



PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: SEPTEMBER 6, 2022

BOARD MEMBERS PRESENT: Vivian Schoeller, Chairman
Dean Becker, Member
Albert Campion, Member
Pamela Margolis, Member

ABSENT: Adam Doyle, Vice-Chairman

OTHERS PRESENT: Cecile Daniel, Township Manager
David L. Allebach for Solicitor Picardi
Nicholas Szeredai, Township Engineer
Shawn Motsavage, Township Road Master

Chairperson Vivian Schoeller 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) Monthly Meeting Minutes of August 2, 2022, the PA State Police Report for July 2022, the Ambulance Report, Perkiomen Township Fire Company, and Fire Marshall Reports; b) Financial Matters: Authorize for Payment of Bills for the month of August in the amount of \$482,723.53 and that the Treasurer's Report to be placed on file for audit. There were no public comments. The motion carried by a vote of 4-0 except the meeting minutes of August 2, 2022. Dean Becker abstained from the approval of the minutes as he was absent for the August meeting. The meeting minutes of August 2, 2022 were approved by a vote of 3-0.

PUBLIC COMMENTS: A resident from 18 Wynnewood Drive was at the meeting to discuss with the Board the open space that is located behind this property. This resident has been maintaining this area and recently planted flowers and vegetables. There was a discussion regarding the continued use of this area by the resident and the possibility of the Board offering a License Agreement to allow this. Nick Szeredai informed the Board that there are two areas involved in this discussion. One of the areas involves two rows of flowers that have been planted in the flat area of the Township's Open Space directly behind this property. The second area consists of plantings that have been benched into the existing swale that leads to the detention basin. It was the opinion of Mr. Szeredai, that the garden located in the swale needs to be removed. Also, if the Board is willing to consider allowing the plantings in the first flatter area, the material being used to prevent the weeds must be more environmental suitable. The Board turned this matter over to the staff to explore and develop a License Agreement that would allow the resident of 18 Wynnewood Drive to continue using that area of Open Space that is in the flat area directly behind this property.

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This agreement should set forth the area involved, limit the permitted uses of the area, identify the property owner's responsibilities, and impose restrictions as part of any License granted.

BUSINESS ITEMS: There were no business items to discuss that were not included under staff reports.

SOLICITOR'S REPORT: David Allebach was present and submitted to the Board the written Solicitor's report. In addition:

- Appraisals: Solicitor Allebach informed the Board that Kenneth Picardi is in the process of sending out the appraisals to the property owners.
- Highland Manor: Solicitor Allebach informed the Board that the property owner of Highland Manor has filed an appeal to the assessment of this property. Montgomery County Board of Assessment has sent notification that a hearing will be held virtually on this matter on September 20, 2022. Currently, it is uncertain as to the intent of the Perkiomen Valley School District to participate in this hearing. The Board discussed Kenneth Picardi's participation in this hearing and authorized him to stay in contact with the Solicitor for the School District. The Board will wait to see what the School District does.
- Duck Inn: Solicitor Allebach informed the Board that the property owner no longer intends to move forward on this matter. This matter will be removed from the agenda.

ROAD MASTER'S REPORT: Shawn Motsavage submitted to the Board his Road Master's Report dated September 1, 2022, for activities occurring during the month of August. In addition to his report, Mr. Motsavage submitted to the Board a memo on the Snow & Ice Removal Bids for 2022/2023. In his memo, Mr. Motsavage set forth his recommendation to the Board. With the recommendation of Mr. Motsavage, Albert Champion made a motion, seconded by Dean Becker to award the 2022-2023 Snow and Ice Bid as follows: Zone 1: Lenhart Contractors and Zone 2: Buck Enterprises and Landscaping. There were no public comments on the motion. The motion carried by a vote of 4-0.

CODE ENFORCEMENT REPORT: John Moran, Jr. was absent at this meeting, but submitted to the Board his written Code Enforcement report dated September 1, 2022, for activities that occurred during the month of August.

