PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: MAY 6, 2025

BOARD MEMBERS PRESENT:	Pamela Margolis, Chairperson Dean Becker, Vice-Chairman Adam Doyle, Member Albert Campion, Member
ABSENT:	Corey Hulse, Member
OTHERS PRESENT:	Cecile Daniel, Township Manager Kenneth Picardi, Township Solicitor Nicholas Szeredai, Township Engineer Scott Miller, RLA, SSM John Moran Jr., Code Enforcement/Zoning Officer (Absent From Meeting) Shawn Motsavage, Township Road Master

Pamela Margolis called the meeting to order at 7:00 pm.

EXECUTIVE SESSION: The Chairperson informed the public that the Board of Supervisors held an Executive Session before this meeting to discuss two items: (1) Real Estate and (2) Personnel.

CONSENT AGENDA: Dean Becker made a motion, seconded by Albert Campion, to approve the consent agenda items as follows: a) Minutes: April 1, 2025; b) Monthly Reports: PA State Police Reports for April, Perkiomen Township Fire Company Report for April and Fire Marshall Report; c) Financial Matters: Authorize for Payment of Bills for April in the amount of $180,069.02 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 expressed at this meeting.

OLD/NEW BUSINESS:

- Ordinance No. 246: On April 8, 2025, the Board of Supervisors held a public hearing on the rezoning application filed by PV Associates Realty LP (Spring Hill Realty). This application included the rezoning of 22.3937 acres from its current LI-Light Industrial Zoning District and 3.4535 acres from its current CR-Commercial Retail Zoning District to a newly created zoning district called Elderly Residential 2 (ER2)

Zoning District. At the conclusion of that public hearing, the Board informed the public that the consideration to adopt Ordinance No. 246; creating this new ER2 Zoning District and the rezoning request of PV Associates Realty LP would be at the Monthly Meeting scheduled for May 6, 2025. Before the Board for consideration is Ordinance No. 246. Dean Becker made a motion, seconded by Adam Doyle, to adopt Ordinance No. 246 – An Ordinance of the Township of Perkiomen amending its Zoning Ordinance by providing for a new Elderly Residential 2 (ER2) Zoning District; amending Zoning Ordinance Sections 310-5, 310-66, 310-74 and 310-91; repealing the Light Industrial Zoning District; rezoning the existing Light Industrial Zoning District and a small portion of the Commercial Retail Zoning District to the new ER2 Zoning District; and amending the Township Zoning Map to reflect said changes. There were no public comments. The motion carried by a vote of 4-0.

- Highland-Huber Park: Ms. Daniel explained that the Township has received two grants for the construction of this park. There are timelines associated with these grants. Currently, SSM is working through issues with the PA Department of Environmental Protect (PADEP) on this project. Scott Miller of SSM was present to review and update the Board of Supervisors on the design/permitting of the Highland-Huber Park. Mr. Miller informed the public that this project began with the development of a Master Plan. Once this Master Plan was developed, it was turned over to SSM, Township Engineer, to prepare a design of this park. The property of the Highland-Huber Park had sensitive natural features that needed to be considered when developing the park. These items included wetlands, watercourses, trees, etc. The goal was to try and design a plan that had a minimal impact on the existing environmental items. Currently, all the required studies have been completed which include: a wetland delineation, a Pennsylvania Natural Diversity Inventory (PNDI) to determine if there were any endangered or threatened species located on the property, a Phase 1 and a Phase 2 Bog Turtle Study. All of this information is used when applying for permits with PADEP. The results from these studies have caused SSM to make changes to the design of this park. Also, SSM needed to test the site for infiltration rates which were used as the basis for the stormwater management design. It was concluded that there is a high-water table found on this property which affected the design of the stormwater management facilities as infiltration potential was found to be limited. Presently, the design includes two manage release concept (MRC) basins. Also, SSM surveyed the location of trees with a 6-inch diameter or greater so that when designing the park, the intent was to preserve as many of the existing trees as possible. Presently, SSM is still processing all of this information in trying to meet all the PADEP Regulations. Mr. Miller reviewed the layout which includes two dog parks, one for small dogs and one for large dogs, a playground, a pathway, mulch pathways, a pavilion, a gazebo, a parking lot, a boardwalk along the wetlands, etc. Due to the time and cost to comply with the PADEP Regulations, this project has been

