

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: FEBRUARY 3, 2004**

**BOARD MEMBERS PRESENT:** William Patterson, Chairman  
Richard Kratz, Member  
Gordon MacElhenney, Member  
Edward Savitsky, Member  
Dean Becker, Member

**OTHERS PRESENT:** Cecile Daniel, Township Manager  
Kenneth Picardi, Township Solicitor  
Pamela Stevens, Township Engineer  
W. Richard Dillon, Code Enforcement Officer  
John Moran, Road Master

**POLICE REPORT:** The Board reviewed the December report.

**MINUTES OF PREVIOUS MEETING:** The January 5, 2004 minutes were approved as amended to add that an executive session had been held before the meeting regarding the Buxmont situation.

**CORRESPONDENCE:**

- Minutes – Central Perkiomen Regional Planning Commission
- PSATS – Alert Bulletin

**SOLICITORS REPORT:** Kenneth Picardi discussed the following:

- Building Code Ordinances – Mr. Picardi updated the board regarding the new state building code. He is working with Richard Dillon to put together the necessary ordinances. The first step will be for the township to decide if they would like to opt into the program. The board briefly discussed the possibility of offering the services of building inspection to other municipalities that is allowed under the act. Further discussion on this would be taken up at future meetings.
- Kehs – Mr. Picardi updated the board regarding the properties between Perkiomen Township and Upper Salford Township. He informed that board that he spoke with Mr. Kehs' attorney. The attorney informed him that Mr. Kehs is working on selling all three properties. He considers this topic closed until Mr. Kehs comes back before the board
- Sale of township property – Mr. Picardi informed that board that he was in receipt of the Agreement of Sale between Perkiomen Township and the Perkiomen Valley School District for property the township owns on Gravel Pike. After review of the draft agreement, Mr. Picardi indicated that there are some issues regarding this sale that he would like to review with the board in executive session. The board agreed and an

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executive session was held at the end of the meeting to discuss the sale's agreement with the school district and go over certain issues with this agreement.

**ROAD MASTERS REPORT:** In addition to his regular report, John Moran updated the board regarding the salt issue or lack of road salt to maintain the roads due to the inclement weather. Mr. Moran explained that, like every other municipality in the area, he too has been having a hard time getting salt; therefore, he is asking everyone to be patient in his trying to keep the roads salted due to snow and ice.

**FIRE MARSHALL'S REPORT:** John Moran submitted his January report to the board.

**CODE ENFORCEMENT REPORT:** W. Richard Dillon submitted his January report to the board.

**PLANNING COMMISSION REPORT:** The planning commission held their meeting on January 20, 2004. At that meeting there were four plans reviewed. (1) Perkiomen Valley School District Land Development Plan, (2) Salter Industries Land Development Plan, (3) Select a Vision Land Development Plan, and (4) Carson/Barr Preliminary Subdivision Plan.

**ENGINEERS REPORT:** SSM – Pamela Stevens was present to review with the board the engineering issues:

- 2003 Road Project Status – Ms. Stevens reviewed the Final Payment for Dan Malloy Paving Inc. for the 2003 Road Project. Based upon her review she recommended that the project was complete according to the contract. The contractor has supplied the board with the necessary Maintenance Bond and recommended the release of the final payment of \$25,753.74 to Dan Malloy Paving. This amount is broken down as follows: \$1,707.10 from the Liquid Fuels Fund and \$24,046.64 from the General Fund. After review and consideration of Ms. Steven's recommendation, Richard Kratz made a motion, seconded by Gordon MacElhenney to release the final payment of \$25,753.74 to Dan Malloy Paving, Inc. and begin the Maintenance Period. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.
- 2004 Road Project Status – Ms. Stevens reviewed the bids that were opened on January 30, 2004. There were three bids received. Unfortunately one of the bids was received past the 10:00 a.m. bid opening time. After conferring with the township solicitor, it was recommended that this bid not be opened nor considered. Based upon the remaining two bids, Dan Malloy Paving, Inc. was the lowest bidder. The bid numbers were broken down as follows: (1) Dieber Road - \$216,061.50, (2) Pennypacker Road - \$116,293.50, (3) Cedar Road - \$28,105.00, (4) Seitz Road - \$28,300.00, (5) Acoma Lane - \$9,810.00, (6) Meyers/Ott Roads - \$48,560.00, and (7) the Fire House - \$50,530.00. The board considered the following: (1) regarding Dieber Road – that would stay, (2) regarding

