

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

**PUBLIC HEARING:** The Board began the meeting with a properly advertised Public Hearing. Regarding the purchase of Development Rights for property owned by Ronald and Linda Manns and John W. Meyers, Trustee. Edward Savitsky gave a brief history as to how the Township got to this point in the process of purchasing the Development Rights. The residents then were given an opportunity to ask questions or make statements regarding the Board's intention to purchase the Development Rights for the Manns' and the Meyers' Properties. Jane Meyers Algard and Mildred Dumheller, daughters of John Meyers, expressed concern about their father's understanding of what the purchase of Development Rights is all about, and whether he was receiving a fair price. There were other people who asked questions on Development Rights. The Public Hearing was approximately one hour, and was immediately followed by the Regular Board of Supervisors Meeting.

**MINUTES:** The minutes of the August 1, 2006 meeting were approved as presented.

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

**CORRESPONDENCE:**

- The Lower Frederick Regional Ambulance Report
- CPVRPC- Minutes of their meeting/Annual Report
- Buxmont – Received response from Dept of Public Welfare regarding Buxmont.
- Property – Letters were sent out regarding the purchase of property.
- Report regarding the Ott Road/Plank Road Realignment Project.

**SOLICITOR'S REPORT:** Kenneth Picardi informed the Board the he was in contact with T-Mobile regarding the cell tower, Regarding DeMeno/Stephanie Lane Property Purchase, there is an issue regarding real estate taxes that he is trying to work out with the School District. Caprio, there is an issue before District Justice Augustine's Office that he is handling.

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**ROAD MASTER'S REPORT:** John Moran submitted his report for August to the Board. In addition to his regular report, Mr. Moran updated the Board on the emergency work that is being completed at the Cranberry Boulevard Culvert. Mr. Moran explained that the contractor has installed plates to stabilize the culvert. More plates need to be added. Due to the wet weather the contractor has not been able to complete the repair

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

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

**PLANNING COMMISSION REPORT:** The Planning Commission held their meeting on August 15, 2006. The following items were discussed at the meeting: (1) The proposal by T.H. Properties for the Ott Tract, (2) The Resolution regarding the purchase of Open Space or Development Rights, and (3) The Regional Comprehensive Plan.

**ENGINEER'S REPORT:** Pamela Stevens

- **2006 ROAD PROJECT:** The local forces and the contractor have completed the Road Overlay Project. All seven roads that were scheduled for an overlay have been completed. Ms. Stevens explained that she is waiting for the final invoices from the contractors to add to the local forces before she submits a final report to the Board.
- **BETCHER ROAD:** Ms. Stevens explained that she is not ready to sign off on this project. She will complete a final inspection and hopes to have everything ready for the October Board meeting.
- **CRANBERRY PHASES 7 & 8:** Ms. Stevens explained at the August Board Meeting there was a discussion regarding the Maintenance Bonds for Phase 7 and Phase 8. Both Bonds were to expire. The developers were to extend the bonds and return to the September Board meeting to relate the status of the work they are doing to complete the repairs in their development. Craig Davies represents Dewey Homes. Mr. Davis explained that he has completed the entire punch list. Mr. Davis is asking for release of the Maintenance Bond and the release of the \$15,000 engineering escrow. Ms. Stevens informed the Board that everything is completed and recommended that the Board release the Maintenance Bond and the \$15,000 engineering escrow. With the recommendation of Ms. Stevens, Dean Becker made a motion, seconded by Edward Savitsky to release Dewey Homes' Maintenance Bond and release the \$15,000 for the engineering escrow. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0. Regarding the status of the repairs in Phase 8, Ms. Stevens informed

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that Board that there is one issue of the final punch list that needs to be discussed. John Mateja, from Iacobucci Homes, was present to discuss the misalignment of the top of the riser in the detention basin. The misalignment is about ½ inch. Mr. Mateja informed the Board that this creates no functional problems in the basin and that this situation was more aesthetic than anything else. Ms. Stevens agrees with Mr. Mateja and felt that if the contractor had to go in to fix the riser, they would damage the ground that has been stabilized. It was Ms. Stevens' recommendation that this be removed from the punch list since the repair is only aesthetic not functional. With the recommendation of Ms. Stevens, Gordon MacElhenney made a motion seconded by Richard Kratz to remove the fixing of misalignment of the top of the riser from the punch list for Cranberry Phase 8. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

- **CORNWALLIS WAY** – Ms. Stevens reviewed the Traffic Study results regarding the request by the residents to have the speed limit, speed humps, and a multi stop sign reviewed. Based upon the counters placed on Cornwallis Way, the speeds that were taken by these counters show that the 85% speed shows speeds that do not meet the required speed limit to warrant speed humps or a multi-way stop signs. The speeds were between 19 MPH to 21 MPH. Regarding the request to install “Watch Children” signs, the only regulations would be the size of the signs. As a result, Ms. Stevens could not recommend the installation of a multi-way stop sign, nor the speed humps, but did recommend the installation of the “Watch Children” signs, and the Board approved this recommendation.

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

**OLD BUSINESS:**

- **OPEN SPACE:** Kenneth Picardi presented a draft Resolution that he reviewed with the Township's Planning Commission at their August Meeting. The Planning Commission recommended that the Board of Supervisors adopt this Resolution as revised. Mr. Picardi recommended that the Board adopt Resolution 2006-21 which designates certain parcels of real property for open space uses and establishes standards and procedures for reviewing open space property interests considered for acquisition by the Township whether by fee simple acquisition or by the purchase of development rights or other conservation easements and for rating the relative desirability of available parcels and for establishing the price the Township will pay to acquire said interests. This Resolution establishes a logical connection with the Perkiomen Township's Open Space Plan, the Montgomery

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County Comprehensive Plan, and the Central Perkiomen Valley Regional Comprehensive Plan. Dean Becker made a motion, seconded by Edward Savitsky to adopt Resolution 2006-21. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

**MEYERS/MANNS:** After conducting the Public Hearing earlier in the meeting, the Board moved forward on making the final decision regarding the purchase of Development Rights for the Manns Property and the Meyers Property.

