



## PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: SEPTEMBER 1, 2020

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**BOARD MEMBERS PRESENT:** William Patterson, Chairman  
Vivian Schoeller, Vice-Chairman  
Dean Becker, Member  
Albert Campion, Member  
Adam Doyle, Member

**OTHERS PRESENT:** Cecile Daniel, Township Manager  
Kenneth Picardi, Township Solicitor  
Nicholas Szeredai, Township Engineer  
John Moran Jr., Code Enforcement/Zoning Officer

**THE SEPTEMBER 1, 2020 MEETING OF THE PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS WAS HELD VIA ZOOM. PRIOR NOTICE WAS POSTED ON THE TOWNSHIP WEBSITE AND ADVERTISED IN THE LOCAL NEWSPAPER.**

Chairman William Patterson called the meeting to order at 7:00 pm.

**EXECUTIVE SESSION:** William Patterson informed the public that the Board held an Executive Session just prior to this public meeting to discuss a personnel issue.

**CONSENT AGENDA:** Vivian Schoeller made a motion seconded by Dean Becker to approve the consent agenda items as follows: a) Minutes: August 4, 2020 and b) Reports from: Ambulance, the Fire Company and Fire Marshall; c) Financial Matters: Authorize Payment of Bills for August in the amount of \$134,228.56 and the Treasurer's Report to be placed on file for audit. There were no public comments on the motion. The motion was carried by a vote of 5-0.

**OLD/NEW BUSINESS:** There were no items under Old/New Business.

**SOLICITOR'S REPORT:** Solicitor Picardi submitted his written report to the Board of Supervisors. In addition to his report, Solicitor Picardi informed the Board as to the following:

- **Springhill Realty:** Owner has submitted for review by the Planning Commission a revised sketch plan. There were some concerns as to building height and building aesthetics. Springhill is going to revise the plan to be resubmitted to the Planning Commission at a future date.

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- **Zoning Hearing Board Application:** On August 26, 2020, the Zoning Hearing Board held a public hearing on the appeal of Loretta Fitzgerald filed to John Moran's determination that Ken Boakye, of 937 Hamilton Road, is not violating the Township's Zoning Ordinance. The ZHB announced it will render a decision in the matter on September 2<sup>nd</sup>.

**ROAD MASTER'S REPORT:** Shawn Motsavage submitted to the Board his Road Master's Report dated September 1, 2020, for activities occurring during the month of August.

**CODE ENFORCEMENT REPORT:** John Moran, Jr. submitted to the Board his Code Enforcement report dated September 1, 2020, for activities that occurred during the month of August.

**Zoning Hearing Board Applications:**

- **395 E. 7<sup>th</sup> Avenue:** John Moran informed the Board that John Campion filed an appeal to the Township's Zoning Hearing Board on property that he owns at 395 E.7<sup>th</sup> Avenue and Betcher Road. This application was discussed at the August meeting where the Board decided to take no position on this application. The Board's position has not changed since that meeting.
- **604 Buyers Road:** John Moran informed the Board that the Reehls filed an appeal to the Township's Zoning Hearing Board on the following: a variance for a screened in porch to encroach into the rear yard setback about nine feet and a chimney to project into the rear yard further than eighteen inches. The Board decided to take no position on this application.
- **160 Godshall Road:** John Moran informed the Board that the Tillers filed an appeal to allow an in-law quarters to be built onto the existing detached garage rather than the primary structure, and, to allow an addition larger than the twenty-five percent of the area of the existing garage to intrude into the front yard setback. The Board decided to take no position on this application.

**PERKIOMEN TOWNSHIP PLANNING COMMISSION:** Cecile Daniel reported that the Planning Commission reviewed a revised sketch plan for Springhill Realty. This plan proposes five apartment buildings. With the revised plan, the development shows 64% open space with 240 apartment units. The proposed zoning would be Age Restricted with 1- or 2-bedroom apartments. One of the issues discussed was the visual impact due to the proposed height of the buildings. There is a ridge in the middle of the property that causes these buildings to sit higher than the homes located on Maple Avenue. There was a discussion on grading the property to lower the visual of the apartment buildings, so they might not sit so high. Other issues discussed were the

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number of buildings and the number of units. To improve the visual impact, there was a discussion removing one of the buildings. This would drop the total number of buildings to four and number of units to 192. The buildings might also be shifted to improve the visual impact. The buildings would still be three stories high. With the removal of the one building, there would be more open space and a reduction in the number of parking spaces. Springhill Realty and its planner will revise the plan and return later with this revised plan.

