



## PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: OCTOBER 5, 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  
David Allebach, 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.

**EXECUTIVE SESSION:** William Patterson informed the public that the Board held an Executive Session just prior to this public meeting in order to discuss personnel issues. No decisions were made, and no official actions were taken.

**CONSENT AGENDA:** William Patterson reviewed those items that were on the Consent Agenda. Adam Doyle had a question on the draft September 7, 2021 Meeting Minutes regarding one of the motions made during the September meeting. Ms. Daniel indicated she would review the draft minutes to locate the question raised by Mr. Doyle. Vivian Schoeller made a motion seconded by Albert Campion to approve the consent agenda items as follows: a) Minutes: September 7, 2021; b) Monthly Reports: PA State Police Reports for September, Ambulance Reports, Perkiomen Township Fire Company and Fire Marshall Reports; c) Financial Matters: Authorize for Payment of Bills for September in the amount of \$159,567.96, 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:**

- Perkiomen Valley Library: Aileen Johnson, Branch Library Manager, of the Perkiomen Valley Library was present to update and discuss with the Board the Level of Services the library provides to residents of Perkiomen Township. Also present was Carol Ewing, of the Perkiomen Valley Library. Mrs. Johnson explained that the

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: OCTOBER 5, 2021**

---

library is opened forty-six hours a week. This is the same as before COVID, but the days and times are different. Mrs. Johnson explained that the building improvements made to the library have been completed. She presented the library's draft budget to the Board. There was discussion on the financial impact the building renovations had on the library. Both Mrs. Johnson and Mrs. Ewing indicated that the library is continuing to work through the financial impact of the costs of the renovations. Also, it is the policy of the library that masks are a requirement to be worn by everyone. With the weather turning cooler, the library programs are coming inside the building. The Board's Library appreciates the financial assistance the Township gives to the Library. The Board indicated they will take all of this into consideration when reviewing the Township's budget.

- 290 Centennial Street Subdivision: John Aston, representing Richard and Beverly Kratz, was before the Board to review and discuss a proposed minor subdivision for the Kratz's property located at 290 Centennial Street. The proposed 2-lot subdivision includes the following: Lot 2 will contain the existing single-family detached dwelling, and Lot 1 will be the new parcel being created by this subdivision. At the September Planning Commission meeting, the proposed subdivision was recommended for approval with the following conditions and waiver:

**COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

1. **Section 264-21.A.3** – The plans shall be signed, sealed, and dated by a Professional Land Surveyor (PLS) prior to Township endorsement.

**SANITARY SEWER COMMENTS**

1. The developer will need a Chapter 94 Consistency Letter from Lower Perkiomen Valley Regional Sewer Authority. The Applicant shall submit, if required by PADEP, any review fees for the Planning Module.
2. The Applicant shall provide the Township with evidence of approval by PADEP of the Planning Module prior to the Township signing and releasing the Subdivision Plan for recording.
2. The Applicant shall address any sewer related items prior to the Township signing and releasing the Subdivision Plan for recording.
3. The developer will need to purchase 1 EDU from both the Perkiomen Township Municipal Authority and the Lower Perkiomen Valley Regional Sewer Authority. For the Township/Municipal Authority, the EDU shall be purchased prior to the issuance of any permits. For the Lower Perkiomen Valley Regional Sewer Authority, the EDU shall be purchased prior to the Township signing and releasing the Subdivision Plan for recording.

