



PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: MARCH 5, 2024

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

ABSENT: Gary Filzen, 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

Adam Doyle called the meeting to order at 7:00 pm.

CONSENT AGENDA: Dean Becker made a motion, seconded by Albert Campion, to approve the consent agenda items as follows: a) Minutes: February 6, 2024; b) Monthly Reports: PA State Police Reports for February, Ambulance Report, Perkiomen Township Fire Company Reports for February and Fire Marshall Report; c) Financial Matters: Authorize for Payment of Bills for February in the amount of \$284,662.85 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: There were no public comments made at this meeting.

OLD/NEW BUSINESS: There was no Old/New Business for this meeting.

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

Solicitor Picardi was asked about Liberty Alley. Solicitor Picardi explained that this alley is in the Village of Rahns and was established about 150 years ago. When the streets in Rahns were laid out, this section was shown as a 20-foot paper street. This section of Liberty Alley is situated between the Teare and Kratz Properties. This area exists on paper and was never opened. An agreement was negotiated between the two property owners as to how this paper street would be divided between them. Once the agreement is recorded, a copy will be sent to the Township as one of the property owners would like to install a shed.

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ROAD MASTER’S REPORT: Shawn Motsavage submitted to the Board his Road Master’s Report dated March 1, 2024, for activities occurring during the month of February.

In addition to his report, Mr. Motsavage submitted the following:

Mr. Motsavage submitted to the Board a memo dated March 1, 2024, setting forth his recommendation on the Material and Supply Bid for 2024. After review of this memo, Dean Becker made a motion, seconded by Albert Campion, to award the Material and Supply Bid for 2024 as follows: (1) Materials and Supplies: Highway Materials; (2) Open Space Grass Cutting: Buck Enterprises and Landscaping; (3) Equipment Rental: No Bid; (4) Line Painting: A-1 Traffic Control Products Inc; and (5) Thermo-plastic: Alpha Space Control. There were no public comments. The motion was carried by a vote of 4-0.

Mr. Motsavage request authorization for the sale of an existing Township Truck. After discussing the request of Mr. Motsavage, Albert Campion made a motion, seconded by Pamela Margolis, to authorize the sale of a 2013 GMC 3500 truck on Muni-Bid once the new truck is finished. There were no public comments. The motion carried by a vote of 4-0.

CODE ENFORCEMENT REPORT: John Moran, Jr. submitted to the Board his Code Enforcement report dated March 1, 2024, for activities that occurred during the month of February.

ENVIRONMENTAL ADVISORY COUNCIL: Eric Wiediger and Dominic Bruzzese of the EAC were present at this meeting to discuss the Township’s participation in Bird Town. First, Mr. Wiediger gave a brief background on the members of the EAC. After this, Mr. Wiediger explained what Bird Township is. Primarily, Bird Town PA works in partnership with local municipalities and others to promote conservation actions that will create a healthy environment for birds. The process begins with the passage of a Resolution by the Board. The Resolution before the Board designates that the EAC will work toward obtaining the Bird Town PA designation for the Township. This designation will involve the education of residents, schools, and businesses on creating a healthy and more sustainable environment for birds, wildlife, and people. The first step will be for the Board to adopt Resolution 2024-12. The Board discussed with Mr. Wiediger and Mr. Bruzzese the program of Bird Town PA. Mr. Wiediger noted that there was no cost to apply to become a Bird Town member. Dean Becker made a motion, seconded by Pamela Margolis, to approve Resolution 2024-12 authorizing the EAC to work toward obtaining the Bird Town Pennsylvania designation for Perkiomen Township. There were no public comments. The motion was carried by a vote of 4-0. Next, there were changes in the EAC Membership for the Board’s consideration. There was a submission of a resignation to the Board as well as the appointment to fill an existing vacancy in the EAC. Dean Becker

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made a motion, seconded by Albert Campion, to: (1) Due to her work schedule, accepted the resignation of Jessica Gura. This acceptance will leave a one-year vacancy on the EAC. (2) Appointed Jill Hall to a full three-year appointment (January 1, 2024 to December 31, 2026). There were no public comments. The motion was carried by a vote of 4-0.

