

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: OCTOBER 3, 2006**

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

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

**MINUTES:** The minutes of the September 5, 2006 meeting were approved as presented.

**POLICE REPORT:** The Board reviewed the PA State Police Report for August.

**CORRESPONDENCE:**

- The Lower Frederick Regional Ambulance Report
- CPVRPC- Minutes of their meeting/Annual Report

**SOLICITOR'S REPORT:** Kenneth Picardi informed the Board that: (1) He was in contact with T-Mobile regarding the cell tower; (2), Regarding DeMeno/Stephanie Lane property purchase, there is an issue regarding real estate taxes. He has received verbal approval from the School District concerning the waiving of the real estate school tax and is awaiting written confirmation; (3) Caprio – the District Justice ruled in favor of the Township regarding the money he owes the Township for its engineering review fees.

**ROAD MASTER'S REPORT:** John Moran submitted his report for September to the Board. In addition to his regular report, Mr. Moran updated the Board on the emergency work being done on the Cranberry Boulevard Culvert that is completed as of October 2, 2006. On the northerly side of the sidewalk Mr. Moran would like to install composite along the pedestrian rub rail in place of the deteriorated treated lumber. The cost was estimated as \$1,000.00. Mr. Moran was authorized to proceed.

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

**CODE ENFORCEMENT REPORT:** John Moran Jr. submitted his September report to the Board.

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: OCTOBER 3, 2006**

**PLANNING COMMISSION REPORT:** The Planning Commission held their meeting on September 19, 2006. The following items were discussed at the meeting: (1) The proposal by McCouch Tract for property located on Betcher Road, (2) The Highlands for the proposed subdivision located off of Salem Road near Maple Hill, (3) Iron Bridge Corporate Center Land Development, and (4) Kriebel – Final Subdivision Plan.

**ENGINEER’S REPORT:** Pamela Stevens

**2006 ROAD PROJECT:** Ms. Stevens explained that the local forces and the paving contractor have completed the overlay of the seven roads that were scheduled to be completed as part of the 2006 Road Project. The line painting has been completed, but the thermoplastic still needs to be completed.

**BETCHER ROAD: PAYMENT NO. 5 – FINAL PAYMENT:** D. Malloy Paving, Inc. had submitted a request to release the retainage. The amount of the request is \$13,526.99. Pamela Stevens reviewed the request and found it to be complete. Ms. Stevens recommended that the Board approve the request and the one year maintenance period which will run from October 6, 2006 to October 6, 2007. With the recommendation of Ms. Stevens, Gordon MacElhenney made a motion seconded by Edward Savitsky to release the retainage in the amount of \$13,526.99 for D. Malloy Paving, Inc. and the one year maintenance period of October 6, 2006 to October 6, 2007. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

**HERITAGE WOODS: HERITAGE CONSTRUCTION CO.** – Heritage Construction Company has submitted an escrow release for Heritage Woods. This is escrow release no. 9. The amount of the request is \$11,424.50. Pamela Stevens reviewed the escrow release and found it to be complete. Ms. Stevens recommended that the Board approve the request. With the recommendation of Ms. Stevens, Richard Kratz made a motion seconded by Dean Becker to release \$11,424.50 for Heritage Construction Company Escrow Release No. 9. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

**CRANBERRY PHASE 8:** John Matjea was before the Board regarding the Maintenance Bond for Phase 8 of the Cranberry Development. Due to some delays, Mr. Matjea explained that they will not be able to meet the October 16, 2006 deadline to complete all the necessary repairs. As a result he is requesting a 60 day extension. The Board discussed the request and Dean Becker made a motion seconded by Richard Kratz to extend the Maintenance Bond period from October 16, 2006 to December 16, 2006. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: OCTOBER 3, 2006**

**MAPLE HILL COMMUNITY:** Ms. Stevens reviewed the request made by the Homeowners Association for the installation of a speed hump on Concord Road. She reviewed the recently submitted traffic study for the Highlands, which abuts the Maple Hill Development. Based upon that traffic study, the peak hour traffic is about 87 vehicles. In order to meet the PADOT Regulations the peak volume should be 1,000 vehicles. As a result, Ms. Stevens informed the Board that, at the present time, the warrants are not met to install a speed hump on Concord Road. She informed the Board that she reserves the right to re-evaluate the request when the Highlands Development is built. Related to the traffic study that Ms. Stevens mentioned was the recommendation regarding the existing traffic light at Route 73 and Route 29. Ms. Daniel requested that the Board authorize the Township Engineer to review the report and to see what the impact will be on the traffic light. Richard Kratz made a motion, seconded by Dean Becker to authorize the Township Engineer to look at the traffic study and ascertain what the impact will be on the traffic light at intersection Route 73 and Route 29. 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, Gordon MacElhenney 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 by a unanimous vote of 5-0.

