



**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: JANUARY 5, 2026**

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

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

Pamela Margolis called the meeting to order at 7:00 pm.

**2026 REORGANIZATION MEETING:**

Pamela Margolis turned the meeting over to Dean Becker who acted as temporary Chairperson for the reorganization meeting. Mr. Becker called for nominations for the position of Chairperson. Albert Campion nominated Doctor Pamela Margolis as Chairperson. Mr. Becker asked if there were any other nominations for Chairperson. There being no further nominations, Adam Doyle moved to close the nominations. With the motion of Albert Campion and nominations closed by Adam Doyle, Pamela Margolis was elected as Chairperson. The Secretary was directed to let the Minutes reflect that Pamela Margolis was elected Chairperson by a vote of 5-0. Mr. Becker then turned the reorganization meeting over to Chairperson Margolis. Chairperson Margolis then asked for nominations for Vice-Chairperson. Albert Campion nominated Dean Becker for Vice-Chairperson. There being no other nominations, Adam Doyle moved to close the nominations. With the motion of Albert Campion and nominations closed by Adam Doyle, Dean Becker was elected as Vice-Chairperson. The Secretary was directed to let the Minutes reflect that Dean Becker was elected as Vice-Chairperson by a vote of 5-0.

Pamela Margolis read the list of proposed staff appointments for the year 2026. Dean Becker made a motion, seconded by Albert Campion, to approve the following 2026 staff appointments:

Township Road Liaison:	Adam Doyle
Township Treasurer:	William Patterson
Township Assistant Treasurer:	Cecile M. Daniel

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Township Secretary:	Cecile M. Daniel
Township Solicitor:	Picardi, Philips & Ottaviano
Township Engineer:	SSM Group, Inc.
Township Fire Marshall:	John Moran Jr.
Chairperson of Vacancy Board:	Diane Melville

There were no public comments on the motion. The motion was approved by a vote of 5-0.

Next, Cecile Daniel recommended that the Treasurer’s Bond remain at the present amount of 5,000,000.00. Dean Becker made a motion, seconded by Albert Campion, to set the Treasurer’s Bond at \$5,000,000.00 for the year 2026. There were no public comments. The motion carried by a vote of 5-0.

Committee Appointments:

- Before the Board was Resolution 2026-10. Albert Campion made a motion, seconded by Corey Hulse, to approve Resolution 2026-10 - setting forth the appointment of James Bickel to the Zoning Hearing Board for a Three-year appointment – Term will run from January 1, 2026 through December 31, 2028. Debbie Tevlin to the Zoning Hearing Board as an Alternate for a Three-year appointment – Term will run from January 1, 2026 through December 31, 2028. The motion carried by a vote of 5-0.
- Next was the consideration on the remaining Committee Appointments:
  - **PLANNING COMMISSION:**  
Erin Conlen to a Four-year appointment – Term will run from January 1, 2026 through December 31, 2029.  
Timothy Ott to a Four-year appointment – Term will run from January 1, 2026 through December 31, 2029.
  - **MUNICIPAL AUTHORITY:**  
Shawn Motsavage to a Five-year appointment – Term will run from January 1, 2026 through December 31, 2030.
  - **CENTRAL PERKIOMEN VALLEY REGIONAL PLANNING COMMISSION:**  
Erin Conlen to complete the second of the Two-Year appointment – Term will run from January 1, 2026 through December 31, 2026.
  - **ENVIRONMENTAL AGENCY COUNCIL:** Eric Weidiger to a Three-year appointment – Term will run from January 1, 2026 through December 31, 2028.

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○ **DEPUTY TAX COLLECTOR:**

Gretchen Lawson – Gretchen Lawson to be appointed as Perkiomen Township’s Deputy Tax Collector to settle taxes should David Runyan become unable to do so.

○ **EMERGENCY MANAGEMENT COORDINATOR:**

William Patterson submitted his resignation as Perkiomen Township’s Emergency Management Coordinator. Shawn Motsavage was recommended to be Perkiomen Township’s new Emergency Management Coordinator. This recommendation will be submitted to Montgomery County, to PA Emergency Management Agency, and to the Governor for approval. William Patterson will be Perkiomen Township’s Deputy Emergency Management Coordinator.

Dean Becker made a motion, seconded by Albert Campion, to approve the committee appointments as presented, Gretchen Lawson as David Runyan’s Deputy, accept the resignation of William Patterson – Perkiomen Township Emergency Management Coordinator, and submit Shawn Motsavage to Montgomery County, PA Emergency Management Agency, and the Governor to approve and fill the position of Perkiomen’s Emergency Management Coordinator. There being no other public comments, the motion carried by a vote of 5-0.

The 2026 Reorganization Meeting was adjourned upon motion made by Albert Campion and seconded by Adam Doyle. Chairperson Margolis then called the Regular Meeting to order at 7:10 p.m.