PERKIOMEN TOWNSHIP PLANNING COMMISSION MEETING: Cecile Daniel informed the Board that the Planning Commission held their meeting on February 20, 2024. At that meeting, Spring Hill Realty returned to discuss the Zoning Text Amendment for property located on Harrison Avenue. Also discussed was amending the 2022 Stormwater Management Ordinance as it relates to the Simplified Approach of Small Projects under this Ordinance and issues when a permit is required.

PARK AND RECREATION REPORT: Kevin Motsavage informed the Board that he is in the process of obtaining quotes to make repairs to the pavilion. There are approximately thirty posts that are in different stages of disrepair. Mr. Motsavage indicated that he is going to schedule the repairs, so they are made over time. Currently, he is looking to obtain a quote from contractors for the first five to six posts to be repaired. This information will be presented to the Board for approval at the April meeting.

LOWER PERKIOMEN VALLEY REGIONAL SEWER AUTHORITY: William Patterson informed the Board that the Authority conducted mainly routine business. Also, the Regional Sewer Authority received the two emergency generators that will replace those damaged by Hurricane Ida.

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

- 2024 Road Project: Mr. Szeredai presented the results of the bids received for the 2024 Road Project. There was a total of eight bids that were received. The lowest bid came from Highway Materials, Inc of Flourtown, PA. Highway Material's bid was in the amount of \$403,024.75. This project will include the portion of Seitz Road (joint before Rain Tree Circle to the joint near Fox Heath Boulevard) and an added alternative for the milling and overlaying of Fell Lane and Dartmoor Road. It was the recommendation of Mr. Szeredai to award this roadwork to Highway Materials Inc. The Board discussed this project and the recommendation of Mr. Szeredai. There was a resident present at this meeting that lives on Dartmoor Road. First was a question as to the work to be completed on Dartmoor Road and Fell Lane. Mr. Szeredai explained that the work to be completed on these roads involved select base repair and paving. Second, there was a question regarding information on a possible project including the installation of sidewalk and curbing along Fox Heath Boulevard. The resident was informed that this would be a question for the Fox Heath Homeowners Association as this is not a Township Project. Dean Becker made a motion, seconded by Albert

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Campion, to award the 2024 Road Project as described above to Highway Materials, Inc. of Flourtown, PA in the amount of \$403,024.75. There were no public comments. The motion was carried by a vote of 4-0.

- Lodal Creek Park Stormwater Improvements: Mr. Szeredai presented the result of the bids for the Lodal Creek Park Stormwater Improvements. There was a total of fourteen bids that were received. The lowest bid came from Jurich, Inc of Glen Mills, PA. Jurich's bid was in the amount of \$71,268.00. These improvements include the work to be completed on two storm sewer pipes in Lodal Creek Park that were failing. There is an eighteen-inch pipe coming off Bridge Street and a thirty-six-inch pipe that is parallel to Godshall Road that needs to be replaced. The Board discussed this project and the recommendation of Mr. Szeredai. Albert Campion made a motion, seconded by Dean Becker, to award the Lodal Creek Park Stormwater Improvements to Jurich, Inc. of Glen Mills, PA in the amount of \$71,268.00. There were no public comments. The motion was carried by a vote of 4-0.
- Perkiomen Hazard Mitigation Project: Mr. Szeredai presented the results of the Hazard Mitigation/Demolition Projects. There was a total of eight bids that were received. The lowest bid came from B.R.B. Contractors of Pottstown, PA. B.R.B. Contractor's bid was in the amount of \$66,650.00. This project included the demolition of the structures on five of the six properties. These five properties are for 19 Wartman Road, 10 Skippack Pike, 1, 2 and 3 Wartman Road to complete the building demolition, debris removal, site stabilization, and other related work. The Board discussed this project and the recommendation of Mr. Szeredai. Pamela Margolis made a motion, seconded by Albert Campion, to award the Hazard Mitigation/Demolition Projects to B.R.B. Contractors of Pottstown, PA in the amount of \$66,650.00. There were no public comments. The motion was carried by a vote of 4-0.
- 574 Gravel Pike – Hazard Mitigation Project: Mr. Szeredai explained that the demolition of the structure on this property will be more complicated than the removal of structures on the other properties. The issues at this location include a twenty-foot height retaining wall, steep embankment and the structure is located very close to Gravel Pike. The structure directly abuts Perkiomen Creek and is in the floodway. The demolition of the structure will require a PennDOT Highway Occupancy Permit because this work would be in PennDOT's right-of-way of Gravel Pike. As part of the demolition process, Mr. Szeredai had a pre-application meeting with PennDOT and informed PEMA of the outcome of the pre-application meeting. PennDOT wants a phased approach to the demolition of the structure. The first phase would be to demolish the structure. The second phase would be to conduct borings of the elevated area supported by the retaining walls to the depth of the bedrock. Borings will be required so an estimate of the bedrock locations can be located prior to the demolition of the retaining walls. A Geotechnical Boring Report will have to be produced and reviewed by PennDOT before proceeding with the embankment stabilization. There