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Pennypacker Road – that would stay, (3) regarding Cedar Road – The road was bid in two sections. One of the sections included that portion of the road that must be completed since it is a part of the turn-back with the state. The discussion was whether or not the whole street needed to be completed since the amount that was budgeted was less than the bid amount. Since there was no consensus, it was agreed to investigate this further by inspection and decided whether to complete that section of the road that is not a part of the turn-back. (4) Regarding Seitz Road – since there is a development that will be under construction during this time, it was felt that this portion of the contract should not be considered. (5) Regarding Acoma Lane – since the overall bid number amount is higher than was budgeted; the discussion was to not awarding this at this time. (6) Regarding Meyers/Ott Roads – Ms. Stevens indicated that the information given to her by John Moran indicates that the township has been spending approximately \$8,000 per year over the last three years. The feeling was that the amount being spent each year was not equal or more than the bid amount. Also, spending this money, as a band-aid approach, would not guarantee that the road still might not come unraveled. The board discussed the pro and cons of spending this money, but did not come to any decision. (7) Regarding the fire company parking lot – since the amount that was bid was more than was budgeted, the board was informed that the ability to spend the greater amount would have to be approved by the membership of the fire company. Their meeting was not until later in the month. Ms. Stevens informed the board that the bid amount was good for sixty days. Based upon this information, Dean Becker made a motion, seconded by Edward Savitsky to table the decision for this month and pushed this onto the March agenda. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0. Since no decision was made regarding the road project, it was decided to table the proposed Resolution regarding removal of trees in the right-of-way.

- Mayfield Estates – Ms. Stevens informed the board that she has reviewed the request for an escrow release from Stewart & Conti Development Co. for \$85,000.00. After review of the request and field verification, she recommended that only \$68,475.00 of this amount be released. Based upon the recommendation of Ms. Stevens, Richard Kratz made a motion seconded by Dean Becker to approve the Escrow Release #7 for Mayfield Estates in the amount of \$68,475.00. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

**RECEIPTS AND EXPENDITURES:** The treasurer read the receipts and expenditures for the month of January. After review of same, Gordon MacElhenney made a motion seconded by Dean Becker to authorize payment of the January bills. There were no public comments on the motion. The motion was carried unanimously by a vote of 5-0.

**OLD BUSINESS:**

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- Buxmont – Kenneth Picardi informed the board that he has contacted Dr. Pisa regarding the Buxmont situation. Mr. Picardi gave him information regarding Buxmont and the Fair Housing Amendment. He is awaiting an assessment from Dr. Pisa regarding his opinion of the situation. Also, there was a meeting that was held with representatives of Buxmont and some of the residents on Wynnewood Drive early in January. He continued by stating that Skippack Township’s solicitor contacted him. It would appear that Buxmont has purchased a home in their township. They were requesting any information that could be given to them to help in their evaluation of the situation. The board authorized Mr. Picardi to send any information he has to Skippack Township regarding the situation with Buxmont.
- Betcher Road – William Patterson indicated that he was in touch with the council of Trappe Borough regarding a meeting on Betcher Road. He was told that Trappe Borough would be in touch with the township within the week.

**NEW BUSINESS:**

- Resolution 2004-7: Perkiomen Valley School District: Michael Macinich was legal council representing the school district on their proposed expansion to the high school and the development of certain fields. Gilmore Associates, through Chris Burkett, reviewed the land development plan with the board. This plan is preliminary/final approval. The board reviewed Resolution 2004-7 which was the recommendation of the township planning commission for the board to consider approval of this land development plan with the following conditions and waivers:

**COMPLIANCE WITH ZONING ORDINANCE**

1. The date of the Conditional Use Hearing and decision should be included on the plan and incorporated into the conditions of this approval of the land development plan.

**COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

1. The Certificate of Accuracy should be completed, Section 11.43(a)(2) Subdivision Ordinance.
2. The final erosion and sediment controls should be reviewed and approved by the Montgomery County Conservation District as per Section 11.60(a) Subdivision Ordinance.
3. Perkiomen Township and Perkiomen Valley School District shall enter into an Improvements Performance Agreement. The agreement shall address, amongst other issues, items set forth within the Opinion of Probable Construction Costs dated January 6, 2004, last revised January 20, 2004. These costs were submitted with the plans and is currently being reviewed by our office for the following:
  - a. lighting,
  - b. buffering landscaping requirements,

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- c. improvements within the public right-of-way,
- d. Stormwater management,
- e. Erosion and Sediment Control Plans,
- f. Traffic controls (design, permitting, construction, and study).

It appears that all of the traffic controls discussed with the Township were not included in this estimate. If any of the traffic improvements and traffic study are not listed as a part of the Improvement Agreement, then they shall be completed as a condition of this approval. Section 11.29 Subdivision Ordinance

**STORM SEWER COMMENTS**

1. The 100-year storm calculations for the main storm sewer run into Basin B should be rerun using the Basin 100-year WSEL as the starting tailwater condition. In particular, it should be confirmed that overflow will not occur at inlet B-2, as flow out of this inlet will bypass the basin.
2. The following discrepancies between the calculations and profiles were noted: MH-B-4 to EW-B; A-6.2 to A-6.1; YD A-10 to YD A-11; and INL A-5 to A-4. The applicant's engineer should coordinate with the township engineer to discuss these minor discrepancies.
3. Pipe sizes on following runs (sheet 34) do not match the calculations: INL B-1.5.1 to INL B-1.5, INL B-1.3 to INL B-1.2, INL B-1.2 to EW-B-1.1.

**GENERAL COMMENTS**

1. After further review of the student parking area, the construction of a regular sidewalk be placed along the parking lot on the west side and then adjacent to the driveway on Trappe Road. The crosswalk on Trappe Road shall then need to be located at a slight angle from the "Stop" sign side of the school driveway to the eastern far side of the Township gravel parking lot. The location of the sidewalk along the parking lot is in due consideration to the safety of the pedestrians.
2. Throughout the plans, crosswalks are either missing or are not aligned with the handicapped ramps or sidewalk locations. The location of the missing crosswalks shall be shown and corrected where not aligned properly.
3. The "stabilized earth path" between the tennis courts to the practice fields shall be a concrete sidewalk meeting ADA requirements and not grass.
4. A labeled access point to the overflow parking areas (practice field) shall be shown on the plans.
5. The details for the Type M inlets shall have a note stating that bicycle safe grates shall be installed in areas where pedestrians may be present.

After review of the proposed land development plan, Edward Savitsky made a motion, seconded by Richard Kratz to approve Resolution 2004-7 – preliminary/final land development plan for the Perkiomen Valley School District. There were no public comments on the motion. The vote was 4 – yes and 1 – abstention (Gordon MacElhenney).

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- Resolution 2004-8: Salter's Industries: This is a Land Development proposal for the expansion of the building of Salter's Industries. This expansion is for an industry located in the Iron Bridge Corporate Center. Jerry Gorski was before the board to review this proposed land development plan. This plan is preliminary/final approval of the land development plan. The board reviewed Resolution 2004-8 that is the recommendation of the township planning commission with the following conditions and waivers.

**COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

1. The plan needs to show the following items required under Section 11.42(a):
  - (3) Name, license number and seal of registered professional who prepared the plan.
  - (9) The Benchmark for the site. Sanitary manhole #6 is not visible.
  - (10) Clarity for existing infrastructure. A legend would be helpful. Significant man-made or natural features 150 feet beyond property line or request a waiver.
  - (12) The widths of the right-of-way and cartway; the approximate street gradient.
2. The township engineer shall review the requirements for Erosion and Sedimentation Pollution Control for this plan. Any changes to the plans shall be made and approved by the township engineer before the plan is signed.