**14.) NEW BUSINESS:**

- **IRON BRIDGE CORPORATE CENTER:** John Riebow and Jerry Gorski from Gorski Engineering presented another land development plan for Phase 3A of the Iron Bridge Corporate Center. The company is known as Medical Developers, Inc. The plan shows an 11,600 sq. ft. building and a future expansion of 9,000 sq. ft. The company does work in the area of prostate cancer. Since this involves medical waste, Mr. Riebow explained that all medical waste is picked-up and transported off-site. There is no disposal into the public sewer system. Mr. Riebow explained that the lots that surround this one are already developed. The Board reviewed Resolution 2006-25 which was recommended by the Planning Commission to consider for approval with the following conditions:

**COMPLIANCE WITH ZONING ORDINANCE**

1. The zoning data on sheet C-1 states that the Total Lot Area is 3.06 acres. This shall be corrected to 2.06 acres.
2. The rear property line shall be shown on sheet C-1.
3. The side yard setback dimension of 30 feet for the proposed building lot shall be dimensioned on sheets C-1, C-2, C-3, and C-4.

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: OCTOBER 3, 2006**

**COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

1. All of the certificates shall be completed prior to the recording of the plan, Section 11.43(a)(13) S.O. The plan needs to show the name, license number and seal of the registered professional who prepared the plan as required under Section 11.42(a) and 11.43(a). The plan will need to be endorsed properly.

**GENERAL COMMENTS**

1. The clear limits with a length and dimensions shall be provided on the plans for the curb removal and curb replacement areas. The detail for the pavement restoration shall include Superpave equivalents. A detail for the depressed curb shall be provided on the plans.
2. The plan shall show what the existing/proposed ground cover conditions will be for those areas not covered with pavement.
3. The existing monumentation from the original subdivision plan shall be shown on this plan.
4. No sidewalk to the building is shown for the pedestrians from the parking lot to access the main door. Sidewalk must be added, and the sidewalk material shall be concrete and shall be connected to the depressed curb.
5. Curbing shall be considered along the side of the parking lot closest to Kestrel Drive.
6. Locations of the curb tapers shall be provided on the plans.
7. The datum shall be expanded to reference the PTMA if the manhole elevation is tied to PTMA reference.
8. The proposed coverage chart under the zoning data shall be expanded to include that the values include the future.
9. The allowable maximum impervious coverage in the zoning data section is 70% and shall have a cross-reference to Note 14 so that there is a clear understanding regarding zoning and drainage.
10. The plan scale on sheets C-2 through C-4 shall be revised to be 1"=20'.

**DRAINAGE AND E&SC COMMENTS**

1. The Township Engineer shall review the requirements for Erosion and Sedimentation Pollution Control. Silt fence, swale matting, and inlet filters at a minimum shall be added to the Grading and Utility Plan. The notes on the plan are not sufficient as they reflect E&S from the overall Corporate Center improvements, and the proposed E&SPC

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: OCTOBER 3, 2006**

facilities specific for the site shall be shown on the plan for the proper installation, Section 11.42(a)(15) S.O. and 11.43(b) S.O.

2. Notes pertaining to the ownership and maintenance responsibilities of the stormwater management facilities shall be added to the plans. The Township Solicitor shall review the notes for adequacy.
3. A storm sewer profile has not been provided for the two new inlets and pipe runs. By inspection of the proposed elevations and inverts, the pipe run between the existing storm sewer and the second inlet appears deeper than it needs to be. The run shall be redesigned shallower to the new junction box unless there is a utility conflict. A top of frame elevation shall also be provided for the proposed junction box.
4. If the two new inlets surcharge or are blocked, the overflow from the parking lot shall be directed in a soft swale towards the existing inlet with a top of grate of 209.00.
5. The new junction shall be a Type M inlet to alleviate any drainage bypass and also permit inspections and maintenance.
6. Details for the bedding and backfill of the storm sewers shall be provided on the plans.