split into two phases. This is phase number one. As part of this process, SSM is looking into using pervious pavement for the main pathway and potentially some parking lot areas. The next step is to finish the engineering and the stormwater calculations so that the application package can be completed and sent to PADEP as well as to the Montgomery County Conservation District. The Board heard Mr. Miller's update. The objective is to keep moving forward under the present schedule so that the timelines can be achieved under the grants the Township has received to construct this park. Currently, Phase 2 will include the remaining portion of the Huber Property but has not yet been considered for design. The Board had no issues with moving forward with Phase 1 of this project.

SOLICITOR'S REPORT: Kenneth Picardi was present at the meeting and submitted his written report to the Board of Supervisors. In addition, Solicitor Picardi, updated the Board on matters related to several new open records requests.

ROAD MASTER'S REPORT: Shawn Motsavage submitted his written Report to the Board dated May 1, 2025 for activities occurring during the month of April.

In addition to his report, Shawn discussed the following items:

- Pavement Markings: Mr. Motsavage presented to the Board a quote that he obtained from Guidemark. This quote is for the installation of thermoplastic pavement markings on Township Line Road and Meyers Road as well as a portion of the intersection of Ott Road, Plank Road, and Gravel Pike. The cost to complete this work as set forth in the quote is $2,235.00. After discussing this quote, Dean Becker made a motion, seconded by Adam Doyle, to approve the quote received from Guidemark in the amount of $2,235.00. There were no public comments. The motion carried by a vote of 4-0.
- Maple Avenue: Mr. Motsavage updated the Board on the information that was collected using the traffic counters on Maple Avenue. Based upon the data collected to date, the 85th percentile shows the vehicles going down Maple Avenue toward Gravel Pike to be 30.8 mph and the vehicles going up Maple Avenue toward Seitz Road to be 29.8 mph. There was a discussion with residents that were present at this meeting and live in this area regarding the issue of adding stop signs on Maple Avenue at Seitz Road, on Maple Avenue and Walnut Street, and on Maple Avenue and Glen View Drive. This would require these areas to have 3-way stop signs to control traffic. It was explained that in order to see if these intersections warrant 3-way stop signs, the Township Engineer would have to conduct a traffic study under the Manual on Uniform Traffic Control Devices (MUTCD) Requirements. In order to meet the warrants, some of the information collected with the traffic counters can be used, but there are other factors such as sight-distance issues that would also need to be considered. Under the

MUTCD, the use of 3-way stop sign should not be used for speed control or traffic calming. The Board had no objection to having the Township Engineer take a look at the intersections listed above as well as Seitz Road as to any sight-distance issues. As to the matter surrounding traffic calming with speed humps, the Township previously created a policy governing traffic calming. The Road Master noted that based on the data collected with the traffic counters along Maple Avenue, the data did not warrant traffic calming study on total volume and because the 85th percentile speed did not significantly exceed the posted speed limit. There was a discussion about placing the traffic counter along Maple Avenue with the electronic signboard turned off to recollect additional traffic data.

CODE ENFORCEMENT REPORT: John Moran, Jr., was not present at this meeting but had submitted to the Board his Code Enforcement written report dated May 1, 2025, for activities that occurred during the month of April.

ENVIRONMENTAL ADVISORY COUNCIL (EAC): There was nothing new to report.

PERKIOMEN TOWNSHIP PLANNING COMMISSION MEETING: Cecile Daniel informed the Board that the Planning Commission held its meeting on April 15, 2025. At that meeting, the Planning Commission discussed a subdivision plan that was submitted for 202 Centennial Street in the Village of Rahns. There are revisions the applicant needs to make to the plan, and it is unclear when it will be back before the Planning Commission.

PARK AND RECREATION REPORT: Kevin Motsavage reminded everyone that Community Day is scheduled for May 31, 2025.