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: OCTOBER 5, 2021**

---

**GENERAL COMMENTS**

1. General Plan Note numbers 1, 2, 3, 7, and the Alley Note shall be deleted and replaced with the following:
  - a. **Note 1:** “Lots 1 & 2 are for single family detached residential use only. Both lots shall be served by public water and public sewer. Only one single family dwelling will be permitted on each lot.”
  - b. **Note 2:** “The newly proposed Lot 1 and all improvements shall comply with Article 18 of Chapter 310 “Zoning”, as well as all other sections of Chapter 310 and all remaining chapters of the Code of Perkiomen Township, as applicable.”
  - c. **Note 7:** “Liberty Alley is shown on this Plan as being 20 feet wide. By separate written Agreement of the owners of the abutting properties, which Agreement shall be recorded contemporaneously with this Plan, Liberty Alley is being divided by said owners, such that the western 10 x 150 feet of Liberty Alley shall be added to the abutting portions of Lots 1 and 2, and the eastern 10 x 150 feet of Liberty Alley shall be added to the abutting property of Desiree Miller. The rights and obligations of said owners relative to the existing structures, and the future use of Liberty Alley, are also memorialized in the aforesaid written Agreement.”
  - d. **Alley Note:** “Liberty Alley is a “paper” alley that was never accepted nor maintained by Perkiomen Township. Although some recorded documents suggest that Richard and Beverly A. Kratz (“Kratz”) own the 20 x 150 foot alley, other recorded documents, as well as the past practice of the current and former owners of the abutting properties, suggests that the western 10 feet belong to Kratz, and that the eastern 10 feet belong to Desiree Miler (“Miller”). To permanently resolve this ownership discrepancy, Kratz and Miller have entered into a separate written agreement, approved by Perkiomen Township, that shall be recorded contemporaneously with this Minor Subdivision Plan.”
2. The Planning Commission and Board of Supervisor signature blocks shall be updated such that individual names shall be eliminated and be replaced with blank lines for names and signatures such that these sections will be completed as determined appropriate by the Township.
3. Revised legal descriptions for Lot 1 and Lot 2 shall be provided for review.

**WAIVERS (All approved waivers shall be added to the Subdivision Plan)**

1. **Section 264-21.A.10** – Plans shall depict all existing significant features within the proposed subdivision and 150 feet beyond the boundaries of the proposed subdivision. The Planning Commission supports the waiver request to permit less than the 150 ft of surrounding site survey. The Board

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: OCTOBER 5, 2021**

---

The Board reviewed the proposed subdivision plan with Mr. Aston and discussed the conditions and waiver set forth in Resolution 2021-17. After discussing the proposed Resolution, Dean Becker made a motion seconded by Adam Doyle to approve Resolution 2021-17. There were no public comments. The motion was carried by a vote of 5-0.

- Spring Hill Realty, Inc.: Robert Sebia, Esquire and John Kennedy were before the Board to present an overview of the project being proposed by Spring Hill Realty for the property located along Harrison Avenue. The property is located behind the Landis Shopping Center at 841 Gravel Pike. This proposal will be approximately twenty-five acres. Years ago, the original concept was to expand the shopping center. Since that original concept, the market changed in terms of what was being proposed. As a result, Spring Hill Realty revised the concept. The idea on the expansion of the shopping center was reduced and a proposed use changed to Elderly Residential which would be a senior rental community. The versions of the plan and text amendment was reviewed and discussed with the Township's Planning Commission. Based upon the reviews, Spring Hill Realty would be proposing an Age Restricted Community with eighty twins and a three-story apartment building that would have forty-eight apartments for a total of one hundred twenty-eight dwelling units. This will include a club house which will be approximately 5,000 sqft, improvements to Harrison Avenue, a trail system surrounding the property and a trail connection to the shopping center and to the Perkiomen Trail. The project will include the completion of a traffic/pedestrian study for this proposed development. There was a discussion on the number of parking spaces: the sketch plan shows two hundred and fifteen parking spaces for the twins, ninety-six parking spaces for the apartments, and fifteen parking spaces for the clubhouse. Mr. Kennedy indicated that Spring Hill Realty is requesting that consideration be given to setting a date for a public hearing on a zoning map change and a zoning amendment revision to rezone these twenty-five acres to ER-Elderly Residential. The next step would be to file an application on the request for a map change and a zoning amendment. Presently, it is owner's intent to file this application before the November meeting.

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

**ROAD MASTER'S REPORT:** Shawn Motsavage submitted to the Board his Road Master's Report dated October 4, 2021, for activities occurring during the month of September.

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: OCTOBER 5, 2021**

---

**CODE ENFORCEMENT REPORT:** John Moran, Jr. submitted to the Board his Code Enforcement report dated October 1, 2021, for activities that occurred during the month of September.

**PERKIOMEN TOWNSHIP PLANNING COMMISSION:** Cecile Daniel reported that the Planning Commission held their meeting on September 21, 2021. At that meeting, the Planning Commission discussed the proposed subdivision at 401 Wartman Road. That proposal is a subdivision that will turn an existing parcel into two separate lots. The property is located on Wartman Road at the intersection with Greenwood Avenue and borders Upper Providence Township. The other item discussed was the Small Wireless Facilities Deployment Act. This Act will affect the Township's existing Telecommunication Ordinance by establishing standards for siting, design, permitting, maintaining the use of Small Wireless Facilities in Perkiomen Township. This subject will be further discussed by the Planning Commission in November.