**SANITARY SEWER AND WATER SERVICE COMMENTS**

1. The water (W) service line shall be shifted away from the inlet box and the rain leader piping to the box and/or the rain leader piping also shifted to give adequate separation between the piping.
2. The wastewater discharged from this facility shall be in accordance with the Perkiomen Township Municipal Authority resolutions and Township Ordinances. At no time will medical waste be permitted to be discharged to the sanitary sewer system unless it meets the pretreatment ordinance and amendments, and this issue shall be included as a plan note.
3. It can not be determined if the vent and cleanout on the lateral is located in a paved or grass area. The vent and cleanout shall be located in a grass area. Vents located within paved area contribute to inflow and infiltration. The engineer shall clarify the paved and grassed areas on the plans and the vent and cleanouts relocated if they are in a paved area.
4. The entrance to the building is not shown on the plans. The vent and cleanouts shall not be located close to an entrance. If the vent and cleanouts are located close to an entrance the lateral shall be relocated.
5. The existing sewer does not appear to be shown appropriately on the plans. The existing sanitary sewers shall be shown with manhole elevations (i.e. inverts, rim inverts), and numerical designations.

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: OCTOBER 3, 2006**

6. The connection into the existing sanitary sewer shall be clarified. Currently it is shown under the construction entrance, and it is hard to determine where the existing tie in stub is located.
7. The lateral is located under the construction entrance. If the lateral cannot be relocated a note shall be added to the plans stating that “The Contractor shall protect the sanitary sewer lateral from damage during construction. The Contractor shall provide inspection services after construction is complete, to ensure the integrity of the sewer lateral. Certification by the owner shall be submitted to the Township prior to the issuance of the Use and Occupancy Permit.”
8. The sanitary sewer lateral crosses a proposed storm sewer. Profiles of the proposed storm sewer are not provided on the plans. Either the profiles of the storm sewer in this section with the sanitary sewer lateral shall be added to the plan or in the least elevations for both the storm and lateral crossings shall be added to the plan. This will help reduce potential conflict during construction.
9. Landscaping (i.e. trees and shrubs) shall not be located within 10 feet of the sanitary sewer and sewer laterals. A note shall be added to the plans pertaining to this issue.
10. The tree located on the grass island close to the proposed lateral cleanout shall be relocated or deleted from the plans. The roots of this tree will eventually penetrate the lateral and add additional inflow and infiltration to the Perkiomen Township Municipal Authority Sewer System.

**LANDSCAPING COMMENTS**

1. Section 1: Street trees shall be planted at least 5 feet and no more than 15 feet from the ultimate right-of-way line, between the ultimate right-of-way line and the building setback line, Section 1.3.a. The street tree centers are shown almost on the right-of-way line. The street trees shall be moved to be planted in the appropriate place.
2. A note shall be added to the plan that states the owner shall be responsible to replace any diseased or dead landscaping that was installed by the applicant within 18 months from the date of issuance of a Use and Occupancy permit.
3. The street tree locations may need to be shifted to permit the proper placement of the water services and the proper function of the parking lot lighting.
4. General Note 9 states the existing trees within the Iron Bridge Corporate Center property are to remain as the buffer. This note is confusing and may not be relevant to this lot.

**WAIVERS**

1. The applicant is requesting a waiver from providing significant man-made or natural features 150 feet beyond property line as required. The Planning Commission recommended the Board of Supervisors grant this waiver since this information was

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: OCTOBER 3, 2006**

provided as part of the Phase 3A Iron Bridge Corporate Center Subdivision. Section 11.42(a)(10).