In addition to his report, Ms. Daniel reported on the following:

- Fee Schedule. Due to the recent passage on the new Stormwater Management Ordinance, Wireless Communication Facilities Ordinance, and the Small Wireless Facilities Ordinance, the Township's Fee Schedule needed to be updated. Resolution 2022-19 is the approval of the updates to that schedule. Once approved, this new

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schedule will replace the existing one. The Board reviewed the revisions to the Township's Fee Schedule. Pamela Margolis made a motion, seconded by Albert Campion, to adopt Resolution 2022-19 thus adopting a new Township Fee Schedule. There were no public comments on the motion. The motion carried by a vote of 4-0.

- Zoning Hearing Board Application 2022-2: Mr. Moran issued a Zoning Violation to the property owner of 682 Gravel Pike. The property owner has filed an appeal from Mr. Moran's violation notice to the Zoning Hearing Board. The Board authorized Solicitor Picardi to attend the ZHB hearing and to support and defend Zoning Officer Moran and the Violation Notice he issued.

PERKIOMEN TOWNSHIP PLANNING COMMISSION MEETING: Cecile Daniel reported that there was no Planning Commission Meeting held on August 16, 2022.

PARK AND RECREATION REPORT: Kevin Motsavage was not present at this meeting. Ms. Daniel reminded everyone that the electronic recycling and shredding events are scheduled for September 10, 2022.

LOWER PERKIOMEN VALLEY REGIONAL SEWER AUTHORITY: William Patterson informed the Board that the Regional Authority did not hold a meeting in August.

ENGINEERS REPORT: Nicholas Szeredai was present at this meeting and submitted his engineer's report to the Board. In addition to his report, Mr. Szeredai reported on the following:

- Agreement: Mr. Szeredai informed the Board that PennDOT requires all municipalities that submit PennDOT Highway Occupancy Permits to be Business Partners with them. Since the Township has submitted an HOP for the permit and installation of a traffic signal at the intersection of Gravel Pike, Bridge Street, and Graterford Road, the Board will need to enter into an Agreement that authorizes electronic access to PennDOT's System. This requires a Business Partner Identification (BPID) number and the designation of a Security Administrator to act as the municipality's representative. Proposed Resolution 2022-20 approves this Agreement and authorizes the chairperson to sign the Agreement. Pamela Margolis made a motion, seconded by Dean Becker, to approve Resolution 2022-20, and, designated Cecile Daniel, the Township Manager, to be the Security Administrator. There were no public comments on the motion. The motion carried by a vote of 4-0.
- 2022 Township Wide Road Maintenance Project: Mr. Szeredai submitted a Confirmation of Services regarding the update to the Township Wide Road Maintenance Program. The last update was completed in 2014. This plan will require field work to determine road conditions and updates to the road work based upon current market

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conditions. This maintenance program is important for budgeting future road projects. The Board approved SSM's Confirmation of Services.

- Municipal Building Upgrades: Mr. Szeredai presented to the Board a payment application for the Municipal Building Upgrades Project. This application was received from Uhrig Construction, Inc. Payment Application No. 5 is in the amount of \$18,614.13 and covers the work completed as of August 31, 2022. Mr. Szeredai informed the Board that Mr. Thoms reviewed the application and found it to be accurate. Mr. Szeredai recommended that the Board approve the payment application. With the recommendation of Mr. Szeredai, Dean Becker made a motion, seconded by Albert Campion, to approve Payment Application No. 5 to Uhrig Construction Inc. in the amount of \$18,614.13. There were no public comments on the motion. The motion carried by a vote of 4-0.
- Salt Bins: Mr. Szeredai informed the Board that Jeff Thoms is in the process of requesting quotes to have the bins scanned to identify if there is any existing reinforcement within the walls and if there is, what is there. In addition, Mr. Thoms put together a Confirmation of Services for the following: coordinate the structural scanning, review the results, prepare construction plans for the structural reinforcement based upon the results found, provide bid phasing services and construction oversight. The Board authorized moving forward with this project.

