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

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 Kenneth Picardi, Township Solicitor Richard Almquist, Assistant 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.

EXECUTIVE SESSION: Pamela Margolis informed the public that the Board of Supervisors held an Executive Session prior to this meeting for the purpose of discussing potential litigation and a real estate matter. No deliberations nor decisions were made during the executive session.

CONSENT AGENDA: Dean Becker made a motion, seconded by Adam Doyle, to approve the consent agenda items as follows: a) Minutes: February 4, 2025; b) Monthly Reports: PA State Police Reports for February, Ambulance Report, Perkiomen Township Fire Company Report for February and Fire Marshall Report; c) Financial Matters: Authorize for Payment of Bills for February in the amount of $138,312.49 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 made at this meeting.

OLD/NEW BUSINESS:

- 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 April meeting.

- Artisan – Landis Tract: Jackie Erixxon of Artisan Land Company was present to discuss with the Board proposed Resolution 2025-11. This Resolution would grant preliminary approval of Artisan Land Company's preliminary subdivision and land development plan. This plan is being proposed pursuant to the standards of the Open Space Residential (OSR) Overlay Zoning District. The application covers that portion of the property located along Bucher Road/Centennial Street in Perkiomen Township. Assistant Solicitor Richard Almquist informed the Board that just prior to this meeting, he received from Artisan a written extension of time from the current deadline of March 5, 2025, to April 5, 2025. Having recently received the Resolution, Artisan requested more time to review proposed Resolution 2025-11. Solicitor Picardi discussed with the Board acknowledging Artisan's extension which will give both parties time to discuss the proposed Resolution with consideration of listing this matter on the April 1, 2025, agenda. The Board discussed acknowledging this extension versus approving Resolution 2025-11. There are still some issues in the Resolution that might require further discussion amongst the attorneys. This extension will allow time to do this. The Board acknowledged the new deadline for a decision on Artisan's preliminary plan to now be April 5, 2025.
- Municipal Boundary Line Change: This issue was discussed at the February 18, 2025, Planning Commission meeting. At the meeting, the Planning Commission recommended that the Board look into a possible boundary change between Lower Frederick Township and Perkiomen Township. Lower Frederick favors a net zero sum change. A change in the municipal boundary would settle the zoning issues for three lots in this development. The issue of a boundary change has come before Perkiomen Township before. This is not a new issue within the Commonwealth as legislation has been adopted simplifying the process. Artisan submitted a boundary line plan where the entrance shown in the eastern part of the development, as well as a portion of the sidewalk, was located in Perkiomen Township. A revised plan has been submitted to Perkiomen Township and no longer shows the boundary line change in the same location. This revised plan has some apparent flaws. The first step in this process is for the Board to authorize the Township Solicitors to discuss this issue with Lower Frederick Township's Solicitor. After discussing this subject, the Board authorized the Township Solicitors to begin a dialogue on the question of changing the Municipal Boundary between Lower Frederick Township and Perkiomen Township.

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 March 3, 2025, for activities occurring during the month of February.