**CONSENT AGENDA:** Dean Becker made a motion, seconded by Albert Campion, to approve the consent agenda items as follows: a) Minutes: December 2, 2025; b) Monthly Reports: PA State Police Reports for December, Ambulance Reports, Perkiomen Township Fire Company Report for December and the Fire Marshall Report; c) Financial Matters: Authorize for Payment of Bills for December in the amount of \$633,229.88 and the Treasurer’s Report to be placed on file for audit. Under the Treasurer’s Report, Ms. Daniel says that money to purchase a new fire truck was in the 2025 budget. As of the adoption of the 2026 Budget, the Township had not received a request to pay anything toward the construction of this fire truck. As a result, the payment for this truck was rolled over into the 2026 Budget. The cost for this truck was actually in both budgets. In the middle of December, Ms. Daniel was informed that an invoice was received by the Fire Company covering the cost to start the construction of this truck. This first invoice was for half of the cost to build the truck and provided the Fire Company with a slight discount in the overall cost of the truck. Payment of \$448,630.00 is reflected in the Treasurer’s Report for what was paid under the 2025 Budget and the remaining portion of the cost of the fire truck will come out of the 2026 Budget. There were no public comments. The motion carried by a vote of 5-0.

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**PUBLIC COMMENTS:** A resident who resides on Glennview Lane commented on cars being parked on their street and they are not sure who they belong to. Glennview Lane is a private street, and they would like to place a sign indicating this. Since the street is private, the decision whether to install such a sign on the street would be left to those residents who live there.

**OLD/NEW BUSINESS:**

- **Resolutions:** The Board had before it, Resolutions 2026-1 through Resolution 2026-9. These were the annual Resolutions considered at the first meeting in January each year.

Dean Becker made a motion, seconded by Adam Doyle, to approve the following: Resolution 2026-1 and Resolution 2026-2.

- **Resolution 2026-1:** Depositories 2026 – UNIVEST National Bank & Trust Company, PLIGIT & the United States Treasury.
- **Resolution 2026-2:** Professional Consultant Fees: SSM Group and Picardi. Philips and Ottaviano.

There were no public comments. The motion carried by a vote of 5-0.

- **Resolution 2026-3:** Audit 2025:

Adam Doyle made a motion, seconded by Dean Becker, to adopt Resolution 2026-3 appointing Zelenkofske Axelrod LLC of Jamison, PA under the Second-Class Township Code to complete the 2025 Perkiomen Township Audit, including the Perkiomen Township Fire Company. There were no public comments. The motion carried by a vote of 5-0.

Dean Becker made a motion, seconded by Adam Doyle, to approve the following: Resolution 2026-4 and Resolution 2026-5.

- **Resolution 2026-4:** Recognition of Perkiomen Township Fire Company to provide Fire Services to the residents of Perkiomen Township.
- **Resolution 2026-5:** Recognition of Skippack Emergency Medical Services and Plymouth Community Ambulance to provide Emergency Services to residents of Perkiomen Township.

There were no public comments. The motion carried by a vote of 5-0.

- **Resolution 2026-6:** 2026 Fee Schedule. The Board reviewed the Fee Schedule for the year 2026. Adam Doyle made a motion, seconded by Corey Hulse, to adopt Resolution 2026-6 – 2026 Township Fee Schedule. There were no public comments. The motion carried by a vote of 5-0.

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Dean Becker made a motion, seconded by Albert Campion, to approve the following: Resolution 2026-7, Resolution 2026-8, and Resolution 2026-9.

- **Resolution 2026-7:** Appointment of John Moran Jr. as Township Building Code Official and Barry Isett & Associates, Inc. as the third-party inspection agency.
- **Resolution 2026-8:** Bituminous Price Adjustment for 2026 Township Road Projects.
- **Resolution 2026-9:** Appointment of Certain Individuals to Open and Read Public Bids.

There were no public comments. The motion carried by a vote of 5-0.

- PSATS Convention: The annual PSATS Convention is scheduled to be held from April 19th through April 22nd, 2026 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 February meeting.

**SOLICITOR'S REPORT:** David Allebach was present in place of Kenneth Picardi at the meeting and submitted Solicitor Picardi's written report to the Board of Supervisors.

**ROAD MASTER'S REPORT:** Shawn Motsavage submitted his written Report to the Board dated January 2, 2026, for activities occurring during the month of December.

**CODE ENFORCEMENT REPORT:** John Moran, Jr. submitted to the Board his Code Enforcement report dated January 1, 2026, for activities that occurred during the month of December.