**GENERAL COMMENTS**

1. The proposed Hubbell lighting fixture as shown on plan sheet C-4 has conflicting information regarding wattage and model number (i.e., 250 versus 400 watts). This conflict shall be corrected
2. The Township Engineer certification block on plan sheet C-1 is not necessary. The Developer shall delete this information.
3. The record plan is missing the Certificate of Accuracy. The Developer shall provide this certification block and properly execute it.
4. There are no proposed spot elevations shown on the plan for the new parking in front of the building. The Developer shall provide information.

**LANDSCAPING (PER ORDINANCE NO.173)**

1. Section 2: Required softening buffers have not been complied with. All non-residential development requires buffering along property lines. Due to the nature of the existing drainage

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easement to the west, buffering is only possible to the north and east. The Developer is already showing street trees in the front yard and is satisfying that portion of this requirement. The planning commission recommended that a partial waiver to the buffering along the sides and the rear of the property since the site is surrounded by similar industrial uses.

2. Parking lot screening (Section 3.3): The plan does not meet the requirements for screening. The applicant will work with the county planning commission as to the plantings to be placed along the parking lot area to screen the spaces closest to the street.
3. The plan shall show what the existing/proposed ground cover conditions will be for those areas not covered with pavement.
4. A street tree is to be removed as part of this development. The street tree shall be relocated to the grass area between the two parking lots. If the tree cannot be replanted, then a new street tree shall be planted.

**STORM DRAINAGE**

1. The plans state, but do not show, the provision of 8" SLCPP from the downspouts on either side of the proposed addition for rainwater conveyance. This shall be corrected.
2. The record plan shall include a statement indicating that no structures or plant materials are allowed within the storm water easement.
3. There is a note on plan sheet no. 3 that indicates the total impervious coverage is less than the 60% designed for Iron Bridge Phase II. If that is the case, since the maximum allowed impervious coverage currently in this zoning district is 70%, a note shall be placed on the record plan for this project that indicates the maximum limit of impervious coverage is 60% unless additional storm water detention capacity is provided for.
4. It is our understanding that the existing stormwater detention facility has the capacity for full development of this lot if the note stated above is placed on the plans. If the note is not placed on the plans and the impervious cover increases revised storm calculations shall be required.

**SANITARY SEWER**

1. It appears that the proposed construction is only an extension of the existing building and that any new sanitary sewer discharge will be connected to the existing sanitary sewer system. This should be confirmed with the Developer's Engineer.
2. Detailed calculations of the anticipated water consumption should be provided by the Developer's Engineer to determine the proper sewer capacity that is required for the site.

After review and consideration of the proposed land development plan and Resolution 2004-8, Richard Kratz made a motion seconded by Gordon MacElhenney to approve Resolution 2004-8

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– preliminary/final land development plan for Salter Industries. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

- Resolution 2004-9: Select-A-Vision: Jerry Gorski was present to discuss a new proposed land development plan in the Iron Bridge Corporate Center Phase 3A. The name of the company is called Select-A-Vision. This company makes the stands where sunglasses/glasses are displayed. This proposal is a plan for preliminary/final approval. The board reviewed Resolution 2004-9 that is the recommendation of the township planning commission with the following conditions and waivers.

**COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

1. The plan needs to show the following items required under Section 11.42(a):
  - (3) Name, license number and seal of registered professional who prepared the plan.
  - (6) Radial geometry of property at street right-of-way at cul-de-sac.
  - (10) Significant man-made or natural features of 150 feet beyond property line are required.
  - (12) The approximate street gradient of Blue Heron Drive.
2. The township engineer shall review the requirements for Erosion and Sedimentation Pollution Control for this plan. Any changes to the plans shall be made and approved by the township engineer before the plan is signed.