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

1. Section 2: Required softening buffers have not been complied with. All non-residential development requires buffering along property lines. A partial waiver was requested by the Applicant. The request was to grant a partial waiver not requiring the buffer requirements for the adjacent lots since the lots are zoned Industrial. The Planning Commission recommended that the Board of Supervisors grant the requested waiver from Section 21.6.D with the conditions that the street trees shall be planted and have a caliper of 2 ½ to 3 inch and that flowering canopy trees of at least 1 ½ inch caliper be planted along the south side of Blue Heron Drive.
2. Section 3: Parking lot screening and landscaping does not meet the requirements for screening and landscaping. A partial waiver was requested. The request was to grant a partial waiver from the requirements for the parking lot screening. The Planning Commission recommended that the Board of Supervisors grant the requested waiver from Section 21.5.B with the condition that an additional planting island be placed in the parking lot.

After review of the proposed land development plan, Edward Savitsky made a motion seconded by Richard Kratz to approve Resolution 2006-25. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

- **KRIEBEL:** Chad Camburn of Bursich Associates was present to discuss the final application plan for Violet Kriebel. The plan proposes the development of 7.84 acre by subdividing the lot into four separate lots. Resolution 2006-26 - Final Plans for the Kriebel Property is before the Board for consideration. The Planning Commission recommended that the Board consider approval of this final plan.

**COMPLIANCE WITH ZONING ORDINANCE**

1. The zoning data for all lots has been provided, however, the title is mislabeled. The title should read “Zoning Data” rather than “Lot #3 Zoning Data” below Site Data”.
2. The building envelope shall be truncated at the steep slope buffer for Lot 1 and Lot 2.

**COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

1. The Township Solicitor shall review and refine the statement on Sheet 1 regarding Harrison Avenue: “Per agreement, road pavement to be installed by others. Curb and sidewalk to be installed by applicant”. The pavement cross-section is to be upgraded to Township Standards by Spring Hill Realty, its successors, or others. Section 11.52(a)(5).
2. The Township Solicitor shall review Note #10 on Sheet 1 regarding dedication of Harrison Avenue to the Township.

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: OCTOBER 3, 2006**

3. Approval from the Montgomery County Conservation District for Erosion and Sedimentation Pollution Control is required for this project. If the proposed disturbance is to be greater than 1.00 acre, an NPDES Permit may be required. Evidence of approval will be required prior to signing of the plans, Sections 11.51(f) and 11.60.
4. A performance guarantee will need to be executed prior to signing the plans, Section 11.29. The items at a minimum to be in the escrow include the sanitary force main, road restoration, curb, sidewalk, erosion and sedimentation pollution control facilities related to same, and construction administration.  
  
If it is the intention of the applicant to sell each lot separately, prior to the issuance of the building permit, each new buyer of the lot shall be required to post an escrow to cover at a minimum the following: all on-lot stormwater facilities, associated erosion and sedimentation pollution control facilities related to same, and construction and engineering administration and inspection costs. Clear notes regarding this comment shall be added to the plans to be recorded.
5. The datum shall be expanded to reference the PTMA if the manhole elevation is tied to PTMA reference.

**STORM SEWER COMMENTS**

1. The Township Solicitor shall review plan notes 18, 22 and 23 on Sheet 1. Any comments from the Solicitor shall be addressed.
2. The Stormwater Management Report shall be signed and sealed by the Professional Engineer responsible for its preparation.
3. All notes throughout the plans referencing seepage pits or any other irrelevant stormwater facility shall be removed from the plans, or revised accordingly to reference the proposed facilities.
4. The under-drains for the proposed rain garden/ bioretention areas shall consist of adequate “manifolds” of perforated piping extending throughout the BMP area, as necessary to assure that the areas are drained. The proposed under-drains shall be shown in plan view.
5. The plan indicates a “wetlands” seed mix for the proposed rain garden/ bioretention areas. Although the areas will experience soaked conditions during/after storm events, there will be periods of dry conditions (droughts). The designer shall demonstrate that the design planting schedule includes species that will be tolerant to the changing conditions. The stormwater management report shall describe the proposed planting schedule and reasons for choosing specific species. The designer shall refer to the latest PA Stormwater *Draft* BMP Manual, Appendix B: PA Native Plant List, and design an appropriate planting schedule based on the recommendations included in this reference. The proper selection and installation of plant materials is key to a successful system. The designer shall also refer to the Maryland Stormwater Design Manual, latest addition, Appendix A, Section A.2.3, for additional rain garden/ bioretention planting guidelines.
  - a. Additionally, the designer shall specify the planting of partially developed to full grown plants, versus a seed mix.



