



## PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: NOVEMBER 7, 2017

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**BOARD MEMBERS PRESENT:** William Patterson, Chairman  
Richard Kratz, Vice-Chairman  
Janet Heacock, Member  
Dean Becker, Member  
Gordon MacElhenney, Member

**OTHERS PRESENT:** Cecile Daniel, Township Manager  
Kenneth Picardi, Township Solicitor  
Kevin Conrad, Township Engineer  
John Moran Jr., Code Enforcement/Zoning Officer  
Shawn Motsavage, Road Master

William Patterson called the November 7, 2017 meeting of the Perkiomen Township Board of Supervisors to order at 7:00 p.m., in the Perkiomen Township Administration Building. Mr. Patterson informed the public that the Board held an Executive Session on October 17, 2017, that was informational for the presentation of the Town Hall Meeting scheduled for October 24, 2017, on the ballot referendum question.

**MINUTES:** The minutes of the October 3, 2017 Board of Supervisors Meeting were approved upon motion of Janet Heacock and seconded by Richard Kratz. There were no public comments on the motion. The motion was carried by a vote of 5-0.

**CORRESPONDENCE:** Cecile Daniel informed the Board that she had received the following correspondence:

- PSATS Bulletin: October 2017.

**PUBLIC COMMENTS:** There were no public comments.

**OLD/NEW BUSINESS:** There was no items to cover under Old/New Business.

**SOLICITOR'S REPORT:** Solicitor Picardi reported on the following:

- Zoning Hearing Board – An application was filed by R.J. Springer Construction Inc. to the Zoning Hearing Board. R.J. Springer Construction would like to construct a new home on property located on Wartman Road. The property is zoned R-1. Due to the layout of the existing lot, R.J. Springer Construction is requesting two variances. The first is from the Dimensional Standards to allow a front yard setback of 58-feet instead of

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the required 75-feet. The second variance request is for a one-year extension of the timeline to acquire all the permits needed to construct this home. The Board also discussed the location of the proposed driveway for this new home. John Moran, Jr. indicated he has scheduled a meeting with Mark Stabolepszy to evaluate the proposed location of this driveway. The Board discussed this application and directed that Solicitor Picardi send a letter to Fred Wentz, ZHB Solicitor, stating that the Board is not opposed to this application, but may suggest an alternate driveway location depending on the findings of Mr. Stabolepszy.

- Act 42 – Act 42 authorizes the issuance of permits for ten Category 4 Casinos. Category 4 Casinos are considered “mini-casinos” because they have no less than 300 or no more than 750 slot machines and table games. The Act grants municipalities the right to prohibit the location of Category 4 Casinos within their municipal boundaries. To do this, the Board must pass a Resolution. If approved, the Resolution must be forwarded to the PA Gaming Control Board no later than December 31, 2017. Should such a Resolution be approved, the Board could pass another Resolution later rescinding that Resolution. Should such a Resolution be approved, this Resolution, too, must be forwarded to the PA Gaming Control Board. Once a rescinding Resolution is approved, no other Resolutions can be approved reversing that decision. Also, there are four counties where a Category 4 Casino cannot be placed. Montgomery County is one of those counties. The Board discussed the pros and cons of allowing/prohibiting these casinos. Under the Act, a host municipality is entitled to a host fee of 50% of 4% of the gross terminal revenues generated. This host fee may not exceed 50% of the current municipal budget adjusted for inflation in subsequent years. The Board weighed this against the potential problems this type of use might create. In addition, there could be zoning issues that would need to be considered. Even though Montgomery County is one of those counties where Category 4 Casinos cannot be placed, consideration should still be given to passage of a Resolution to protect Perkiomen Township’s rights to prohibit these types of casinos. After discussing the matter, Richard Kratz made a motion, seconded by Dean Becker, to approve Resolution 2017-14 prohibiting the location of a Category 4 facility within Perkiomen Township. There were no public comments on the motion. The motion was carried by a vote of 5-0.
  
- Crown Castle – Solicitor Picardi informed the Board that he spoke with Phillip Frago of Cohen Group regarding the offer made to the Township by Crown Castle on the telecommunication tower located on the Township’s property. According to Mr. Frago, it is not uncommon to have a lease extend out 40 years. Some municipalities that the Cohen Group have worked with go along with the offer made by the telecommunication company and some do not. If the Board wishes to move forward on this, Cohen Group could try and negotiate an amount higher than Crown Castle’s offer, but there are no guarantees. This offer was made a while ago, and no further word on this matter has

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been received from Crown Castle. Meanwhile, the Township received notification that Verizon plans to add its antennae to the telecommunication tower. The Board discussed this and decided to take no action at this time on this matter.

