

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING
MINUTES: OCTOBER 2, 2007**

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

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

MINUTES: The minutes of the September 4, 2007 Board of Supervisors meeting were approved upon a motion made by Gordon MacElhenney and seconded by Dean Becker. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

POLICE REPORT: The Board did not receive a PA State Police Reports for September as of this date.

CORRESPONDENCE:

Central Perkiomen Valley Regional Planning Commission Minutes

Letters sent to property owners regarding Development Rights

Letter sent to PADOT regarding the traffic light at Route 29 and Route 73

SOLICITOR'S REPORT: Kenneth Picardi reported on the following: (1) T-Mobile: Still waiting for the co-location agreement between Nextel and T-Mobile. (2) Manning: Attorney representing the Manning Family appealed the decision of the Zoning Hearing Board. Mr. Picardi requested an **Executive Session** to discuss the appeal. (3) HYK – Mr. Picardi requested an **Executive Session** regarding the settlement talks with HYK. (4) Land Acquisition – requested **Executive Session** to discuss land acquisition. (5) Assessment Appeal – informed the Board that both Highland Manor and PV Associates Realty LP have filed appeals to their assessments to the Montgomery County Board of Assessments. (6) Timothy Smith submitted an executed Maintenance Agreement Extension and Change of Bond Expiration Endorsement for Cranberry Phase 4B. The extension is for 45 days to allow the developer to complete the items listed in the punch list as prepared by Spotts, Stevens & McCoy. The new expiration date for the Maintenance Agreement/Bond will be November 18, 2007. Mr. Picardi informed the Board that all the paperwork is in order and recommended that the extension be approved. With the recommendation of Mr. Picardi, Edward Savitsky made a motion seconded by Dean Becker to

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approve the Maintenance Agreement Extension and Change of Bond Expiration for the Cranberry Phase 4B Development to November 18, 2007. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

ROAD MASTER'S REPORT: John Moran Sr. submitted his report for September to the Board.

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

CODE ENFORCEMENT REPORT: John Moran Jr. submitted his September report to the Board. In addition, Mr. Moran clarified with the Board the installation of the fence around the telecommunication tower located on the Township's property. The Board agreed that the top of the fence should be 8-feet tall beginning at the edge of the Township Building south to the corner where it turns west to the back of the salt bins. Regardless of the contour of the ground, the top of the fence shall be level with the aforesaid starting point. In addition, the fence shall have green vinyl slates woven into the 8-foot fence. The interior fence will remain at 6 feet with no slats.

PLANNING COMMISSION REPORT: The Planning Commission held their meeting on September 18, 2007. **MCCOUCH TRACT:** This is a Final Plan application for 71 Rahns Road (Route 113). This application was filed by Betcher Road Properties for 4 lots on 3.669 acres. The plan proposed 3 new homes and 1 existing home. **GRAVEL PIKE SUBDIVISION:** This is a sketch plan for 74 Gravel Pike. The plan proposes to remove the existing structure and replace the structure with a new twin. The property is located on the east side of Route 29 and abuts Rahns Construction. The existing structure is located in front of the new homes being constructed by Kelly Homes. The area is zoned Village Commercial Residential and allows for twin homes.

ENGINEERS REPORT: Pamela Stevens was present to review the following items:

2007 ROAD PROJECTS – Ms. Stevens explained that the schedule for the 2007 Road Project is October 8 – 19, 2007 between the hours of 8 a.m. to 5 p.m. There will be No Parking signs posted on the streets in Cranberry Development. The No Parking signs will be temporary until the work is completed. Mayberry Road will be completed in one pass. The paving of Mayberry Road will be inconvenient to the residents because they will have to walk in to their homes due to the type of the paving process. Ms. Stevens also discussed the installation of guide rail on Mayberry Road and Cranberry Development. Under the Materials and Supply Contract, that was awarded earlier this year, there was a line item for guide rail. The company that was awarded the bid under the Materials and Supply Contract does not have the equipment to do the guide rail post work on Cranberry Boulevard at the culvert. In review of the proposed road work during