**GENERAL COMMENTS**

1. The proposed Hubbell lighting fixture as shown on plan sheet C-4 has conflicting information regarding wattage and model number (i.e., 250 versus 400 watts). This conflict shall be corrected.
2. The Township Engineer certification block on plan sheet C-1 is not necessary. The Developer shall delete this information.
3. The record plan is missing the Certificate of Accuracy. The Developer shall provide this certification block and properly execute it.
4. The plans do not show cartway and parking space dimensions. This shall be provided.
5. The plans do not show cartway pavement radii at change of direction. Additionally, the plans show a 70' truck parked in one of the loading areas. The current pavement configuration cannot accommodate a 70' truck without it driving on the grass or into the cars parked on the west of the proposed building. The plans shall be revised so that the cartway can accommodate the desired truck size.
6. The plans are void of any spot elevations at either of the two driveway entrances along Blue Heron Drive. The Developer shall provide elevations to show compliance with meeting existing street grade.



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7. Handicap parking and delivery signage shall be added to the plans.

**LANDSCAPING (PER ORDINANCE NO.173)**

1. Section 2: Required softening buffers have not been complied with. All non-residential development requires buffering along property lines. Due to the nature of the existing drainage easement to the west and the proposed location of the driveway to the east, buffering may not be possible. The Developer is already showing street trees in the front yard and is satisfying that portion of this requirement. The Planning Commission recommended a partial waiver for the side and rear buffer due to the nature of the existing drainage easement.
2. Upon any revision to the cartway and pavement layout, the Developer shall also revise the layout of proposed plant material, i.e., the three White Pines west of the 70' truck may need to be relocated; the October Glory Red Maple on the inside radius of the cartway near the Pines will certainly be clipped by trucks if planted in that location.
3. Parking Lot landscaping requirements have not been met (Section 3). Each planting island should contain, as a minimum, one (1) shade tree and low growing shrubs or groundcover to effectively cover the entire area. The applicant and the county planning shall resolve the landscaping issues before the plan is signed.
4. Freestanding light standards, if applicable, need to be coordinated with the landscaping.
5. Parking lot screening (Section 3.3): The plan does not meet the requirement for screening. The Planning Commission recommended a partial waiver. They waived the requirements for shrubs along the front only, but the trees for the parking lot must be provided. In consideration of the waiver the applicant shall complete the following:
  - a. The proposed Callery Pear shall specify any variety except for the "Bradford", which is characteristic of splitting from frail limbs.
  - b. Relocate the two western most Red Maples further away from the access drive (toward the side property line).
  - c. Relocated the Red Maple that is proposed in the planting island west of the last loading dock, to the center of the island (in place of the three White Pines).
  - d. Relocate the Red Maple, proposed for the area south of the proposed drive, to the area between the access drive and the turn around for Blue Heron Drive
6. The Developer shall state what the proposed groundcover conditions will be for those areas not covered with pavement, i.e., grass, mulch, groundcover, etc.

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7. Several White Pines are being planted within the storm easement. These shall be moved outside of the storm easement. Place one or two of the proposed White Pine rear buffer as close as possible to the corner of the side/rear yards. The rest of the White Pines shall be replaced with Red Cedar or Arborvitae. Remove the tree posed White Pines from the rear-planting island (near the western loading dock) and, instead plant some shrubs along the western parking lot to buffer this area.

**STORM DRAINAGE**

1. The record plan shall include a statement indicating that no structures or plant materials are allowed within the storm water easement.
2. The pavement gradient just south of the two handicapped parking spaces at the southeast building corner seems a bit flat and may result in ponding in that area. Spot elevations or revised grading shall be provided.
3. We note that there is a proposed storm manhole (JB-1) at the rear of the facility. The plans shall contain detail information for this structure ('dog-house' style structure).
4. It is our understanding that the existing stormwater detention facility has the capacity for full development of this his lot, since the proposed maximum impervious coverage meets or is less than what is allowed by code. However, if the coverage is changed, revised storm calculations are required.

**SANITARY SEWER**

1. It appears that the proposed construction consists of connecting to an existing sanitary sewer lateral stub to the site and that no new construction of a sanitary sewer system will be required. This should be confirmed with the Developer's Engineer.
2. Detailed calculations of the anticipated water consumption shall be provided by the Developer's Engineer to determine the proper sewer capacity that is required for the site.