**PARK AND RECREATION REPORT:** Kevin Motsavage reported that the next meeting is scheduled for October 14th.

**LOWER PERKIOMEN VALLEY REGIONAL SEWER AUTHORITY:** The Oaks Treatment plant was affected by Tropical Storm Ida. This storm is further discussed below.

**ENGINEERS REPORT:** Nicholas Szeredai submitted to the Board his Engineer's Report. There were currently no action items for the Board.

**MANAGER'S REPORT:**

- Tropical Storm Ida: Ms. Daniel informed the Board that she received telephone calls from some of the property owners impacted by Tropical Storm Ida. The question being asked is whether the Township was considering purchasing properties affected by the flooding through FEMA's Flood Mitigation Assistance Program. Under this program, only local governments and certain private nonprofit organizations can submit applications for this grant program. In reviewing the information on this program, Ms. Daniel opined that this program can be used to purchase properties and then remove all structures from the property. The properties purchased with this money would then become part of the Township's open space. To begin this process, the Township needs to submit a Letter of Intent to PEMA by October 15, 2021. Ms. Daniel informed the Board that there are two different forms for the Letter of Intent. One is FEMA Hazard Mitigation Assistance Grant Program and the other is the Hazard Mitigation Grant Program. Dean Becker made a motion seconded by Vivian Schoeller to submit the Letters of Intent for the FEMA Hazard Mitigation Assistance Grant Program and the Hazard Mitigation Grant Program. There were no

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: OCTOBER 5, 2021**

---

public comments on the motion. The motion carried by a vote of 5-0.

- Lower Perkiomen Valley Regional Sewer Authority: Ms. Daniel indicated that she is in receipt of a resignation letter from Dean Becker for his position as Perkiomen Township's representative to LPVRSAs. The meetings for this Authority are during the day and due to his schedule, he can no longer attend these meetings. William Patterson indicated that he would complete Mr. Becker's term which ends on December 31, 2021. Vivian Schoeller made a motion, seconded by Adam Doyle, to accept the resignation of Dean Becker from the LPVRSAs and appoint William Patterson to complete this term which ends on December 31, 2021. There were no public comments on the motion. The motion carried by a vote of 5-0.
- Memorial Sign: After the discussion at the September meeting on adding a new plaque and name to the Memorial Sign, Ms. Daniel contacted Signarama. The information received was that each time a new name is added, a whole new plaque must be made. The original plaque had eighteen names on each plaque. In speaking with the representative from Signarama, the plaque could be reduced so that each plaque would only have six names. Presently, the Township has only one name. Ms. Daniel indicated the Board could either wait until there are a total of six names or produce a plaque each time a name was added until we have a total of six names. The Board discussed this and decided to reach out to the residents to see if they could find more names to bring the total to six.
- Stormwater Management: Ms. Daniel reviewed the Pollution Reduction Plan/Floodplain Restoration Plan that was submitted to PADEP. The streambank restoration area is along a tributary that connects with the Landis Creek. This plan comes with an Operation & Maintenance Plan. There is an initial five-year monitoring program. After the five years, the maintenance involves a visual inspection once a year and every time there is a large storm. Ms. Daniel showed the Board pictures of recent streambank erosion because of Tropical Storm Isaias and Tropical Storm Ida. These areas of erosion are located near the sanitary sewer system. The Municipal Authority is in the process of obtaining emergency permits to complete work to protect the sanitary sewer. This situation is two-fold because it involves both the Township and the Municipal Authority as the streambank erosion is affecting the sanitary sewer system. Ms. Daniel felt that the Township and Municipal Authority have a better chance of dealing with the situation if both groups work together on this problem.

**SUPERVISORS COMMENTS:** Dean Becker recognized the work that John Moran and the Road Crew performed during the recent rainstorms and that the Board appreciated a job well done.

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: OCTOBER 5, 2021**

---

There being no further business, the October public meeting was adjourned upon motion made by Vivian Schoeller and seconded by Albert Campion.

Respectfully Submitted,

*Cecile M. Daniel*

---

Cecile M. Daniel  
Township Manager