In addition to his report, Mr. Moran discussed with the Board the following:

- Zoning Hearing Board Application No. 26-1: This application is at 827 Limerick Road. The property owners are seeking a Special Exception under Section 310-44, Section 310-44.B.2 to place a private detached garage on the property in excess of 1,000 sq.ft. The Board discussed this Zoning Hearing Board Application and decided to remain neutral on this application.
- Zoning Hearing Board Application No. 26-2: This application is at 81 Rahns Road. The property owner is seeking five variances to permit an addition to an existing storage building and construct two additional storage buildings on a property that is a non-conforming use. Mr. Moran explained that this property is currently zoned I-Industrial. Presently, there is a single-family home as well as a landscaping business located at this property. One of the variances being requested is to allow an extension of time to obtain all necessary permits for the property owner's project. This request is to allow the ability to obtain these permits beyond the required six-month timeline. The owner of the property will also need to go through land development for this project. Once the approval of the land development is obtained, the property owner has developed a business plan for his landscaping business to construct additional

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storage buildings over time. The present timeline for this business plan is five years, hence the request to extend the request for permits beyond the six months. Board discussed this Zoning Hearing Board Application and decided to remain neutral on this application.

- Perkiomen Township Fire Company 5K Run/Walk: 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 5th annual 5k Run/Walk, which is scheduled for Saturday, April 25, 2026. At the request of Mr. Moran, Adam Doyle made a motion, seconded by Corey Hulse, approving the Fire Company's 5K/Run Walk on April 25, 2026 and authorize the Chairperson to sign and sent a letter to Skippack Township requesting assistance of their Fire Police. There were no public comments. The motion carried by a vote of 5-0.

**ENVIRONMENTAL ADVISORY COUNCIL (EAC):** There were no items to report or discuss.

**PERKIOMEN TOWNSHIP PLANNING COMMISSION MEETING:** Cecile Daniel informed the Board that there was no Planning Commission Meeting held in December. Ms. Daniel suggested there be a Joint Meeting between the Planning Commission and the Board of Supervisors on the matter of Harrison Avenue. The final decision to hold this joint meeting at the January Planning Commission meeting depends upon the items that will be discussed at this meeting. Ms. Daniel requested the Board pencil in the date of this meeting, and she will get back to the Board once she knows the items to be listed on the Planning Commission's agenda.

**PARK AND RECREATION REPORT:** Kevin Motsavage had nothing new to report at this meeting.

**LOWER PERKIOMEN VALLEY REGIONAL SEWER AUTHORITY:** William Patterson informed the Board that at the December 9<sup>th</sup> meeting, LPVRSAs approved the sale of four EDUs for Lower Providence Township, approved twenty EDUs in a Consistency Letter to Skippack Township, the emergency generator is finished, but the contractor is completing the punch list items, and the 2026 Operating and the Capital Budgets was approved.

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

- 16 Iron Bridge Drive: The Daily Bread Community Food Pantry submitted to the Township, Escrow Release No. 2 (Final). This release was reviewed, and Mr. Szeredai recommended that \$4,899.00 be released to the Food Pantry. The Board considered the recommendation of Mr. Szeredai. Albert Campion made a motion, seconded by Dean Becker, to approve Escrow Release No. 2 (Final) for the Daily Bread Community Food Pantry in the amount of \$4,899.00. There were no public comments. The motion carried by a vote of 5-0.
- 2026 Road Projects: Mr. Szeredai informed the Board the he is requesting authorization to advertise the 2026 Road Project. This project will include the overlaying of Brookside Road, and the microsurfacing of Keeley Lane, Wismer Road, Bauman Road, Markley Road, Eaglet Lane, and Eagle View Lane. The intent is to bid this project in three separate contracts. In order, first will be a concrete contract, second will be the paving contract, and third will be the microsurfacing contract. Mr. Szeredai has prepared all three Project Manuals for these contracts and has submitted all three for review by the Township Solicitor, Township Road Master, and Township Manager. Under the present schedule, Mr. Szeredai is looking to bid these projects out in February. This request to bid includes all three of bids conditioned upon final approval of the Township Roadmaster and the Township Manager. Upon review of this project, Dean Becker made a motion, seconded by Albert Campion, to authorize the bidding of the 2026 Road Projects in three separate contracts pending final review of these contracts by the Road Master and the Township Manager. There were no public comments. The motion carried by a vote of 5-0.

**MANAGER'S REPORT:** Cecile M. Daniel – Ms. Daniel has nothing to report beyond what was discussed during the meeting.

- **SUPERVISOR'S COMMENTS:** Corey Hulse explained that PSATS is holding a Boot Camp for two days in January. This particular Boot Camp will be held in Montgomery County over two weekends. The cost to attend this boot camp will be a registration fee of \$239.00 and mileage. Mr. Hulse is asking his fellow Supervisors to approve the request to attend this Boot Camp. The Board discussed Mr. Hulse's request. Dean Becker made a motion, seconded by Albert Campion, to approve Mr. Hulse's request to pay the registration fee of \$239.00 and mileage so that he can attend PSATS's Boot Camp. There were no public comments. The motion carried by a vote of 5-0.

There being no further business, the January public meeting was adjourned upon motion made by Dean Becker and seconded by Albert Campion.

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Respectfully Submitted,

*Cecile M. Daniel*

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Cecile M. Daniel  
Township Manager