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2007, it was determined that an additional step of removal and re-installation of guide rail may be necessary. As a result, Ms. Stevens and Mr. Moran recommended that Board rebid the installation of the guide rail as a complete package. Richard Kratz made a motion seconded by Dean Becker to authorize the rebid of the guide rail for Mayberry Road and Cranberry Boulevard and any additional guide rail that Ms. Stevens and Mr. Moran felt should be added. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

2008 ROAD PROJECTS – Ms. Stevens discussed projects that the Board may want to consider as part of the 2008 Road Projects. First would be to do Acoma Lane and School House Lane as a Local Forces Project. Second was the possibility of adding Miller Road to the list as a Local Forces Project. Third, Ms. Daniel gave the Board the recent inspection report that was completed on the Godshall Road Bridge. The report points out repairs the need to be made to this bridge. The work may or may not require permits from the PA Department of Environmental Protection. Fourth, Ms. Stevens and Ms. Daniel discussed the replacement of the culvert located in Seitz Road. Again, the replacement of this culvert may require permits from the PA Department Environmental Protection. Ms. Stevens indicated that the first step will be to contact the PA DEP to determine what, if any permits, will be required. Depending upon the specific PADEP Requirements the bridge repair and replacement of the culvert may involve a two year process; 2008 for permitting and bidding and 2009 for construction. Fifth was the upgrade of the traffic signal at Route 29 and Route 73. This upgrade will depend upon PADOT's approval of any changes to this traffic signal. Sixth was the completion of drainage improvements at Seitz Road and Harrison Avenue. The goal at this time was to estimate the amount to be placed in the 2008 Budget.

HERITAGE WOODS DEVELOPMENT – ESCROW RELEASE NO. 12: Ms. Stevens informed the Board that she received a request from Heritage Construction Company for an escrow release in the amount of \$87,775.79. The amount represents that balance in the escrow being held by Perkiomen Township. The Board took dedication at the September meeting; therefore, Heritage Construction Company has requested the remaining balance in their escrow. Ms. Stevens recommended that the Board release this money conditioned upon reimbursement of any outstanding invoices owed the Township. With the recommendation of Mr. Stevens, Richard Kratz made a motion seconded by Gordon MacElhenney to authorize the release of \$87,775.79 to Heritage Construction Company conditioned upon the company paying any outstanding engineering and legal invoices owed the Township. 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, Dean Becker 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.

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NEW BUSINESS:

- **KRIEBEL SUBDIVISION:** As part of the Kriebel Subdivision, the Board approved the connection of the existing home and three new homes to public sewer. But, the connection of the existing home, lot #1, was dependent upon the condition of applicant's investigation of the existing septic system. The applicant completed this requirement. Other than replacing the septic tank, which has been recommended by the inspection report, the system is functioning. The Montgomery County Health Department contacted the Township Manager and informed her that Mrs. Kriebel would only need a permit to replace the existing septic tank. The approved plans show the sewer line being extended to lot #1 and then stubbed off. If the existing on-site sewer system was not working properly and could not be fixed, the applicant would have had to connect the existing dwelling to the public sewer. Since it has been determined that the on-site system works, Mrs. Kriebel is asking the Board to amend the approved plans and to allow the sewer main extension to terminate in front of lot #2. This would reduce the length of the sewer main by approximately 200 feet. Mrs. Kriebel's plan requires that she extend the sewer collection system from Heritage Woods Development across Seitz Road and down the front of her property along Lot #3, Lot #2 and extended in Harrison Avenue along Lot #3 to Lot #4. Once this sewer line is completed and inspected by the Authority's Engineer, the sewer line would be offered for dedication to the Perkiomen Township Municipal Authority. The Board discussed the role of the Municipal Authority. The Board felt that the Municipal Authority should have input into the decision. Since this public sewer system will involve a force main and grinder pumps, the reduction of one lot may impact the efficiency of this system since this type of system works under pressure. The Municipal Authority may want the Authority Engineer to review the affect of the reduction of this one lot to ensure there will not be a problem with the usefulness of the sewer system to the remaining lots. With this in mind, Dean Becker made a motion, seconded by Gordon MacElhenney to waive the requirement that the installation of the sewer line be extended to the middle of Lot #1; therefore, reducing the sewer line extension by 200 feet so that the termination of the force main will terminate in the middle of the front of Lot #2. This approval is conditioned upon the final approval of the Municipal Authority and Municipal Authority Engineer and complying with any conditions that the Municipal Authority may require including the investigation that the reduction of this 200 feet will not affect the functioning of the force main and grinder pumps. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0. Mrs. Kriebel was directed to attend the Municipal Authority meeting which was scheduled the following Tuesday evening to discuss this request.