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was a discussion on the temporary traffic control measures. PennDOT wants jersey barriers along the frontage of this area. PennDOT wants the jersey barriers in place after the demolition of the structure and prior to the removal of the retaining walls. Once the demolition and stabilization of the embankment is complete, PennDOT wants a guiderail installed along the property frontage. All guiderails must be tied into the existing guiderail. Many of these issues depend upon the boring as it relates to the depth of bedrock. PennDOT may require backfilling of the steep slope if the borings indicate the embankment needs further stabilization of Gravel Pike. If this happens, this project could become a major undertaking as additional borings at the lower level near the creek may be necessary. This may also require the installation of a new retaining wall, installation of imported backfill material, installation of R-8 rocks across the entire site to stabilize the area as needed. Mr. Szeredai is still trying to gather information as to the cost to complete this work. Once this information has been obtained, it will be forwarded to PEMA to see what they will and will not cover under the Hazard Mitigation Grant. As a result, it is the opinion of Mr. Szeredai that this portion of the demolition project is more complicated and there is still uncertainty regarding how this work gets completed. Should PEMA decide not to fund this work, the Township may be required to do so. According to Mr. Szeredai, the present plan is (1) the partial demolition of the structure; (2) complete the borings; and (3) final demolition of the structure and retaining walls.

- 401 Wartman Road: Rotelle Companies is constructing a new home at 401 Wartman Road. As part of that construction, Rotelle posted an escrow to cover the improvements. Mr. Szeredai reviewed the escrow release request received from Rotelle and indicated that the work completed was adequate; therefore, he is recommending that the Board approve a partial escrow release in the amount of \$22,800.00. On the recommendation of Mr. Szeredai, Albert Campion made a motion seconded by Dean Becker to approve a partial escrow release to Rotelle Companies in the amount of \$22,800.00. There were no public comments. The motion was carried by a vote of 4-0.
- Stormwater Management Ordinance: Mr. Szeredai, Township Engineer, informed the Board that he and John Moran discussed with the Planning Commission at their February meeting issues regarding the Simplified Approach to the Stormwater Management for Small Projects. This approach was adopted in Appendix C in the adoption of the 2022 Stormwater Ordinance. Mr. Szeredai informed the Board that there have been a handful of stormwater applications filed with the Township using this Simplified Approach. The idea was to make it easier for a resident who was proposing a project between 1,500 to 3,000 square feet to obtain a Stormwater Permit. When considering this simplified approach, it was a trial-and-error means to see if it could work for the Township residents. The conclusion is that this approach is not working as it is making small projects more complicated. The idea was to have John

