



PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: SEPTEMBER 3, 2024

BOARD MEMBERS PRESENT: Adam Doyle, Chairman
Pamela Margolis, Vice-Chairperson
Dean Becker, Member
Gary Filzen, Member

ABSENT: Albert Campion, Member

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

Adam Doyle called the public meeting to order at 7:00 pm.

CONSENT AGENDA: Dean Becker made a motion, seconded by Gary Filzen, to approve the consent agenda items as follows: a) Minutes: August 6, 2024; b) Monthly Reports: PA State Police Reports for August, Ambulance Report, Perkiomen Township Fire Company Reports for August and Fire Marshal Report; c) Financial Matters: Authorize for Payment of Bills for August in the amount of \$522,595.98 and the Treasurer's Report to be placed on file for audit. There were no public comments. The motion carried by a vote of 4-0.

PUBLIC COMMENTS: There were no public comments.

OLD/NEW BUSINESS: There was no old/new business for the September Meeting.

SOLICITOR'S REPORT: Kenneth Picardi was present at the meeting and submitted his written report to the Board of Supervisors.

In addition to his report, Solicitor Picardi reported on the following:

- **Artisan Land Company:** Solicitor Picardi explained that Artisan Land Company (Applicant) submitted a Conditional Use Application for development of that portion of the Landis Tract located in Perkiomen Township. A public hearing is required for this Application. The Board has set said hearing for Wednesday, September 25, 2024. On that date, Applicant will present its case. Under this Application, the Board is being asked to approve a cluster development under the Township's Open Space Residential Overlay District (OSR).

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ROAD MASTER’S REPORT: Shawn Motsavage submitted to the Board his Road Master’s Report dated September 3, 2024, for activities occurring during the month of August.

In addition to his report:

- Snow & Ice Removal Bids: Mr. Motsavage presented a memo presenting the bid results of the Snow and Ice Removal Bid for the 2024/2025 Winter Season. Based upon the results and the recommendation Mr. Motsavage, Pamela Margolis made a motion, seconded by Dean Becker, to award the Snow and Ice Removal for the 2024/2025 Winter Season as follows: Zone 1 – to Lenhard Contractors and Zone 2 – Buck Enterprises and Landscaping. There were no public comments. The motion carried by a vote of 4-0.
- Haldeman Road: Mr. Motsavage reported on a request he received from the PennDOT Assistant Highway Maintenance Manager regarding Haldeman Road. The request involved using the section of Haldeman Road that is owned by Perkiomen Township as a detour for base repair work PennDOT is completed on Schwenksville Road. Currently, he is anticipating this work to take place between 9 am to 3 pm. Mr. Motsavage contacted the Maintenance Manager for additional details but has not received a call back as of this meeting. Regardless, Mr. Motsavage opined that he did not see any concerns with this request. The Board discussed this, and Dean Becker made a motion, seconded by Pamela Margolis, to approve PennDOT’s request to use Haldeman Road as a detour while road work is being completed on Schwenksville Road subject to the approval of the Road Master. There were no public comments. The motion carried by a vote of 4-0.

CODE ENFORCEMENT REPORT: John Moran, Jr. submitted to the Board his Code Enforcement report dated September 1, 2024, for activities that occurred during the month of August.

In addition to his report, Mr. Moran reported on the following:

- Zoning Hearing Board Application 24-1: Mr. Moran reminded the Board that the Zoning Hearing Board will hold a public hearing on an application for 230 Cemetery Road, Schwenksville, PA later in September.

ENVIRONMENTAL ADVISORY COUNCIL (EAC): Chris Husted from the EAC was present to discuss with the Board a Tree Vitalization Grant Application the EAC would like to apply for. The EAC has been working with the Perkiomen Watershed Conservancy on this grant. Under the present plan, the EAC is looking to install one hundred trees in Lodal Creek Park (Park). There are three areas in the Park that the EAC is considering. Area 1 is the grassy area along Godshall Road. In this area, the plan would be to add native

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trees to the existing trees and to replace the invasive shrubs that are crowding access to the creek. Area 2 is located at the picnic/playground area. At this location, the plan is to plant trees to provide shade for the picnic tables and the playground. In addition, a goal is to slow down the stormwater runoff coming from the roads. Area 3 is in the eastern grove area where the goal is to add trees to the existing grove while improving the habitat for the wildlife along the creek. Gary Filzen was concerned that this area stays open for the continued use of residents and is not overcrowded with trees. Mr. Husted stated that the trees would not be planted until this time next year. The grant application will be coming out in the next few weeks with the deadline to file this application by Thanksgiving. The Township would have to contribute twenty percent of the project funds. This contribution could be accomplished by services-in-kind. Once planted, the Township would have to water the trees and mow around them for the first three to five years. Per the terms of that grant, no tree can be cut down for at least twenty years. As part of the application, the Township will be required to enter a Landowner – Granter Agreement with PA Department of Environmental Protection. This topic will be listed on the October Meeting Agenda for discussion and consideration.

PERKIOMEN TOWNSHIP PLANNING COMMISSION MEETING: Cecile Daniel informed the Board that the Planning Commission held its meeting on August 20, 2024. At that meeting the Planning Commission discussed the draft zoning text amendment being proposed by Spring Hill Realty for its property located on Harrison Avenue. This amendment would create a new Zoning District called the ER2 District. A meeting has been set for October 15, 2024, with the surrounding residents to discuss this project and the proposed amendment.