After review of the proposed land development plan and resolution, Dean Becker made a motion seconded by Gordon MacElhenney to approve Resolution 2004-9 approval of the preliminary/final land development plan for Select-A-Vision. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

- Resolution 2004-10: Carson/Barr Tract: Eric Frey, attorney representing Heritage Building Group was present with Doug Dilliplane, their engineer, and Scott Pilecki, Heritage's representative to review the proposed preliminary subdivision plan for the tract known as Carson/Barr. This proposal is located on Seitz Road near Maple Avenue. Presently, Heritage Building Group is the equitable owner of this tract. The board reviewed Resolution 2004-10 that is the recommendation of the township planning

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commission with the following conditions and waivers.

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

1. The Applicant has submitted road names to the Township for consideration.
2. The applicant shall submit final plans to the township for review and approval that will resolve the issues set forth in the resolution and completion of the final plan requirements of the subdivision ordinance. Included in this submission shall be the Seitz Road Widening Plans. Sections 11.26, 11.27, 11.28, 11.29, & 11.43 Subdivision Ordinance

**STORM WATER MANAGEMENT COMMENTS**

1. The Applicant shall submit evidence to the Township that they have submitted the latest revised plans and have received approval of the proposed Erosion and Sedimentation Pollution Control Plan from the Montgomery County Conservation District prior to final plan approval.
2. The Applicant shall submit evidence to the Township that they have received an NPDES Phase II and PA DEP General Permits 4, 5, and 7 prior to final plan approval.
3. Temperature reinforcement (WWF) for the anti-seep collar shall be shown in the detail.
4. Label the new drainage easement provided for basin C3.
5. The Roadmaster's comments shall be satisfactorily addressed prior to final plan approval. In particular, the Roadmaster should review the proposed culvert and associated grading under Road A.
6. The designer shall clarify what is intended for the bottom of detention basin C2. The pipes into and out of the bottom are at elevation 174; however, the grading shows a single spot elevation of 172 in the middle of the bottom of the basin (the basin volume is established based on a 172 bottom). Thus the basin has a 2' sump. The designer needs to indicate how the basin will drain as neither any information on assumed infiltration/time to drain nor an underdrain pipe is provided.
7. The manufacturer's required sump depth for a 12" snout is 36". Weep holes shall be provided on the bottom of the box.
8. The inlet spacing calculations provided do not assume a bicycle safe grate. If the identified grate has a larger inlet capacity, then calculations should be redone. SSM notes that the sump depth used is correct for the 34' cartway and the analysis was for a 25-year storm (a 10-year storm would be satisfactory).
9. The seepage bed details need to be coordinated to show the appropriate manifold layout for the 27' width and the incorrect dimension in the section view (30' x 10') shall be removed or revised.

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SANITARY SEWER COMMENTS**

1. It is our understanding a copy of the revised Conservation Easement language will be provided to the Authority and/or Township to confirm that the placement of the sewer lateral in this area is allowable as part of final plan approval.

**GENERAL COMMENTS**

1. Sheet #6: there shall be one road cut into Seitz Road for water and one Road cut into Seitz Road for Sanitary Sewer.
2. Sheet #6: Replace the blow-off in the cul-de-sac of Road A with a fire hydrant.
3. Sheet #6: Add street lights as follows:
  - a. Intersection of Road A with Seitz Road.
  - b. On Road A adjacent to the fire hydrant as approximately Sta. 350.
  - c. In the cul-de-sac of Road A adjacent to the added fire hydrant.
4. Sheet #7: Add a fire hydrant in the cul-de-sac of Road B.
5. Sheet #7: Add street lights as follows;
  - a. Intersection of Road B with Seitz Road.
  - b. In the cul-de-sac of Road B adjacent to the added fire hydrant.
6. Sheet #15: Revise the note for the Type M inlets to read that Bicycle Safe Grates shall be required on certain inlets as determined by the Township Roadmaster.
7. Sheet #15: The emergency access easement detail shall be revised to reflect 8 inches of compacted 2A modified stone covered by 4 inches of compacted top soil.
8. Sheet #15: Add a detail showing break-a-way posts with a chain between them at the entrance to the emergency access paving from the temporary cul-de-sac on Road B.
9. Sheet #7: A sign shall be installed at the entrance to the emergency access, in the temporary cul-de-sac on Road B, stating, "The cul-de-sac is temporary. This is presently an emergency access only."
10. Sheet #7: In the temporary cul-de-sac on Road B there shall be a separate curb cut for the driveway of Lot #21 and a separate curb cut for the emergency access.
11. Sheet #7: The note and arrow that references the 50-foot wide emergency access & utility easement shall be removed. Road B shall be drawn to the property line as if it was going to be constructed this way. The portion of the cul-de-sac bulb that remains after Road B is drawn shall be shown with a dashed line. A note shall be added stating, "That this is a temporary cul-de-sac." There should also be an arrow shown pointing to the temporary cul-de-sac. Note: Since this occurs on more than one drawing, each drawing shall be changed.
12. Due to the reduction in the number of lots being developed, there shall be a note placed on the Record Plan stating the old numbers and the new numbers. All plans shall have consistent lot numbering.