**PARK AND RECREATION REPORT:** Ms. Daniel reviewed Kevin Motsavage's Park & Recreation Report. Ms. Daniel reported that SSM submitted a proposal to survey the Highland Property to help determine where the active and passive recreation could be located. In addition, the Road Crew removed the exercise stations in the Perkiomen Greene Development as they were in bad shape. The tree work in Perkiomen Greene and Mayberry Road, approved at the August meeting, has been completed. Last, for the Lodal Creek Park, a portable toilet (ADA accessible) was installed for the months of September and October.

**LOWER PERKIOMEN VALLEY REGIONAL SEWER AUTHORITY:** Dean Becker informed the Board that there was no meeting in August.

**ENGINEER'S REPORT:** Nick Szeredai updated the Board on the following matters:

1. 2020 Road Projects: Mr. Szeredai presented to the Board Payment Application No. 1 for the 2020 Paving Projects. SSM reviewed the application and found it to be accurate and the work covered under this application to be installed according to the project specification. SSM recommended the Board consider approval of Payment Application No. 1 as set forth in their recommendation letter of August 21, 2020. With the recommendation of SSM, Adam Doyle made a motion seconded by Vivian Schoeller to approve Payment Application No. 1 to Allan Myers, L.P. in the amount of \$187,767.90. There were no public comments on the motion. The motion was carried by a vote of 5-0.
2. 2021 Road Projects: Mr. Szeredai, Mr. Motsavage, and Ms. Daniel drove the following roads: Dieber Road, Pennypacker Road, Wynnewood Drive, Buyers Road, and Brewster Road. The existing conditions of the roadways including pavement failure areas, potholes, patches, stormwater infrastructure / stormwater inlets were observed. The existing conditions were recorded for Township reference. Based on observations, it was evident that a decent amount of curbing replacement may be required. Of the curbing which needed replaced, roughly ninety percent was in depressed areas located within the entrances to private driveways and only ten percent consisted of vertical (i.e. six +/- inch reveal) curbing. The amount for the concrete curbing is estimated at \$163,900, most of which is on Buyers Road and Brewster

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Road. Due to the price of the project, the Township needs to pay Prevailing Wage Rates which has a significant impact on the cost. Mr. Szeredai informed the Board that when he calculated the cost of the depressed curbing located within private driveway entrances, he included the entire depressed driveway area if any portion was deteriorated to prevent a piecemeal approach to the replacement. Mr. Szeredai indicated an alternative approach could be to go back out and just replace those areas of the curbing that are deteriorated. If the direction is to repair only those curb areas that are deteriorated, Mr. Szeredai recommended developing replacement criteria / standards in order to ensure evaluation and replacement consistency. Mr. Szeredai presented four options in regard to how to address curbing replacement for the Board's consideration: (1) adopt an Ordinance requiring the private property owners as the responsible party to maintain all curbs and sidewalks on or in front of their property; or (2) the Township replaces only deteriorated curbing. When a portion of deteriorated curbing is located within a private driveway entrance, only the deteriorated curb would be replaced and may have a piecemeal appearance; or (3) the Township replaces deteriorated curbing. When a portion of deteriorated curbing is located within a private driveway entrance, the full depressed curb within the private driveway would be replaced (i.e., current assumption utilized above); or (4) the Township replaces deteriorated curbing. When a portion of deteriorated curbing is located within a private driveway entrance, the full depressed curb within the private driveway would be replaced by the Township but the Township would only fund the replacement for deteriorated areas and seek reimbursement for the difference in length, measured in linear feet, from individual property owners. The Board discussed this and deferred this discussion to the October meeting.