**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: OCTOBER 3, 2006**

6. The following notes shall be incorporated into the construction sequence for the rain garden/bio-retention areas:
  - a. Protect rain garden areas from sedimentation and compaction during the construction phase.
  - b. Rain gardens shall not be constructed nor receive runoff until the entire contributory drainage areas to the rain gardens have received final stabilization.
  - c. Additionally, the designer shall refer to the latest PA Stormwater *Draft* BMP Manual, Ch. 6, BMP 6.4.5: Rain Garden/ Bioretention, Specifications, 3.  
  
Execution. All applicable information that may be missing from the plans shall be included in the plans.
7. Evidence of E&SC Plan approval from the Conservation District shall be submitted, prior to signing the record plans.
8. Ownership, operation and maintenance responsibility plan notes for the proposed stormwater management facilities shall be to the satisfaction of the Township Solicitor, prior to the signing of the final plan. Additionally, a Maintenance Agreement, covering all proposed stormwater management facilities that are to be privately owned, shall be submitted prior to the signing of the record plans and then signed by the applicant and recorded with the plans, per Section 703. This comment will apply to all proposed stormwater management facilities.
9. As previously indicated, the ownership and maintenance notes for the proposed stormwater management facilities will be subject to the approval of the Township Solicitor.

**GENERAL LANDSCAPING COMMENTS**

1. The clear sight triangle shall be reflected on the grading and utility plan to ensure that the street trees are proposed outside of the triangle.
2. Note 2 on Sheet 3 should be repeated on Sheet 1 and extended to 18 months from the Use and Occupancy.
3. Note 16 on Sheet 1 shall be revised as there are repeated phrases. The caliper size shall be 2 ½ inches to 3 inches.

**GENERAL COMMENTS**

1. The road master and municipal engineer will verify the sight distances shown on the plan for the driveway for Lot 2.
2. Note 10 on Sheet 1 should be expanded to include Seitz Road.
3. The sidewalk details shall be revised to differentiate between the apron area and regular sidewalk in that the WWF (welded wire fabric) and is only necessary in the apron areas.
4. The notes on Sheet 5 in the widening detail (note 3 and the leader starting with saw-cut) shall not exclude the joint sealing on the horizontal surface between the new and existing and note 2 does not appear to be relevant to the project.

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: OCTOBER 3, 2006**

5. The rain garden notes on Sheet 4 have several typos and do not appear to be complete.
6. The roof drain detail on Sheet 4 shall be revised to reflect all of the conditions if the rain leaders do not all daylight.
7. The seepage pit porosity percentage in Note 6 on Sheet 4 and in Note 17 on Sheet 3 shall be provided.
8. The sanitary sewer note on Sheet 3 within Lot #1 regarding the capped lateral shall be revised to pertain to Lot #1 not Lot #2.
9. Note 11 on Sheet 1 shall be revised as follows: Lots 2, 3 and 4 shall be served by public water and public sewer. If the existing on-site sewer system for Lot #1 is determined to be malfunctioning, then the home shall be connected to public sewer at the homeowner's expense. Prior to the home on Lot #1 being sold the existing homeowner shall ensure that the onsite system is functioning properly. Certification of the on-site sewer system shall be submitted to the Township prior to the issuance of a Use and Occupancy Permit or settlement of the property. Should it be determined that the system is malfunctioning, then the existing owner shall connect the home to public sewer and shall be responsible for all costs incurred including capacity, grinder pump, lateral, and connection fees. The connection to the public sewer system shall be done prior to the issuance of the Use and Occupancy or settlement of the property. Certification of the proper abandonment of the on-site system shall be submitted to the Township if the public sewer connection is required.
10. Note 20 on Sheet 1 shall be revised per the manager and road master's comments.
11. Note 21 on Sheet 1 shall be expanded to have monuments placed and at lot corners as shown on the plans. Monuments shall be placed at the corners of Lots 2 and 3 along the property line of Lot 4.
12. Notes 12, 13, 15, 16, 18 and 20 on Sheet 3 shall include the same identifications terms for the proposed stormwater facilities as shown in the details and on the plans views for consistency. The notes may cover all of the proposed facilities and shall be revised accordingly.