MANAGER'S REPORT: Cecile M. Daniel reported on the following:

- Blackboard Renewal Notice: Before the Board for consideration is the renewal of a one-year contract for Blackboard Connect to provide call notifications and emergency alerts to the residents in Perkiomen Township. The current contract ends in September 2022. The renewal rate for 2022/2023 is \$8,672.62. Ms. Daniel indicated, there was a price increase due to more resident participation. Dean Becker made a motion, seconded by Pamela Margolis, to approve the one-year contract for Blackboard Connect in the amount of \$8,672.62. There were no public comments on the motion. The motion carried by a vote of 4-0.
- Workman's Compensation: Under the Workman's Compensation Program, the Township has an existing doctor's panel. This panel designates those doctors that an employee or someone from the fire company must visit under a workman's compensation claim. As part of the Township's workman's compensation renewal with AmTrust North America, the existing panel was reviewed and updated. The Board needs to approve this panel so that it can be posted in the Township Building and the Fire House. The Health Care Providers listed are in the Collegetown/Pottstown area. Following its review, Albert Campion made a motion, seconded by Pamela Margolis, to approve the updated panel of doctors as part of the Township's

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Workman's Compensation Program/Plan. There were no public comments on the motion. The motion carried by a vote of 4-0.

- ACT 57 of 2022: This Act amends the Local Tax Collection Law and will become effective after October 9, 2022. It amends Section 7 – Effect of Failure to Receive Tax Notice. In order to begin this in 2023, Ms. Daniel opined that the Township has 90 days after October 9, 2022 to adopt a Resolution on the waiving of additional fees on certain delinquent tax bills. There is a list of things the taxpayer must complete for this to take place. The taxpayer would still be responsible to pay the face value of the taxes. The Board discussed this matter and authorized Solicitor Picardi to prepare a Resolution for consideration at the October Meeting.
- Budgetary Expenditure Considerations: At the August meeting, the Board discussed Ms. Daniel's request to consider the replacement of one of the open space lawn mowers this year with the intention of replacing another mower next year. The money to cover this expense would come from the Open Space Fund. Shawn Motsavage researched different types of mowers and their cost to replace the zero-turn mower. Mr. Motsavage submitted a quote for a new mower for \$12,295.06 from Lawn Equipment Parts Company c/o Eagle Power Turf & Tractor and recommended that the Board consider its purchase. At the same time, Mr. Motsavage is also requesting authorization to advertise and sell the Township's John Deere M665 Zero Turn Mower on Municibid. The Board discussed this purchase. Dean Becker made a motion, seconded by Pamela Margolis, to approve the purchase of a Exmark Lazer-S Mower for \$12,295.06 from Lawn Equipment Parts Company c/o Eagle Power Turf & Tractor and authorized the sale of the John Deere Zero Turn Mower on Municibid. There were no public comments on the motion. The motion carried by a vote of 4-0.
- 401 Wartman Road Subdivision: This is the 2-lot subdivision being proposed for 401 Wartman Road. This proposed development was approved earlier this year with some conditions. One of those conditions was approval of a Planning Module for public sewer by the PA Department of Environmental Protection (PADEP). Public sewer for this proposed subdivision will be provided by the public sewer system in Upper Providence Township. PADEP has required an Act 537 Plan revision to do this. Proposed Resolution 2022-18 is the approval of the planning module and the revision to the Act 537 Plan. The applicant has submitted the required planning module documents to the Township. Ms. Daniel informed the Board that the Resolution is ready for the Board's consideration. Dean Becker made a motion, seconded by Albert Campion, to approve Resolution 2022-18: Resolution for Plan Revision for New Land Development for 401 Wartman Road. There were no public comments on the motion. The motion carried by a vote of 4-0.