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

- Materials and Supply Bid for 2025: Mr. Motsavage submitted a memo recommending those bids to be awarded for the 2025-2026 Material and Supplies Contracts. Mr. Motsavsge's recommendation was as follows: No Bid was received for Materials and Supplies; Buck Enterprises and Landscaping was the recommendation for the Open Space Bid; Sacks and Sons was the recommendation for the Equipment Bid; A-1 Traffic Control Products was the recommendation for the Line Painting Bid; and Zone Striping was the recommendation for the Thermo-Plastic Bid. Dean Becker made a motion, seconded by Albert Campion, to award the bids as recommended by Shawn Motsavage for the 2025 – 2026 Material and Supplies. There were no public comments. The motion carried by a vote of 5-0. There was a discussion regarding rebidding for the Materials and Supplies as the Township did not receive any bids for this. Adam Doyle made a motion, seconded by Albert Campion, to rebid the Materials and Supply Bid if Mr. Motsavage cannot use a Co-Star's vendor. There were no public comments. The motion carried by a vote of 5-0.
- 182 Trappe Road: Mr. Motsavage informed the Board that he, Kevin Motsavage, and Nick Szeredai met in February with three contractors to discuss the demolition of the structures located at 182 Trappe Road. As of this meeting, Mr. Motsavage received three quotes from these contractors. Based upon the quotes received Summit Wrecking and Demolition was the lowest bidder at $21,500. Since this was within the bidding limits for receipt of three quotes, it was Mr. Motsavage's recommendation to award this work to Summit Wrecking. Mr. Szeredai explained that he is familiar with the company, having worked with them during the Hazard Mitigation Demolition Project. With the recommendation of Mr. Motsavage, Dean Becker made a motion seconded by Albert Campion to award the demolition work to be complete at 182 Trappe Road to Summit Wrecking and Demolition for $21,500 and authorized the Township Manager to sign said quote. There were no public comments. The motion carried by a vote of 5-0.
- New Dump Truck: Mr. Motsavage presented to the Board the two quotes that he received for the purchase of a new 6-wheel dump truck. This new truck would replace the 1999 GMC dump truck with a 548 Peterbilt Cab and Chassis. The first quote was from Peterbilt for the cab and chassis in the amount of $134,670. The second quote was from Intercon Truck Equipment for the dual auger muni body in the amount of $136,990. The total amount for this truck will be $271,600. Both companies are listed on CoStars. There was a discussion on what possible impact any tariffs might have on the cost. At this time, it is too soon to tell. After discussing the purchase of this truck with Mr. Motsavage, Dean Becker made a motion, seconded by Albert Campion, to approve the purchase of a 548 Peterbilt Truck as follows: from Peterbilt for the cab and chassis the amount of $134,670

and from Intercon for the auger muni body the amount of $136,990 for a total cost of the truck being $271,660. The cost of this new truck will be more than what is set forth in the 2025 Budget which is $260,000. There were no public comments. The motion carried by a vote of 5-0.

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

In addition to his report, Mr. Moran informed the Board that he has received two applications to the Zoning Hearing Board. The first is Application 25-1 – from 435 Tudor Road. The applicant is seeking a variance from Chapter 310 Section 310-44.E to locate a prefab accessory structure in the front yard from Cranberry Boulevard. This property is a corner lot and has two front yards. The second is Application 25-2 from 1 Bonnie Lane. The applicant is seeking variances and a special exception to construct a detached garage with an in-law quarters from Chapter 310 Section 310-97.A.3 (front yard), Section 310-71.B for an in-law quarters in a separate building, Section 310-66 from a second principle structure on the lot due to the in-law quarters being in a separate structure, and Section 310-42.B.2 to permit a garage larger than 1,000 square feet. The Board discussed both applications with Mr. Moran. Pamela Margolis made a motion, seconded by Adam Doyle, to authorize the Township Solicitor to notify the Zoning Hearing Board's Solicitor that the Board of Supervisors will remain neutral for both applications. There were no public comments. The motion carried by a vote of 5-0.

ENVIRONMENTAL ADVISORY COUNCIL (EAC): Ms. Daniel explained that there is a vacancy on the EAC. Steve Servey submitted a letter to the EAC to fill this vacancy. After review by the EAC, they then notified the Township Manager that they would like the Board to consider Mr. Survey to fill this vacancy. Ms. Daniel explained to the Board that this vacancy would run from March 1, 2025, through December 31, 2027. The Board reviewed the resume of Mr. Survey and considered the recommendation of the EAC. Pamela Margolis made a motion, seconded by Dean Becker, to appoint Steve Servey to fill the vacancy on the EAC for a term that will run from March 1, 2025, through December 31, 2027. There were no public comments. The motion carried by a vote of 5-0.

PERKIOMEN TOWNSHIP PLANNING COMMISSION MEETING: Cecile Daniel informed the Board that the Planning Commission held its meeting on February 18, 2025. At that meeting, the Planning Commission discussed 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.

PARK AND RECREATION REPORT: Kevin Motsavage informed the Board that the next meeting of the Park and Recreation Committee will be March 13, 2025.