**Sanitary Sewer Comments**

1. A copy of the planning module approval from the PADEP shall be provided to Perkiomen Township before the Record Plan is signed.
2. The existing and proposed tree located at the end of the force main at Lot 1 appears to be to close. The engineer shall evaluate this area and determine if the trees can be relocated.
3. In a memo dated May 23, 2006 to the Perkiomen Township Municipal Authority, the Township/Authority Engineer requested the low pressure calculations be revised to show both one pump and two pumps on through the entire system. The forcemain size appears to be too large for one pump running. Revised calculations shall be submitted per the

## **PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: OCTOBER 3, 2006**

SSM memo and that a letter from the vendor be received that the sizing of the force main is appropriate for one pump running.

### **WAIVERS**

1. Section 11.42(a)(10): Existing conditions 150 feet beyond the property line. The applicant requests the use of aerial photography as a substitute. The Planning Commission reviewed the aerial photography presented by the applicant's engineer and found it to be acceptable; therefore, it was recommended that the Board waive the requirement and allow the aerial photography to be used instead of actual survey data.
2. Section 11.52(c): 36 ft. cartway width for collector or major streets. The applicant has requested a partial waiver to widen Seitz Road. After a meeting with a representative of PECO Energy and a visual inspection of the site, the safety impact created by the moving two telephone poles and keeping of a third in its present location, the Planning Commission recommended that the Board request dedication of the required right-of-way along Seitz Road and the waiving of the required widening of Seitz Road.

The Board reviewed Resolution 2006-26. Gordon MacElhenney made a motion seconded by Edward Savitsky to approve Resolution 2006-26. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

- **PLANNING MODULE:** Cecile Daniel explained that there are three issues that need to be discussed regarding planning modules.
- (1) The PA Department of Environmental Protection has changed the review of planning module being considered for new development. Under this change, certain planning modules will require a complete Planning Module Application versus the use of the single page Planning Module Application. This change affects the proposed subdivision located at 130 Betcher Road. The development proposes the use of grinder pumps. It used to be that the PADEP would allow the use of the single one page planning module. The rules have changed. If the municipality does not own the grinder pump or if the municipality does not have a grinder pump ordinance which covers maintenance and operation of the grinder pump, the PADEP will not longer allow the use of the single page planning module. If either of the aforementioned items are not in existence, then the applicant must complete the full planning module document. This planning module is extensive and requires a significant amount of work, documentation, and time for the PADEP review. Since Perkiomen Township does not own the grinder pumps nor does the Township have a Grinder Pump Ordinance, the owner of 130 Betcher Road must complete the full Planning Module Documents. Before the Board is Resolution 2006-27 which would approve the Planning Module and authorize that it be sent to the PADEP. Dean Becker made a motion seconded by Richard Kratz to approve Resolution 2006-27. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: OCTOBER 3, 2006**

- (2) The second issue was whether the Township (a) wanted to discuss with the Perkiomen Township Municipal Authority the possibility of their taking ownership of these grinder pumps or (b) pass an Ordinance regarding the operation and maintenance of these grinder pumps. Ms. Daniel informed the Board that this had been discussed briefly with the Municipal Authority and although the Municipal Authority has spare pumps, they do not want to get into the business of owning the grinder pumps. As to the adoption of an Ordinance, the Board, at this time, is not of a mind to consider adoption of such an Ordinance.
- (3) Memo of Understanding for the purchase of sewer capacity was the third issue. Cecile Daniel explained that the PADEP has changed its policy regarding the required consistency letters. She explained that the PADEP require that a "Letter of Consistency" must be submitted with a planning module whether the planning module is the simple one page document or the full complete voluminous one. The Letter would indicate that a proposed development is consistent with the Municipality's Act 537 Plan and the Regional Sewer Authority's Chapter 94 Report. The letter must state that the new development will not cause a hydraulic or organic overload within the next five years. In Perkiomen Township's situation there are two letters that are required. Since the Municipal Authority owns the collection system and the Regional Sewer Authority owns the Treatment Plant, an application for development will need a letter from the Municipal Authority and a letter from the Regional Sewer Authority. The change in the PADEP Policy requires that the letters being sent by the Regional Sewer Authority have a statement that all capacity being generated by the development be guaranteed. In order to send out letters stating this, the Regional Sewer Authority has been requiring the purchase of capacity before they will issue the Consistency Letters. The PADEP has not been willing to soften this requirement and the purchase of capacity for some of the proposed developments is very expensive. The Regional Sewer Authority informed the Township that they are willing to submit the Consistency Letters to the PADEP without requiring the purchase of capacity if the municipality agrees that it will not sign the final plan or release the plan until the Applicant has purchased their capacity. Before the final plan is signed the municipality would have to obtain a letter from the Regional Sewer Authority stating that the capacity has been purchased. Some applicants are claiming the banks are not being very cooperative in lending funds especially where the purchase of capacity is very expensive. By allowing the Regional Sewer Authority the ability to send the Consistency Letters to the PADEP before purchasing their capacity, the plan can move forward. The concern is the lack of authorization for the Township to hold the plan pending the purchase of capacity. The discussion was the creation of a "Letter of Understanding". This "Letter of Understanding" would explain that the applicant agrees to purchase capacity from the Regional Sewer Authority prior to the release by the Township of the final plan. In this agreement the applicant would hold the Township harmless. If the applicant is not willing to sign