**PUBLIC SAFETY REPORTS:**

- **POLICE REPORT:** The Board is in receipt of the PA State Police Report for October 2017.
- **TRAPPE AMBULANCE** – The Board is in receipt of the report for September 2017.
- **PLYMOUTH COMMUNITY AMBULANCE ASSOCIATION** – No report was received.
- **PERKIOMEN TOWNSHIP FIRE COMPANY:** The Board is in receipt of the report for October 2017.
- **FIRE MARSHAL’S REPORT:** The Board is in receipt of the report for October 2017.

**ROAD MASTER’S REPORT:** Shawn Motsavage submitted to the Board his Road Master’s Report dated November 3, 2017, for activities occurring during the month of October. In addition to his report, Mr. Motsavage reported on the following:

- As authorized at the October Meeting, the 2002 F550 and the Hustler mower were placed for sale on MunicBid. According to Mr. Motsavage, the highest bidder for the 2002 F550 was received from Upper Darby Township in the amount of \$21,655.00, and the high bidder for the Hustler mower was from Carl Taber in the amount of \$1,150.00. Mr. Motsavage recommended that the Board consider and accept the bids received for the sale of these two pieces of equipment. With the recommendation of Mr. Motsavage, Dean Becker made a motion, seconded by Janet Heacock, to accept both bids. There were no public comments on the motion. The motion was carried by a vote of 5-0.
- Also, as discussed at the October meeting, Mr. Motsavage investigated the purchase of a new mower to replace the Hustler. Two different mowers were looked at by the road crew: a new John Deere and a new Exmark. After considering both mowers, Mr. Motsavage recommended that the Board consider purchasing a John Deere from the state contract. Under this contract, the purchase price would be \$10,558.68. The purchase of this new mower would come largely from the money saved from the difference between the budgeted amount of the new truck and the actual purchase price, as well as the money received from the sale of the Hustler. The Board discussed the recommendation of Mr. Motsavage, and Dean Becker made a motion, seconded by Richard Kratz, to approve the purchase of a new John Deer 2960 Commercial Z Trak for \$10,558.68. There were no public comments on the motion. The motion was carried by a vote of 5-0.

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- Highway Occupancy Permit – Mr. Motsavage reported that he received a telephone call from a Verizon subcontractor for a Highway Occupancy Permit to install FIOS for 165 Haldeman Road. The connection of the home to FIOS would require boring under Haldeman Road. This request was reviewed with Mark Stabolepszy. It was Mr. Stabolepszy’s recommendation that the depth of the conduit be at least 24 inches below the surface of Haldeman Road. Additionally, the holes on either side of the road (to facilitate the boring operation) should be located far enough away from the edge of Haldeman Road (somewhere near the poles) so that the base and the road are not damaged. In addition, someone from the Township should be present to oversee the work being completed. As part of the issuance of the Highway Occupancy Permit, the contractor shall escrow the cost to repair the road should damage be done while this work is being completed. Kevin Conrad will supply Mr. Motsavage the escrow amount. Mr. Motsavage will then relay the following to the contractor before issuing the Highway Occupancy Permit: the escrow amount; the conditions for the permit; and, the cost of the permit.

**CODE ENFORCEMENT REPORT:** John Moran, Jr. submitted to the Board his Code Enforcement report dated November 1, 2017, for activities that occurred during the month of October. Also, Mr. Moran submitted his updated 2017 Property Maintenance Violation Report.

**PERKIOMEN TOWNSHIP PLANNING COMMISSION MEETING:** Cecile Daniel reported that the Planning Commission held its meeting on October 17, 2017. At this meeting, the Planning Commission discussed the proposed Stormwater Management Ordinance.

**LOWER PERKIOMEN VALLEY REGIONAL SEWER AUTHORITY:** Richard Kratz informed the Board that there were no new items to report for the month of October.