- **MANNS:** The Board had before them Resolution 2006-23 authorizing the Purchase of the Development Rights to approximately 28.819 acres of land, owned by Ronald and Linda Manns, located on Seitz Road in Perkiomen Township. The Development Rights are to be acquired under and pursuant to the Pennsylvania Open Space Lands Act. The amount of the purchase is the sum of Seven Hundred Fifty Thousand Dollars (\$750,000.00), plus reasonable, necessary and customary settlement costs. The Board of Supervisors of Perkiomen Township, and its employees, officers and representatives, are hereby authorized and directed to take all steps necessary and proper, and to comply with all requirements of the law, in order to acquire legal title to the Development Rights for the subject 28.819 acres, via an agricultural conservation easement in perpetuity. After review of the proposed Resolution, Edward Savitsky made a motion, seconded by Richard Kratz to adopt Resolution 2006-23. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0. Also, settlement on the purchase was to be by the end of the week because there is still information that needs to be obtained, an extension is necessary. The tentative settlement date is now set for September 26, 2006. Approval of this extension is required. Edward Savitsky made a motion seconded by Richard Kratz to approve the extension of the settlement date. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.
  
- **MEYERS:** The Board had before them Resolution 2006-24. This resolution was the Purchase of the Development Rights to approximately 41.239 acres of land owned by John W. Meyers, trustee for the Revocable Living Trust of John W. Meyers, located on Miller Road in Perkiomen Township. The Development Rights are to be acquired under and pursuant to the Pennsylvania Open Space Lands Act. The amount of the purchase is the sum of Nine Hundred Thousand Dollars (\$900,000.00), plus reasonable, necessary and customary settlement costs. The Board of Supervisors of Perkiomen Township, and its employees, officers and representatives, are hereby authorized and directed to take all steps necessary and proper, and to comply with all requirements of the law, in order to acquire legal title to the Development Rights for the subject 41.239 acres, via an agricultural conservation easement in perpetuity. After review of the proposed Resolution,

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Richard Kratz made a motion, seconded by Edward Savitsky to adopt Resolution 2006-24. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0. Also, settlement on the purchase was to be by the end of the week. A tentative date has not been set since there is still information that needs to be obtained, an extension is necessary. Approval of this extension is required. Richard Kratz made a motion seconded by Dean Becker to approve the extension of the settlement date. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

**NEW BUSINESS:**

- **NIMS** – The U.S. Department of Homeland Security is requiring that Perkiomen Township pass a Resolution indicating that the Township is in compliance with the National Incident Management System (NIMS). As the Township’s Emergency Management Coordinator, Mr. Patterson explained the purpose of this Resolution. The purpose is to provide a consistent nationwide approach for Federal, State, local and tribal governments to work together more effectively and efficiently to prevent, prepare for, respond to and recover from domestic incidents, regardless of cause, size or complexity. When it is necessary and desirable all Federal, State, local, and tribal emergency agencies and personnel can coordinate their efforts to effectively and efficiently provide the highest levels of incident management. The idea is to standardized terminology, standardized organizational structures, interoperable communications, consolidated action plans; unified command structures, uniform personnel qualification standards, uniform standards for planning, training, and exercising, comprehensive resource management, and designated incident facilities during emergencies or disasters. Mr. Patterson explained that personnel have been training so that the procedures for managing personnel, communications, facilities and resources will improve the Township’s ability to utilize federal funding to enhance local and state agency readiness, maintain first responder safety, and streamline incident management processes. It was Mr. Patterson’s recommendation that the Board approve this Resolution. With Mr. Patterson’s recommendation, Gordon MacElhenney made a motion, seconded by Edward Savitsky to adopt Resolution 2006-22. There were no public comments on the motion. The motion was passed by a unanimous vote of 5-0.
  
- **TRAFFIC STUDY:** The Township was in receipt of two requests. The first was a request to place “No Parking” signs along Fox Heath Boulevard. Glenn Kopensky a resident of the development informed the Board that there are two problems. These two problems are (1) people are parking too close to the intersection and causing site distance problems and (2) cars are being parked along the roadway so that the car straddles the road as well as the grass area. This is putting ruts in the grass. The road is 34 feet wide which allows for on-street parking. There was a

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discussion about place signs that stated “No Parking here to Intersection.” This needs to be checked with the MUTCD Regulations and PA Motor Vehicle Code to see if this can be done. The second request was adding additional speed humps in Maple Hill. Pamela Stevens informed the Board that there may be information in the Traffic Study that was completed for the Highland Development. Depending upon what is in the report, the Board may not have to go through the process that was recently done for Cornwallis Way. She will check it out and update the Board at the October meeting.

- **MCATO:** MCATO’s Fall Convention is scheduled for September 22, 2006. Dean Becker made a motion seconded by Gordon MacElhenney to authorize Edward Savitsky, William Patterson, and Cecile Daniel. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

**COMMENTS FROM THE PUBLIC**

There was a comment made by a couple on Martingale Road regarding the installation of landscaping as part of the Heritage Woods Development. This landscaping installation was on Lot 20 of this development. John Moran Jr. indicated he would look into this.

**EXECUTIVE SESSION** was held before this meeting. The Board discussed purchase of real estate.

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