226 Cemetery Road submitted a Stormwater Management permit for work to be completed with the installation of a new single-family home at this location. As part of this construction, stormwater facilities will be installed. This work will require the property owner to enter into the Township's standard Stormwater Operations and Maintenance and Project Improvements Agreement. Mr. Szeredai has filed in the blank areas in this standard agreement. In order to keep the process moving, Mr. Szeredai is requesting the Board consider approving the agreement conditioned on the Township Manager and Township Solicitor review and approval. With the recommendation of Mr. Szeredai, Albert Campion made a motion, seconded by Adam Doyle, to approve the Stormwater Operation & Maintenance and Project Improvements Agreement between Perkiomen Township and Charlene Dooley for the construction of a new single-family home at 226 Cemetery Road conditioned upon review and approval of the Township Manager and Township Solicitor. There were no public comments. The motion carried by a vote of 4-0.

**MANAGER'S REPORT:** Cecile M. Daniel

- Public Hearing: Ms. Daniel informed the Board that she received an application from Spring Hill Realty for the rezoning of approximately twenty-five acres on Harrison Avenue. The request is to rezone the property from LI-Limited Industrial/CR-Commercial Retail to Elderly Residential 2 (ER2) District. At the January meeting, there was a discussion on the two ways to consider rezoning a property. One way would be to take the approximately twenty-five acres of LI-Limited Industrial/CR-Commercial Retail and rezone it to ER2. The second way to consider the rezoning would be to create an ER2 overlay district. This was discussed at the January Planning Commission. At that meeting, the Planning Commission's recommendation was to consider rezoning only the area set forth within Spring Hill Realty's application. Adam Doyle made a motion, seconded by Albert Campion, to set the public hearing for the rezoning application of Spring Hill Realty to Tuesday, April 8, 2025 at 7:00 p.m. There were no public comments. The motion carried by a vote of 4-0.

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: FEBRUARY 4, 2025**

---

- Pretreatment Ordinance: Ms. Daniel explained that the US Environmental Protection Agency (EPA) required the Lower Perkiomen Valley Regional Sewer Authority (LPVRSa) to adopt new uniform requirements for direct and indirect contributors to the Oaks Wastewater Treatment Plant. These requirements pertain to certain industrial users. Perkiomen Township and Perkiomen Township Municipal Authority are contributors to that treatment plant. Enforcement of these requirements is controlled by an existing Ordinance and an existing agreement Perkiomen Township has with LPVRSa. LPVRSa has updated these requirements as directed by EPA. It was explained by Ms. Daniel that now Perkiomen Township must do the same by repealing the existing Ordinance and adopting a new one setting forth the new uniform requirements. LPVRSa submitted to Ms. Daniel the new Ordinance. The draft Ordinance was reviewed and there were some minor edits made. Adam Doyle made a motion, seconded by Albert Campion, to adopt Ordinance No. 245 with the Township Solicitor making all necessary minor corrections to the new Pretreatment Ordinance. There were no public comments. The motion carried by a vote of 4-0.
  
- Highland/Huber Park: Ms. Daniel gave an update to this project. The present timeline is to complete the design by the end of 2025 so the park can be constructed in 2026. Presently, the development of the park will be completed in two phases. The first phase will begin at Salem Road to the border with Schwenksville Borough to the middle of the Huber Property. Ms. Daniel reviewed the estimated revenues which includes the grants the Township has obtained to date. As part of this process, Ms. Daniel is looking to apply to Montgomery County under the MONTCO 2040 Program for additional funds. Ms. Daniel presented a proposal from Simone Collins to prepare all the necessary paperwork for this grant application. The Township has used Simone Collins on the other grants the Township has received. The Board discussed this project. Albert Campion made a motion, seconded by Adam Doyle, to approve the proposal from Simone Collins to prepare the MONTCO 2024 Implementation Grant Application for the Highland/Huber Park. There were no public comments. The motion carried by a vote of 4-0.

**SUPERVISOR'S COMMENTS**

Albert Campion: Asked if the Township received any information regarding any future plans for the location where Landis Market was located. The answer was no.

Adam Doyle : Asked about the status of the borings at 574 Gravel Pike - Nicholas Szeredai informed the Board that the borings were almost complete as of this date. There are still a few more borings that need to be completed. Once this is finished, he will prepare a plan as to what was found for PennDOT to review.

Corey Hulse: Introduced himself to the public.

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: FEBRUARY 4, 2025**

---

Dean Becker: Thanked the Planning Commission Members on the efforts they have taken in dealing with the development applications over the last could of years.

There being no further business, the February public meeting was adjourned upon motion made by Albert Campion and seconded by Adam Doyle.

Respectfully Submitted,

*Cecile M. Daniel*

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Cecile M. Daniel  
Township Manager