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13. Belgian Block – Will be allowed to be used. A detail shall be added to the detail sheet specifying the type of designed to be used.

**WAIVERS:**

There are four (4) waivers recommended by the planning commission for consideration by the Board of Supervisors:

1. Section 11.52(j)(3) Waiver request for the length of the cul-de-sac to be greater than 500 feet. The cul-de-sac for Road A is 670 feet. Both the township engineer and the Planning Commission support the waiver request, and they recommend that the waiver request be forwarded to the Board of Supervisors for their consideration and approval. Should this request be approve, then the approval date should be added to the plans.
2. Section 11.54(a)(3) – Depth of Lots 1 and 2 exceed 2-1/2 times their width. Both the township engineer and the Planning Commission support the waiver request, and they recommend that the waiver request be forwarded to the Board of Supervisors for their consideration and approval. Should this request be approved, then the approval date should be added to the plans.
3. Section 11.72(b) – A partial waiver from widening Seitz Road along Lots 1 through 3 (Undercoffler to Heacock) – waiving about 200 lineal feet. Both the township engineer and the Planning Commission support the partial waiver due to the existing stream crossing, guide rail, topography and utilities. They recommend that the waiver request be forwarded to the Board of Supervisors for their consideration and approval. Should this request be approved, then the approval date should be added to the plans.
4. Section 173.3.a - A waiver from establishing a buffer planting area of not less than 25 ft. in width along the entire tract perimeter for the southern and western lines of lot 3. The township engineer and Planning Commission recommended that this be a partial waiver. They recommended that the buffer planting area be required, but that it be reduced to 6 ft. Should this request be approved, then the approval date should be added to the plans.

After review of the proposed subdivision plan and resolution, Gordon MacElhenney made a motion seconded by Edward Savitsky to approve Resolution 2004-10, the preliminary plan for the Carson/Barr Tract for the applicant Heritage Building Group. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

- Cranberry Phase 7: Dedication of the streets in Phase 7 of the Cranberry Development. This would be Lincoln Road, Kennedy Road, Eisenhower Road, Johnson Road, and a piece of Jacob Road. Cecile Daniel informed the board that the streets in Phase 7 of the Cranberry Development are ready for dedication. The township engineer has completed their review, the developer has submitted the required maintenance bonds, signed the maintenance agreement, and submitted the signed deeds. Dedication of these roads is set forth in the resolution prepared by the township solicitor. **RESOLUTION NO. 2004-11 - SIGNIFYING THE APPROVAL OF THE BOARD OF SUPERVISORS OF PERKIOMEN TOWNSHIP TO ACCEPT EISENHOWER LANE, JACOB ROAD, JOHNSON ROAD, KENNEDY ROAD, AND LINCOLN ROAD IN THE**