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Moran handle these projects because of their simplicity and not having to look to the Township Engineer for assistance. Mr. Szeredai informed the Board, as he did with the Planning Commission, that this Simplified Approach is not working. He noted that Mr. Moran is being asked too many questions about how this approach works and in turn Mr. Moran is contacting Mr. Szeredai often for assistance. Another issue is the property owners not using rain gardens and infiltration trenches because the instructions for the procedures of a percolation test are too complicated for residents to design their own BMP. The other proposed change to the ordinance is when a permit is required. Under the old Stormwater Ordinance, the need for a permit was based upon the total amount of new impervious area and it relates to the lot area of the parcel. Under the new Stormwater Ordinance, a permit is required when a 1,500 square foot area of new impervious is proposed regardless of the overall lot area. The result is that the new Stormwater Ordinance is putting more of a burden on the residents with more permits being required. Mr. Szeredai apprised the Board of the following recommendations: (1) To amend the 2022 Stormwater Management Ordinance by repealing the Small Project/Simplified Approach and (2) reset the values for when a permit is required as follows: (a) for a parcel that is less than ¼ acre, the Impervious Area Exemption is 1,500 square feet; (b) for a parcel that is ¼ to 1 acre, the Impervious Area Exemption is 3,000 square feet; and (c) for a parcel that is greater than 1 acre, the Impervious Area exemption is 5,000 square feet. At their February meeting, the Planning Commission discussed the recommendation of Mr. Szeredai and Mr. Moran and had no issue with removing the Small Project Approach and resetting the values for when a permit will be required. The Board discussed the recommendation of Mr. Szeredai and Mr. Moran and the view of the Planning Commission. Dean Becker made a motion, seconded by Albert Champion, to authorize Mr. Szeredai and Solicitor Picardi to prepare an amendment to the 2022 Stormwater Management Ordinance based upon the recommended changes. There were no public comments. The motion was carried by a vote of 4-0.

MANAGER’S REPORT: Cecile Daniel reported on the following:

- Ambulance Service: Ms. Daniel informed the Board, as discussed at the February Meeting, she sent letters to Freedom Valley Medical Rescue (FVMR), Skippack Emergency Medical Services (SEMS) and Montgomery County that Perkiomen Township intends to adopt a new Resolution setting forth a change for EMS services to Perkiomen Township. As of this meeting, Ms. Daniel has not received any response to those letters. With the closing of the Collegetown Station on April 1st, the residents in Perkiomen Township served by FVMR will now be served by SEMS. The area currently being served by Plymouth Community Ambulance Association will not be affected by this change. Before the Board is Resolution 2024-11. This Resolution establishes SEMS as the EMS Provider for the area previously designated for FVMR. Once adopted, this Resolution will be forwarded to Montgomery County EMS

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informing the County of this official change. The Board reviewed the Resolution and the attached map depicting the territorial boundaries of the two EMS Providers. Albert Campion made a motion, seconded by Dean Becker, approving Resolution 2024-11-Recognizing Skippack Emergency Medical Services and Plymouth Community Ambulance Association as Perkiomen Township’s Medical Service Providers. There were no public comments. The motion was carried by a vote of 4-0.

- Highland-Huber Park Phase 1: Ms. Daniel informed the Board that she, SSM, and Peter Simone are working on the Highland-Huber Park Design. Part of this includes applying for grants to help construct this park. Before the Board is Resolution 2024-13. This Resolution indicates the Township wishes to undertake the project titled Highland-Huber Park Phase 1 Improvements and is applying to PA Department of Conservation & Natural Resources (DCNR) for a grant. This grant would be used to install Phase 1 improvements in the Highland-Huber Park. In addition, as part of this grant application is a commitment letter from the Board for this application. The commitment letter is for \$750,000. These funds will come from the Township’s Open Space Account. It was the recommendation to approve Resolution 2024-13 and the Commitment Letter. The deadline to file the DCNR-C2P2 Grant Application is April 3, 2024. On the recommendation of Ms. Daniel, Albert Campion made a motion, seconded by Pamela Margolis, to approve Resolution 2024-13 – Resolution Page for the Highland-Huber Park Phase 1 Improvements Grant Application with DCNR. There were no public comments. The motion carried by a vote of 4-0. Next, Dean Becker made a motion, seconded by Albert Campion, to approve the Commitment Letter of \$750,000 and include this letter in the DCNR C2P2 Grant Application. There were no public comments. The motion carried by a vote of 4-0.

SUPERVISORS COMMENTS:

Pamela Margolis and Adam Doyle toured some local firehouses. Mrs. Margolis indicated it was interesting to see what other firehouses have and what they bring to the Community. Mr. Doyle indicated he found it helpful when discussing with our fire company the possibilities and choices when looking at the resources needed by the Township’s Fire Company.

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

Respectfully Submitted,

Cecile M. Daniel

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Township Manager