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.

- 2025 Road Project. Mr. Szeredai informed the Board that the 2025 Road Project Bids were opened on February 19, 2025. There were eight bids received. The lowest bid was received from Harris Blacktopping, Inc. Upon review of the documents, it was determined that this company was not a PennDOT Prime Contractor. In order to be considered a responsible bidder, the contractor is required under the bid specifications to be a PennDOT Prime Contractor. This company is only PennDOT Subcontractor prequalified. As a result, it was Mr. Szeredai's recommendation that the Board reject this company's bid and award the bid to the next lowest responsible bidder, which was Sacks & Sons, Inc. In addition, Mr. Szeredai recommended that Solicitor Picardi notify Harris Blacktopping, Inc. of the Board's decision to reject its bid. The next lowest responsible bidder was Sacks & Sons who, Mr. Szeredai, recommended, be awarded the 2025 Road Project in the amount of $153,552.80. In addition, the recommendation included authorizing the Township Manager to sign the contract documents subject to the review by the Township Solicitor. The Board discussed the procedures in moving forward. Dean Becker made a motion, seconded by Albert Campion, to reject the 2025 Road Project Bid of Harris Backtopping, Inc as this company did not meet the required bidder qualifications. The Township Solicitor was authorized to notify Harris Blacktopping of this decision. There were no public comments. The motion carried by a vote of 5-0. Next, Albert Campion made a motion, seconded by Adam Doyle, to award the 2025 Road Project Bid to Sacks & Sons of Zieglerville, PA in the amount of $153,552.80. There were no public comments. The motion carried by a vote of 5-0. Last, Adam Doyle made a motion, seconded by Albert Campion, to authorize the Township Manager to sign the contract documents pending review by the Township Solicitor. There were no public comments. The motion carried by a vote of 5-0.

- Hazard Mitigation Grant Project – 574 Gravel Pike: Mr. Szeredai informed the Board that the borings were completed at this location. It was Mr. Szeredai's opinion that the findings of the borings were favorable for the Township. With the results from the new borings, Mr. Szeredai indicated a need to expand the grading and stabilization area. This stabilization area has a specific type of turf reinforcing matting and some live stakes. This will require the need for a small change order. Mr. Szeredai submitted supplemental plans to PennDOT after the borings were completed. PennDOT indicated that it could take thirty to forty days before a response would be received. In order to keep things moving, Mr. Szeredai is requesting the Board approve a small change order for those changes listed above. Currently, Mr. Szeredai estimates that the amount of this change order could be in an amount not to exceed $15,000. This change order

would be to Davidheiser Construction Services and subject to the approval of the Township Manager and Township Engineer. The status of this project was discussed by the Board. Dean Becker made a motion, seconded by Adam Doyle, to authorize a change order in the amount not to exceed $15,000 to Davidheiser Construction Services subject to the approval of the Township Manager and Township Engineer for work being completed at 574 Gravel Pike for the Hazard Mitigation Project. There were no public comments. The motion carried by a vote of 5-0.

MANAGER'S REPORT: Cecile M. Daniel

- Highland/Huber Park: Ms. Daniel informed the Board that Peter Simone has filed the MONTCO 2040 Grant with Montgomery County for the Highland-Huber Park. The only outstanding item for this grant application is a Resolution authorizing its submission. While working on this application, Ms. Daniel was informed that there was an increase in the amount of the grant which is now $250,000. In preparing the application the amount being requested was revised to reflect the higher amount. It was the recommendation of Ms. Daniel to approve Resolution 2025-12 which authorizes the filing of the application. Adam Doyle made a motion, seconded by Albert Campion, to approve Resolution 2025-12 – Authorizing the submission of the grant application for the 2025 round of the MONTCO 2040 Implementation Grant Program. There were no public comments. The motion carried by a vote of 5-0.

SUPERVISOR'S COMMENTS

The Board of Supervisors thanked Shawn Motsavage, Kevin Motsavage, and the Road Crew for doing a great job this winter in keeping the roads clear.

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

Respectfully Submitted,

Cecile M. Daniel

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Township Manager