PARK AND RECREATION REPORT: Kevin Motsavage reminded everyone that the Township’s electronic recycling event and shredding event will be held on September 7, 2024.

LOWER PERKIOMEN VALLEY REGIONAL SEWER AUTHORITY: William Patterson reported there was no meeting in August.

ENGINEERS REPORT: Nicholas Szeredai was present and submitted his engineers’ report to the Board.

In addition to his report, Mr. Szeredai reported on the following:

- Hazard Mitigation/Demolition Project:
 - 10 Skippack Pike: Mr. Szeredai informed the Board that he is working on getting a cost to remove the bamboo that is spreading across this property.

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1, 2, & 3 Haldeman Road: Based upon the discussion that took place at the August meeting, Mr. Szeredai prepared a Confirmation of Services which would involve the following: coordination with Montgomery County (County) for an access easement, completion of a boundary survey, and the preparation of a legal description for the easement area. Optionally, Mr. Szeredai included in the Confirmation of Services a separate price to consolidate the parcels into a single parcel. The Board discussed the cost of the three tasks: Task 1- Boundary Survey Plan; Task 2 – Easement Coordination with Township and County; and Task 3 – Lot Consolidation Plan. Solicitor Picardi opined that the first step would be to prepare a Deed of Consolidation to see if this course of action would be acceptable to the County. Mr. Szeredai indicated a boundary survey and easement may still need to be prepared for access of these three properties to Haldeman Road. If access is not granted, then these three properties could become landlocked. As to there being any future use of these properties, there was a discussion with the EAC as to using this area sometime in the future. The Board discussed how best to approach the County on the matter of access of these properties across its property and the matter of the consolidations of the properties into one parcel. Dean Becker made a motion, seconded by Gary Filzen, to authorize Solicitor Picardi to contact Montgomery County first and explore a driveway access for these three properties across their property and consolidation of the three properties into one. There were no public comments. The motion carried by a vote of 4-0.

- Hazard Mitigation Grant Program: Mr. Szeredai gave an update on the demolition and the project costs for 574 Gravel Pike. After the August meeting, Mr. Szeredai had a discussion with the Township's Project Manager on what happened during the August meeting. The recommendation of the Project Manager was to move forward with bidding out the project. There is potential that there could be a line item rescope as this is being coordinated with PEMA and FEMA. If the rescope is approved, the amount of money remaining might be sufficient to cover the deficit discussed at the August meeting. Currently trying to meet with PEMA appears to be difficult. As a result, the recommendation was to keep this project moving. This will require the bidding of the project so that the Township is dealing with actual numbers as to the cost of the project for Scenario 1. Scenario 1 is the demolition of the house and completion of the soil borings. This information will then help with developing a course of action on what the final scenario will be for stabilizing the area. The present schedule will be to bid the Scenario 1 in September/October with the award being made in November. After discussing this update, Pamela Margolis made a motion, seconded by Dean Becker, to authorize the bidding of Scenario 1. There were no public comments. The motion carried by a vote of 4-0.

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- Road Project 2025: As discussed at the August meeting, Mr. Szeredai presented to the Board a Confirmation of Services on the 2025 Road Project which includes work to be completed on Burgess Road. The estimated cost to develop this scope of work is \$55,200.00. It was the recommendation of Mr. Szeredai to accept this Confirmation so that the survey work can be completed. Gary Filzen made a motion, seconded by Dean Becker, to approve the Confirmation of Services for the 2025 Road Project – Burgess Road. There were no public comments. The motion carried by a vote of 4-0.

MANAGER’S REPORT: Cecile Daniel reported on the following:

- Workman’s Compensation: AmTrust North American provides the Workman’s Compensation coverage for both the Township and the Fire Company. As part of that policy AmTrust reviewed the Township’s existing Doctor’s panel and submitted revisions to that panel. Ms. Daniel reviewed the information with Road Master, Shawn Motsavage. After this discussion, Ms. Daniel revised the Township’s panel. This revised panel is now before the Board for consideration and was Ms. Daniel’s recommendation that the Board consider approving it. With the recommendation of Ms. Daniel, Dean Becker made a motion, seconded by Gary Filzen, to approve the new panel setting for the designated health care providers for the Township’s Workman’s Compensation Program. There were no public comments. The motion carried by a vote of 4-0.
- Personnel Manual: Ms. Daniel had recommended changes to certain sections of the Township’s Personnel Manual. The first two items were some minor clarifications that Solicitor Picardi made under the Life Insurance Section and Major Medical, Dental, Vision, and Prescription Insurance Section. The third item was a revision to the Vacation Section as it relates to the ability to redeem a maximum of five vacation days at the end of the benefit year for unused vacation time. These changes are set forth within Resolution 2024-18 which is before the Board for consideration. The Board reviewed the proposed changes and Gary Filzen made a motion, seconded by Dean Becker, to approve Resolution 2024-18. There were no public comments. The motion carried by a vote of 4-0.

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

Respectfully Submitted,

Cecile M. Daniel

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Township Manager