**ENGINEERS REPORT:** Kevin Conrad reported on the following:

1. Lodal Creek Park: Mr. Conrad updated the Board on the status of the work being completed at the Lodal Creek Park. The railings that were a part of the Change Order discussed at the October meeting should be installed in mid to late November.
2. 2018 Road Project: The survey work for the proposed Cranberry Boulevard traffic circle was completed. It is estimated that the specifications for this project will be completed by the end of December.
3. 383 Wartman Road: The property owner of 383 Wartman Road has submitted an escrow release for the work completed at this location. This work included the bioretention basin, roof leaders, and grinder pump installation. Based upon the work completed, SSM is recommending a release in the amount of \$31,665.00. With the recommendation of

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SSM, Richard Kratz made a motion, seconded by Dean Becker, to approve Escrow Release No. 1 in the amount of \$31,665.00. There were no public comments on the motion. The motion was carried by a vote of 5-0.

**MANAGER'S REPORT:** Cecile Daniel reported on the following items:

1. Zoning Hearing Board: Ms. Daniel reported John Moyer, Chairman of the Zoning Hearing Board, contacted her regarding a replacement for Robert J. O'Donnell as the alternate to the Perkiomen Township's Zoning Hearing Board. The ZHB's recommendation, for the Board's consideration, was Debbie Tevlin, of Wismer Road (Mayfield Estates). Mrs. Tevlin submitted to the Board a letter of interest and her resume requesting consideration for appointment to the alternate position. Ms. Daniel indicated that under the PA Municipal Planning Code, this would be a three-year appointment and must be made by Resolution. Ms. Daniel provided the Sections of the PA Municipal Planning Code covering the alternate member of the ZHB. The Board reviewed the information received from Mrs. Tevlin, the recommendation of the ZHB, and the section of the PA Municipal Planning Code relating to alternate members of the ZHB. Dean Becker made a motion, seconded by Janet Heacock, to approve Resolution 2017-15 to appoint Debbie Tevlin of Wismer Road as the alternate member of the Perkiomen Township Zoning Hearing Board for a three-year term beginning December 1, 2017 through December 1, 2020, and, directed a letter be sent to Mrs. Tevlin regarding this appointment, including the pertinent Section of the PA Municipal Planning Code. There were no public comments on the motion. The motion was carried by a vote of 5-0.
  
2. 2018 Perkiomen Township Budget: Ms. Daniel presented to the Board the proposed 2018 Perkiomen Township Budget. The Operating Budget for the 2018 General Fund Budget is \$2,588,196.00. When compared against the Operating Budget for the 2017 General Fund (which was \$2,493,425.00), the 2018 Perkiomen Township General Fund Operating Budget is approximately a 3.66% increase. The big difference is that the purchase of equipment in 2017 was listed under the Capital Budget and in 2018, it is listed under Operating Budget. The 2018 Road Project, which is the list of roads to be repaired in 2018, is the only item listed as capital. This will make the total 2018 Perkiomen Township General Fund Budget Operating and Capital to be \$3,018,068.00. The total 2017 Perkiomen Township General Fund Budget Operating and Capital was 3,114,145.00. The Liquid Fuels Budget will be \$447,752.00. This budget will cover the expenditures needed for the daily maintenance and operation of the Township's roadways. Although the majority of the 2018 Road Project will come from the General Fund, a portion of the proposed road work will come from the Liquid Fuels Fund. There is no proposed increase in the mileage rate for Perkiomen Township for the year 2018. After review of this information, Dean Becker made a motion, seconded by Richard Kratz, to authorize the advertisement of the proposed 2018 Perkiomen Township Budget

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for consideration by the Board at the December Meeting. There were no public comments on the motion. The motion was carried by a vote of 5-0.

3. Open Space Loan: Ms. Daniel informed the Board that the Open Space Loan was paid off during the month of October. Since this loan was between the Township's General Fund and the Open Space Fund, no loan satisfaction papers are necessary. As a result, the minutes will simply reflect that the Open Space Fund repaid the loan in full back to the General Fund. A copy of these minutes will then be placed in the file so that there is a notation in the record that the loan has been fully repaid.

**RECEIPTS AND EXPENDITURES:** The Treasurer reviewed the receipts and expenditures for the month of October. After review of same, Richard Kratz made a motion, seconded by Dean Becker, to authorize payment of the October bills. There were no public comments on the motion. The motion was passed by a vote of 5-0.

**SUPERVISORS COMMENTS:**

William Patterson informed everyone that on November 14, 2017, there will be a LGS Drill for the Limerick Nuclear Generating Station.

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