3. Schoolhouse Run Stream Channel Maintenance and Bridge Repairs: Mr. Szeredai explained that this project involves the Trappe Road Bridge over the Schoolhouse Run. Repairs need to be made to the wingwalls and minor undermining of the abutments. After Tropical Storm Isaias, there was more erosion along a portion of the embankment along Trappe Road near the bridge. Mr. Szeredai emphasized the importance of addressing these issues as soon as possible. The temporary construction easements required for the project are being coordinated and should be obtained soon. It was Mr. Szeredai's recommendation to authorize SSM to prepare and advertise the project on PennBid for in September. The finalized and executed temporary construction easements necessary for this project will be acquired during the bidding of this project. With the recommendation of Mr. Szeredai, Vivian Schoeller made a motion seconded by Adam Doyle authorizing SSM to prepare the bid package and place on PennBid for the Schoolhouse Run Stream Channel Maintenance and Bridge Repairs. There were no public comments on the motion. The motion carried by a vote of 5-0. Ms. Daniel informed the Board that she had SSM do an inspection on other structures in the Township. Based upon preliminary information, work may be

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needed to be done on the Cranberry Road Bridge and the Godshall Road Bridge. This work may need to be included in the 2021 Budget.

**MANAGER’S REPORT:**

1. Planning Assistance Contract: Perkiomen Township has a Planning Assistance Contract with the Montgomery County Planning Commission. The existing three-year contract ends on December 31, 2020. MCPC has submitted information for the Board of Supervisor’s consideration on a new three-year contract (2021 – 2023). Under a new contract, Ms. Daniel indicated she will continue to work with MCPC and SSM on developing a new Storm Water Management Ordinance. She has also discussed with MCPC the issue of storm water basin retrofits/Streambank Stabilization which they are very familiar with. In addition, the Township has made use of the MCPC staff in developing Open Space and Recreation Concept plans. The total proposed cost for the contract for three years is \$38,178.00. It was Ms. Daniel’s recommendation to approve this three-year contract. Dean Becker made a motion seconded by Adam Doyle to approve a new three-year contract (2021-2023) between Montgomery County Planning Commission and Perkiomen Township to provide planning assistance to the Township. There were no public comments on the motion. The motion carried by a vote of 5-0.

2. Budget Amendments:

- Resolution 2020-16 is a Resolution of the Board of Supervisors authorizing the supplemental appropriations and the transfer of funds by amending the budget as follows: amends the 2020 Perkiomen Township Budget to increase the Expenditure Account #30-439-000 – Capital for the following:

- Schoolhouse Run Stream Channel Maintenance and Bridge Repairs and;
- the Replacement of C-Tops in Burgess Road and;

decrease the Unreserved Fund Balance – General Fund – Account #01-279-300 by \$45,300.00 for the purpose of completing the 2020 Road Project.

Dean Becker made a motion seconded by Adam Doyle to approve Resolution 2020-16 amending the 2020 Perkiomen Township Budget. There were no public comments on the motion. The motion carried by a vote of 5-0.

- Resolution 2020-17 is a Resolution of the Board of Supervisors authorizing the supplemental appropriations and the transfer of funds by amending the budget as follows: amends the 2020 Perkiomen Township Budget to increase the Expenditure Account #01-481-530 – Perkiomen Township Fire Company and decrease the Unreserved Fund Balance – General Fund – Account #01-279-300 by \$36,000.00. This as a donation toward the operating expenses of the Fire Company as a result of the financial impact due to COVID-19.

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Adam Doyle made a motion seconded by Albert Campion to approve Resolution 2020-17 amending the 2020 Perkiomen Township Budget. There were no public comments on the motion. The motion carried by a vote of 5-0.

3. Storm Damage Due to Tropical Storm Isaias: Ms. Daniel informed the Board, that in addition to the other items discussed previously, the Township and Municipal Authority facilities sustained significant damage. The Control Panel of the Gravel Pike Pumping Station, which is owned and operated by the Municipal Authority, was submerged in the flooding of the Perkiomen Creek. The Township Garage sustained damage due to issues with the overflowing of the gutter along the front of the building. Most of the damage was done to the office area. The water went into the office, but it appears that it also flowed behind the stucco that is on the outside of the building where the office is located. The flashing near the roof gutters also needs to be inspected. Ms. Daniel indicated she would have someone from SSM investigate these issues.

**PUBLIC COMMENTS:** Both Dean Becker and Cecile Daniel indicated there were no comments received from the public.

There being no further business, the September public meeting was adjourned upon motion by Vivian Schoeller and seconded by Dean Becker.

Respectfully submitted,

*Cecile M. Daniel*

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Cecile M. Daniel  
Township Manager