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: OCTOBER 3, 2006**

the “Letter of Understanding” then they must abide by the policy of the Regional Sewer Authority. If the Regional Sewer Authority’s policy is to pay for their capacity upfront, then they will have to do that in order to obtain the Consistency Letter. The Board discussed this but was not inclined at this time to enter into such an agreement.

- **COLLEGEVILLE BOROUGH:** The Township received a request from Collegeville Borough regarding Special Fire Police assistance for their Halloween Parade. Richard Kratz made a motion, seconded by Dean Becker 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.
- **TRAFFIC SIGNAL:** Signal Service has submitted their annual renewal of the Traffic/School Signal Maintenance Contract. This contract will be for two years. The amount being charged has not changed and will be the same for the next two years. Dean Becker made a motion, seconded by Gordon MacElhenney. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.
- **CROSSING GUARD:** The present school crossing guard (Charlene Cavan) informed the Township Manager last week that she will no longer be able to perform her duties since she has found employment somewhere else. Upon her contacting the Township Manager, Ms. Daniel was in contact with the Perkiomen Valley School District because the Township did not have anyone to fill the position. Based upon the discussions with the school district, Ms. Daniel was in contact with Executive Protective Service. Executive Protection Services provides security for a number of the surrounding school districts. The owner of the company contacted Ms. Daniel and advised that his company is only willing to provide temporary crossing guard services. William Patterson explained that the Board held an **EXECUTIVE SESSION** before the meeting to discuss this situation. Solicitor Picardi informed the Board that the Township Code does not require that the Township provide crossing guard services. Mr. Picardi informed the Board that there is a provision in the code that allows the Township to turn over responsibility for these services to the School District upon the School District’s request. Ms. Daniel informed the Board that she has set up a meeting with the school district to review how the Township and school district can move forward on this issue. The Township would like to have the school district be responsible for this position; therefore, Dean Becker made a motion seconded by Richard Kratz to authorize the Township Solicitor to send a letter to the school district informing them that the Township will provide crossing guard services until December 31, 2006. There were some residents present from the Cranberry Development who spoke to the Board regarding this issue. They expressed concern that someone be at the intersection to aid in the crossing of the children

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: OCTOBER 3, 2006**

from the Cranberry Development to the schools. The residents felt that the safety of the children should be considered in moving forward in deciding what happens. After the public discussion, the board passed the motion unanimously. At the same time, the Board considered the agreement with Executive Protective Service. Dean Becker made a motion seconded by Richard Kratz to approve by Resolution 2006-28 the temporarily replacement of Charlene Cavan with Executive Protective Service, LLC until December 31, 2006. The board passed the motion unanimously subject to changes that the Township Solicitor will like to make to the written contract. Ms. Daniel will notify the school district and Executive Protective Services about the decision of the Board. There was also a discussion about the residents contacting the school district directly. There was also a discussion about the bussing of the students in Cranberry such as what is happening in Skippack Township. The residents present indicating that would prefer to see their children walk, rather than being bussed, provided there is a crossing guard.

**EXECUTIVE SESSION:** The Board held a personnel session after the meeting to discuss personnel issues.

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