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CRANBERRY ESTATES DEVELOPMENT PHASE VII AS PART OF THE TOWNSHIP'S PUBLIC ROAD SYSTEM. WHEREAS, DHLP-CRANBERRY, LP of 435 Devon Park Drive, Building 200, Wayne, PA 19087, has requested the Board of Supervisors of Perkiomen Township to accept as part of the Township's public road system certain roads now laid out and known as Eisenhower Lane, Jacob Road, Johnson Road, Kennedy Road and Lincoln Road in Cranberry Estates, Phase VII as shown on the record plans prepared by Bursich Associates, Inc. 2129 East High Street, Pottstown, PA 19464, entitled "final subdivision plan – CRANBERRY PRD PHASE VII" job number 22383-VII, drawing numbers FP122383, FP222383, and FP322383, dated November 01, 1999 and last revised October 16, 2000, which said roads as laid out and presented for acceptance as public roads are more fully described in the Deed of Dedication offering the same for dedication which is attached hereto and incorporated herein by reference; and WHEREAS, the said roads above described have been laid out, opened, improved and constructed with a solid foundation all in accordance with the specifications of Perkiomen Township and WHEREAS, the area embraced by said roads is a residential area and the owners and future owners of said lands are in need of having the same made a public road. NOW, THEREFORE, it is hereby RESOLVED that the request of DHLP-Cranberry, LP, is hereby approved and the Deed of Dedication delivered by DHLP-Cranberry, LP dated the 3<sup>rd</sup> day of February, 2004, offering said roads for dedication is hereby accepted and Perkiomen Township hereby accepts the said roads therein described as part of the Township's public road system. AND IT IS HEREBY FURTHER RESOLVED that a certified copy of this Resolution be filed with the Court of Common Pleas of Montgomery County, Pennsylvania in accordance with Article XXIII, §2316 of the Pennsylvania Second Class Township Code. After review of the proposed resolution and consideration of taking dedication of Lincoln Road, Kennedy Road, Eisenhower Road, Johnson Road, and a portion of Jacob Road, Gordon MacElhenney made a motion seconded by Dean Becker to approve Resolution 2004-11. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

- Huber Property: Michael Clement, attorney for Ralph Huber wrote a letter to the township regarding the assess value of Mr. Huber's property. Prior to Mr. Huber's donation to the township of 15.64 acres of his ground, Mr. Huber was allowed a preferential assessment on his property. Under the law, the minimum tract size to be eligible for this assessment is 10 acres. Once Mr. Huber gave the 15.64 acres to the township, the remainder of his ground was approximately 2 acres. As a result, Mr. Huber lost the preferential assessment and his property was reassessed at a higher value. Mr. Clement request a hearing before the Montgomery County Board of Assessments to see if this value could be lowered. The board informed Mr. Clement, that they would not grant Mr. Huber the lower assessment unless both the township and school district agreed. The board discussed the request and Dean Becker made a motion, seconded by Edward Savitsky to allow the county to set the assess value of Mr. Huber's property at the value

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prior to the granting to the township the 15.64 acres of ground. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

- MCATO – Spring Convention – The spring convention of MCATO is scheduled for February 20, 2004 in Montgomery Township. Gordon MacElhenney made a motion seconded by Richard Kratz to grant permission for Edward Savitsky and Cecile Daniel to attend this convention. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.
- Perkiomen Township Civic Club – The civic club has been in charge of maintaining and taking care of the community room downstairs in the township building. After a meeting with the township’s insurance carrier, the recommendation was to add them to the township’s insurance policy only as it relates to their activity regarding the community room. Also, the civic club would like to be allowed to raise the rental of this room to \$75.00. After consideration of the recommendation, Dean Becker made a motion, seconded by Edward Savitsky to allow the civic club coverage under the township’s insurance policy as it relates to their overseeing the rental of the community room downstairs and agreed to raise the rate to \$75.00 for the rental of said room. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.
- Mileage: The IRS has increased the standard business mileage rate from \$.36 to \$.375. In order to be reimbursed the higher rate, the board must authorize this. After consideration of the proposal, Richard Kratz made a motion seconded by Edward Savitsky to raise the reimbursed mileage from \$.36 to \$.375. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

There being no further business, the meeting was adjourned upon a motion made by Richard Kratz and seconded by Edward Savitsky.