

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: OCTOBER 4, 2005**

**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  
John Moran, Road Master  
W. Richard Dillon, Code Enforcement Officer

**HERITAGE:** Prior to the October Board of Supervisors meeting, there was a public hearing on the Conditional Use Application of Heritage Woods regarding Lot 6. The record was closed as of this date. The Board must render a decision within 45-days of this date.

**MINUTES:** The minutes of the September 6, 2005 meeting were approved as presented.

**POLICE REPORT:** There Board reviewed the police report for August and September. Also, Lieutenant Miller of the Skippack PA State Police Barracks was present to discuss the issue of false alarms. According to Lt. Miller, the policy of the state police has been that they will handle the enforcement of citations regarding false alarms for those areas that they cover. For what ever reason, the prior lieutenants allowed certain municipalities to enforce these citations. Base upon a recent control audit, it was determine that there must be a change in the way false alarms are being handled. The policy at the Skippack Barracks must change so that it is in compliance with the state policies regarding citations of false alarms. It will now be the responsibility of the state police to cite individuals for violation of the false alarms pursuant to state law rather than the township's ordinance. Lt. Miller explained that September was the last month where the state police would provide the township with the list of people who have had false alarms. The law allows a total of three false alarms in a twelve month period before a person is fined. After the fourth false alarm the person would be fined \$300.00. At the beginning of the year the slate would start all over again. If it is determined that the problem is chronic, then the state police could send a letter to the owner stating that the police will not respond to a false alarm until the property owner fixes the problem and notifies that state police of the correction.

**CORRESPONDENCE:** Cecile Daniel  
Bruce McBain – Lower Frederick Ambulance Report  
PSATS Bulletin

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**SOLICITOR'S REPORT:** Kenneth Picardi

Regarding the situation with Cranberry 4B nothing has changed. As for the purchase of the DeMeno Property for open space, the Board agreed in principle to pursue the purchase of the ground pending approval of the Montgomery County Open Space Board. Mr. Picardi indicated that he is scheduled to be on the Open Space Board's October agenda for the approval of the township purchasing both the DeMeno and Stephanie Lane properties.

**ROAD MASTER'S REPORT:** John Moran

John Moran submitted he report for September to the Board. In addition to his report, as directed at the September meeting he contacted outside vendors regarding the purchase price of a new Durango. Based upon this information, Mr. Moran felt that the price listed in the state contract was cheaper than what an outside vendor would charge. Also, the township would need to prepare bids before the purchase could happen. The Township is allowed to piggyback on the state contract. Any time the Township piggybacks on their contract, the municipality does not have to bid it out. As result of cost and time, Mr. Moran recommended that the Board approve the purchase of a new 2006 Durango to replace the one that was damaged in the vehicle accident. The insurance amount of \$15,375.00 would be applied against the amount of the vehicle. With the recommendation of Mr. Moran, Edward Savitsky made a motion, seconded by Richard Kratz to purchase a 2006 Durango for a price from the state contract of \$23,589.00 that the insurance money of \$15,375.00 would be applied against this amount and the difference will come from the unbudgeted reserves of the Township. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

**FIRE MARSHALL'S REPORT:** John Moran submitted his report for September to the Board.

**CODE ENFORCEMENT REPORT:** W. Richard Dillon submitted his report for September to the Board.

**PLANNING COMMISSION:** The planning commission held its meeting on September 20, 2005. The following projects were reviewed at that meeting: (1) Iron Bridge Corporate Center: Gorski Engineering submitted a plan for a 10,000 square foot building located on Iron Bridge Drive. (2) 109 Gravel Pike: CZ Properties is proposing to convert an existing home at 109 Gravel Pike. The zoning is VCR 1 and requires a minor land development plan for conversions. This conversion is for two small offices. The applicant applied for and received a variance to allow a second office on the second floor. This variance was granted on August 14, 2005. (3) Better Living Homes: This applicant has an agreement to purchase property owned by Tom McCouch. This property is located at the intersection of Bridge Road (Route 113) & Betcher Road. Better Living Homes has filed a Conditional Use Application for the disturbances they will do in the steep slopes. (4) Heritage Woods: Lot #6- During the review of the as-built plan for Lot #6, it was determined that developer cut into the Riparian Corridor and disturbed the steep