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- **MCCOUCH TRACT:** Bradley Clymer was present to review the final plan for the McCouch Subdivision. This plan was recommended by the Planning Commission for approval by the Board with the conditions set forth in Resolution 2007-14 which is as follows:

COMPLIANCE WITH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. Prior to signing of the record plans, the plans will need to be signed by the owner and the plans will need to be sealed by the professional engineer responsible for the preparation of the plan, per Sections 11.42(a)(3) and 11.43(a)(13) of the Subdivision Land Development Ordinance.
2. The three legal descriptions for the Easements A, B & C were reviewed. Easement B, bearing N 41 degrees, 55 minutes, and 55 seconds W shall be shown on the plans for the curved section of the easement along Betcher Road.
3. A performance guarantee will need to be executed prior to the signing of the Record Plan, Section 11.29 of the Subdivision Land Development Ordinance. The items at a minimum to be in the escrow include but are not limited to the seepage beds, sanitary force main, stormwater facilities, driveways improvements within the right-of-way, erosion and sedimentation pollution control facilities, and landscaping.
4. The required legal documents, ownership and maintenance agreements for the shared driveway, utilities, and stormwater facilities shall be submitted to the Township Solicitor or Authority Solicitor for review and approval. Any modifications to the plans and additional plan notes shall be coordinated with the Solicitors regarding the easements. The plans and documents shall be satisfactory to the Township and the Solicitors prior to the signing of the record plans, per Section 11.43(a)(9) of the Subdivision and Land Development Ordinance.

STORM WATER MANAGEMENT COMMENTS

1. The applicant proposes to use “FloGard+plus” inlet filter to serve as the acceptable water quality feature. These filters shall be installed in each of the three (3) inlets draining to the basin. The proposed filter shall be properly incorporated in all of the plans and reports; and the information shall be reviewed and approved satisfactory to the Township Engineer and the Montgomery County Conservation District (if applicable). Six (6) “FloGard+plus” Systems shall be given to the Township by the Developer for future replacement is the inlets by the homeowner. These six (6) “FloGard+plus” Systems shall be given to the Township prior to the issuance of the Use & Occupancy Permit for the new homes.
2. Ownership, operation and maintenance responsibility plan notes (Sheet 1 of 13) pertaining to the proposed stormwater management facilities, shall be reviewed by the Township Solicitor prior to signing of the record plans.

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3. A Maintenance Agreement, covering all proposed stormwater management facilities that are to be privately owned, shall be submitted for review prior to signing of the record plans and then signed by the applicant and recorded with the plans, Section 703 of the Stormwater Management Ordinance.

WATER AND SANITARY SEWER COMMENTS

1. The planning module approval shall be approved by the Township and the PADEP prior to the signing of the Record Plan.
2. The “Declarations of Covenants, Easements and Restrictions” document and request that the reference to Perkiomen Township Water be removed from Page 4. The water system will be owned and operated by Aqua PA.
3. The sanitary sewer section of the escrow estimate shall include the lateral length, hydromatic grinder pump systems and connection into the manhole.
4. Sheet 4 on the plans shows the gate valve and flushing connection arrows pointing to the wrong item. The plan shall be correct to show the gate valve and flushing connections pointing in the right direction per the email sent to Christina Crawford.