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- Life Tree Pharmacy - Stormwater Facilities Maintenance Agreement: One of the conditions of approval for this land development is the Township's Standard Stormwater Facilities Maintenance and Projects Improvements Agreement. This Agreement will be between the Township and Life Tree Pharmacy Services, Inc of 5 Blue Heron Drive, Collegetown, PA. This property is in the Iron Bridge Corporate Center. The amount of the escrow is \$78,650.00. Ms. Daniel informed the Board that the Agreement has been reviewed and found to be acceptable by Life Tree Pharmacy and Solicitor Picardi. This Agreement is ready for the Board's consideration. The Board considered the Agreement and Dean Becker made a motion, seconded by Albert Campion, to approve the Stormwater Facilities Maintenance and Projects Improvements Agreement between Perkiomen Township and Life Tree Pharmacy Services. There were no public comments on the motion. The motion carried by a vote of 4-0.

- Correspondence: Ms. Daniel informed the Board that there are two items to be discussed under Correspondence:
 - Mayberry Road Open Space: The Township Engineer sent a letter to the property owner of 224 Township Line Road pertaining to the clearing by the property owner of a portion of the Township's Open Space located at the intersection of Township Line Road and Mayberry Road. This Open Space wraps behind the property located at 224 Township Line Road and goes toward the Lodal Creek. The Code Enforcement Officer, John Moran and Township Engineer, Nick Szeredai investigated this unauthorized clearing. Mr. Szeredai estimates that the property owner cleared about 0.34 acres of meadow, grass, brush, and small trees. The Montgomery County Conservation District was contacted to see if there would be any issues with this Earth Disturbance and to see if any permits would be required. The MCCD responded that there would be no permits required and this was a Township issue. The Township does not cut the meadow area that was cleared. The property owner explained that the intent of this clearing was to reduce the mice and rodents in the area. The property owner asked whether the Township would be willing to allow him to continue maintaining/mowing this area that he cleared at his expense. The Board turned this matter over to the staff to explore and develop a License Agreement that would allow the resident of 224 Township Line Road to continue mowing that area of Open Space located directly behind his property. This Agreement should set forth the area involved, limit owner's use of the area, establish the property owner's responsibilities, and impose restrictions as part of any License granted.

Seitz Road Property Owner Request: Ms. Daniel explained that she received an email from a resident that lives at 145 Seitz Road, just south of Harrison Avenue. In the email, the resident requested a few different items related to driving safety on Seitz Road. This request came in following a traffic accident that took place on

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Seitz Road on July 30, 2022. There is an existing Hidden Driveway sign located on the same side and further down on Seitz Road near 115 Seitz Road. Ms. Daniel has no opinion as to the impact of this advisory sign on Seitz Road. In reviewing the State Police Reports, for 2022 and 2021, Ms. Daniel found three other traffic incidents on Seitz Road that were not as serious as the one in July and none were in close proximity to 145 Seitz Road. Ms. Daniel also informed the Board that she had the Road Crew temporarily install the Township's speed monitoring device to deter speeding and to collect the speed data of those vehicles going north on Seitz Road near this area. The speed limit for Seitz Road is 35 MPH. Based upon the information collected for the period 8.24.2022 to 8.30.2022, the 85 percentile of speed was 38.55 MPH. The Board reviewed and discussed the email received from the property owner of 145 Seitz Road. The Board decided not to take any action on this request at this time.

SUPERVISORS' COMMENTS

Pamela Margolis recently took a tour of the Perkiomen Township Firehouse. Mrs. Margolis was impressed by the work and response of the fire personnel in dealing with emergency situations. One concern Mrs. Margolis had was the lack of sleeping accommodations. There are times, when dealing with these emergency situations, require individuals to spend long periods of time at the firehouse. The lack of decent sleeping accommodations is something the Board should look at.

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

Respectfully Submitted,

Cecile M. Daniel

Cecile M. Daniel
Township Manager