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slopes. The area of disturbance for the steep slopes required a Conditional Use Hearing. There were two zoning amendments: (1) ER- District: Ken Grosse owns Highland Manor and the abutting 17 acres. The area is zoned ER-Elderly Residential. Mr. Grosse would like to create an Active Adult Community on the 17 acres. The minimum age would be 55 years. (2) CR- Commercial Retail District.

**ENGINEER'S REPORT: SSM**

- **PERKIOMEN VALLEY SCHOOL DISTRICT - ESCROW RELEASE NO. 1:** Pamela Stevens reviewed her letter of September 28, 2006 regarding a request by Perkiomen Valley School District. This was a request for an escrow release known as Escrow Release No. 1. After review and verification of the information received, she recommended that the Board approve the release of \$668,068.75 plus the construction observation of \$33,570.42 for a total release of \$689,230.17. Based upon the recommendation of Ms. Stevens, Gordon MacElhenney made a motion, seconded by Dean Becker to approve the Escrow Release No.1 in the amount of \$689,230.17 to the Perkiomen Valley School District. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.
  
- **LAUREL CREEK DEDICATION:** Pamela Stevens indicated that all punch list items for Laurel Creek have been completed. The recommended bond amounts are \$17,450.93 for the Perkiomen Township Municipal Authority and \$40,056.15 for the Township. The boundary monuments for the tract still need to be verified, but it was her recommendation that the Board consider taking dedication pending the verification of the monument and any items of the Township Solicitor. Kenneth Picardi prepared the resolution and necessary legal documents for dedication. He is awaiting their return from the developer as well as the posting of the necessary bonds. The Perkiomen Township Municipal Authority will consider a similar action at their meeting next week regarding the dedication of the sewer lines. The bonds are to be posted within the next couple of days. Since the Township Engineer is satisfied with the work that was completed and his completed his work, he recommended that the Board consider approval of Resolution 2005-21 (Dedication of Brookside Road) pending receipt of the Maintenance Agreement, Maintenance Bonds for Gambone Brothers, acceptance of the sewer collection line by the Perkiomen Township Municipal Authority, and verification of the monuments. Once all this has been completed the township can release the remaining portion on the escrow. The amount remaining in the escrow is \$85,782.20. Based upon the recommendation of the Township Engineer and the Township Solicitor, Dean Becker made a motion seconded by Richard Kratz to approve Resolution 2005-21 and release of the final escrow of \$85,782.20 subject to receipt of the Maintenance Agreement, Maintenance Bonds, acceptance of the sewer collection system by the Perkiomen Township Municipal

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Authority, and verification of the tract monuments. 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 September. After review of same, Richard Kratz made a motion seconded by Edward Savitsky to authorize payment of the September bills. There were no public comments on the motion. The motion was carried unanimously by a vote of 5-0. Next, Cecile Daniel reviewed the proposal received from Harleysville National Bank regarding the \$3,000,000 tax free loan for the purchase of Open Space. The loan would be for 25 years. The proposal sets the draw period at 18 months, where only interest would be paid, after this period, the loan would be a fixed rate for either a 5 or 7 year period. The rate would be capped at a tax free rate not to exceed 6.375%. Upon consideration of the proposal, Richard Kratz made a motion, seconded by Gordon MacElhenney to accept the Harleysville National Bank Proposal. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

**NEW BUSINESS:**

- **RESOLUTION 2005-20:** Mark Zellers of CZ Properties presented a minor Land Development Plan for the renovation and conversion of the property into two offices at 109 Gravel Pike. The planning commission reviewed this plan at their September meeting and recommended that the Board consider approval of the proposal. The Board review Resolution 2005-20 as follows:

**GENERAL COMMENTS**

1. The plan shall clearly indicate the proposed ground cover. The limits of the paving associated with the proposed handicapped spot, as well as other areas that are covered with stone or are to be grass shall be clearly delineated.
2. Install curb bumpers at each of the proposed parking spaces in lieu of continuously painting on the gravel surface.
3. The locations of proposed signs, including any signs associated with the handicapped parking spot, and the “do not enter” sign should be indicated on the plans, and a detail shall be provided.
4. A note shall be added to the Record Plan stating: “The existing stone parking area will remain as shown. If the parking lot is paved, then compliance with the Stormwater Management Ordinance and the Zoning Ordinance if applicable shall be required.
5. A note shall be added to the Record Plan regarding the decision of the Perkiomen Township Zoning Hearing Board. The note shall be as follows:

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The Perkiomen Township Zoning Hearing Board Granted two variances from the Perkiomen Township Zoning Ordinance - Section 18.6.B.2 and

Section 18.5.C.1 to allow a second Commercial Use on the property located at 109 Gravel Pike Subject to the following conditions:

- a.) Remove the words and arrow: "One Way"
- b.) Designate the parking in the front yard as a "Load Zone Only" and provide proper signs indicating this as a loading area.
- c.) The variance is approved for only two businesses, one on each floor.

**WAIVERS**

1. A waiver is hereby granted from Section 11.41(a) for using a plan scale of 1"=20' instead of the required 1"=50'.
2. A waiver is hereby granted from section 11.41(d)(5) which states that all significant topographic features should be shown on the plans.

Upon consideration of the proposal, Gordon MacElhenney made a motion seconded by Edward Savitsky to approve Resolution 2005-20 approval of the Preliminary/Final Land Development Plan of CZ Properties. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

- **DEVELOPER'S AGREEMENT:** Jeffery Clemens is equitable owner of certain property owned by Caroline Zollers-Wood. This plan requires the installation of certain improvements. Before the Board for consideration was the minor Developer's Agreement with Jeffery Clemens regarding the construction of a home on Centennial Street. The amount to be set forth in the Improvements Agreement is \$8,034.33. Mr. Clemens indicated that he will post a Letter of Credit from Union National Bank. Upon consideration of the agreements, Richard Kratz made a motion, seconded by Dean Becker to approve the Developer's Agreement and Financial Security Agreement between Perkiomen Township and Jeffrey Clemens. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.
- **TRAFFIC SIGNAL MAINTENANCE CONTRACT:** Before the Board is the renewal of the Traffic Signal Maintenance Contract with Signal Service. The amount of the renewal is \$1,100.00. Upon consideration of the renewal, Dean Becker made a motion, seconded by Richard Kratz to approve the renewal agreement with Signal Service for the Traffic Signal Maintenance Contract. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.
- **MS4:** Municipal Assistance Program: As part of the MS4 Requirements, the Perkiomen

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Watershed Conservancy is willing to provide assistance in meeting Minimum Control Measures 1 and 2. The amount of the municipal fee will depend upon the number of participating members. The watershed is hoping a minimum of 25 municipalities agree to participate. The first payment is \$250.00. This amount will cover the program elements for the remainder of year 3 from October 1, 2005 to March 10, 2006. Upon consideration of the participating in the program, Gordon MacElhenney made a motion seconded by Edward Savitsky to approve the Municipal Assistance Program with the Perkiomen Valley Watershed for the MS4 Program as required by the PA Department of Environmental Protection. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0

- **FIRE POLICE:** The Township was in receipt of a request from Collegeville Borough regard the service of the Township's Fire Police to aid in Collegeville Borough's annual Halloween Parade. Upon consideration of the request, Richard Kratz made a motion, seconded by Edward Savitsky to approve the request of Collegeville Borough. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

**EXECUTIVE SESSION:** An executive session was held on Wednesday, September 7, 2005 for the purpose of discussion financing for the purchase of real estate. Also, an executive session was to be held on Wednesday, October 5, 2005 for the purpose of discussing the purchase of real estate.

There being no further business, the meeting was adjourned upon a motion made by Dean Becker and seconded by Gordon MacElhenney.