GENERAL COMMENTS

1. A note shall be added to the Record Plan stating the following: “After the initial installation of the shared driveway, the Roadmaster and the Township Engineer shall verify the sight distance shown on the plans prior to the stabilization of the embankment.

Resolution 2007-14 was approved upon a motion made by Dean Becker and seconded by Edward Savitsky. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

- **GRINDER PUMP ORDINANCE:** Ordinance No. 201 – The creation of an Ordinance governing the procedures for the installation, use and maintenance of sewer grinder pumps and any associated force mains or low pressure laterals was discussed at the August meeting of the Board. At the August meeting the Board authorized its advertisement and is now before the Board for consideration. Gordon MacElhenney made a motion seconded by Dean Becker to approve Ordinance No. 201 – Establishing the procedures for the installation, use and maintenance of sewage grinder pumps and any associated force mains or low pressure laterals. In addition, it authorizes the Perkiomen Township Municipal Authority to adopt rules and regulations overseeing the installation and operation of the grinder pumps. This authorization includes the ability of the Municipal Authority to enter into Maintenance Agreements with the property owners regarding these grinder pumps. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

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- **PARK & RECREATION ORDINANCE:** Ordinance No. 202 – The creation of a Park and Recreation Board, which will provide for the business of conducting business regarding park and recreation activities. In addition, this Ordinance provides for the powers and duties of a Shade Tree Commission as part of the Park and Recreation Board. This Ordinance was discussed at the August meeting of the Board and was authorized for advertisement at that time. Ordinance No. 202 was advertised and is now before the Board for consideration. Richard Kratz made a motion, seconded by Dean Becker to approve Ordinance No. 202, thereby creating a Township Park and Recreation Board, establishing the purpose regulating the membership, and providing for the transaction of business by the Park and Recreation Board, conferring on the Park and Recreation Board all the powers and duties of a Shade Tree Commission, and granting the Park and Recreation Board certain powers and duties as authorized under the Second Class Township Code. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.
- **COLLEGEVILLE BOROUGH:** The Township is in receipt of a request for aid from Collegeville Borough. This request is for the assistance of the Special Fire Police for Collegeville Borough's Annual Halloween Parade. Gordon MacElhenney made a motion seconded by Dean Becker to approve the request of Collegeville Borough and authorized the assistance of the Perkiomen Township Special Fire Police for the Collegeville Borough Annual Halloween Parade. There were no public comments on the motion. The motion was passed by a unanimous vote of 5-0.
- **MONTGOMERY COUNTY LANDS TRUST:** As part of the Central Perkiomen Regional Planning Commission, the Montgomery County Lands Trust has chosen Perkiomen Township, as well as the other members of the Regional Planning Commission, to receive the 2007 Green Futures Achievement Award. The two representatives from Perkiomen Township to be present to accept this award will be Dean Becker and Gordon MacElhenney.
- **SHOPPING CENTER:** An extension was granted by P.V. Associated Realty L.P. on their Conditional Use Application filed for the expansion of the Renninger Shopping Center. This extension will expire on December 31, 2007. The Board needs to set a public hearing on this Conditional Use Application before the end of the year. Richard Kratz made motion, seconded by Edward Savitsky to set a public hearing date of Wednesday, December 12, 2007 at 7:00 p.m. in the Perkiomen Township Administration Building. There were no public comments on the motion. The motion was carried by a unanimous vote of 5-0.

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- **TRAFFIC SIGNAL:** The Township has received the Traffic Signal Permit from PADOT for the installation of the traffic light at the intersection of Township Line Road, Wartman Road, and Graterford Road. The Board needs to authorize the advertisement of the bidding for the installation of this traffic signal. The schedule would be to advertise on October 15th and October 18th. There would be a mandatory pre-bid meeting scheduled for October 23rd. The bids would be opened on November 1st. If all goes well, the bid could be awarded at the Board's November 6th meeting. Dean Becker made a motion, seconded by Richard Kratz to authorize the advertisement of the installation of the traffic signal at the intersection of Township Line Road/Wartman Road/Graterford Road based upon the aforementioned schedule. 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 Gordon MacElhenney.