LOWER PERKIOMEN VALLEY REGIONAL SEWER AUTHORITY: William Patterson informed the Board of the following: the switch gear for the emergency generator is still not working properly; ten meters were damaged by Hurricane Ida: 8 have been fixed and are back in service, the last 2 still need PECO's approval for restart; working with a telecommunication company that wants to install a telecommunication tower on LPVRSA Property. LPVRSA is awaiting approval from Upper Providence Township to approve this before moving forward.

ENGINEERS REPORT: Nicholas Szeredai was present and submitted his Engineers' report to the Board.

- Hazard Mitigation Grant Project – 574 Gravel Pike: Mr. Szeredai updated the Board that he contacted PennDOT regarding the stabilization associated with this project. After discussions with PennDOT, they issued a permit approval of the Phase 3 on April 25, 2025. The work involved in Phase 3 primary includes the installation of the temporary guiderail improvements and making the site opening smaller. Upon receipt

of this approval, Mr. Szeredai met with the contractor to discuss the work for Phase 3. The goal is to complete the traffic control work during the month of May. Next would be the removal of the retaining wall and stabilization which is tentatively planned to be constructed in July. This timeline will place this project three months behind schedule. This information was forwarded to the Township's PEMA/FEMA consultant that is dealing with this project so that a time extension can be requested.

- Pollution Reduction Plan (PRP): Mr. Szeredai informed the Board that under this program, PA Department of Environmental Protection requires a five-year maintenance and monitoring program. To facilitate this work, SSM has submitted a Confirmation of Services to complete the 2025 Maintenance and Monitoring Program. The completion of this program includes some of the work being completed by LandStudies. This year is the third year for the maintenance and monitoring. These services would be similar to what LandStudies completed in 2024. The Board reviewed this Confirmation of Services. Dean Becker made a motion, seconded by Albert Campion, to approve the Confirmation of Services for the Perkiomen Creek Stream Restoration Maintenance – Year 3/2025 in the amount of $13,700.00. There were no public comments. The motion carried by a vote of 4-0.
- Highway Occupancy Permit: Mr. Szeredai informed the Board that Spring Hill Realty submitted a Township Highway Occupancy Permit Application to open Seitz Road to install a waterline down Harrison Avenue to their existing building located on Gravel Pike. This application is only for the opening of Seitz Road. The area that is shown in the application to be opened was paved in June of 2024. Under the Township's Streets and Sidewalk Ordinance, there is a penalty for opening a road within the first five years of this work. A cost estimate to make repairs to Seitz Road once the work is completed was submitted with the application. At this time, it is not clear when the work will be completed. If the work were to begin in May, the penalty as calculated under the Ordinance would be $10,610.21. The longer the work timeline is pushed back, the amount of the penalty will decrease. After discussing this application, Dean Becker made a motion, seconded by Albert Campion, approving the issuance of the Highway Occupancy Permit and approval of the Highway Occupancy Permit Escrow Agreement conditioned upon payment of the required fees and penalty which is to be determined by the Road Master in conjunction with the Township Engineer once a final decision is made as to when this work will begin. There were no public comments. The motion carried by a vote of 4-0.

MANAGER'S REPORT: Cecile M. Daniel

- Perkiomen Valley High School Graduation**:** A request was received from Dean Miller, Chief of the Perkiomen Valley School District (PVSD) Police Department for Fire Police Services for the Perkiomen Valley High School Graduation, which is scheduled for Friday, June 6, 2025. In addition, Mr. Miller is requesting assistance from all the

Fire Police of those municipalities that make up the PVSD. This would include Perkiomen Township, Lower Frederick Township, Skippack Township, Collegeville Borough, and Trappe Borough. Schwenksville Borough no longer has Fire Police. The Board must authorize the Perkiomen Township Fire Police to assist with the PVSD Graduation and authorize the Chairperson to sign letters to be sent to all the municipalities listed except Schwenksville Borough requesting same. Adam Doyle made a motion, seconded by Albert Campion, to authorize the Township's Fire Police to assist the PVSD Police Department with the High School Graduation scheduled for Friday, June 6, 2025, and authorized the Chairperson to sign the letters to those municipalities that make up the PVSD except Schwenksville Borough requesting assistance from their Fire Police for PVSD High School Graduation. There were no public comments. The motion carried by a vote of 4-0.

There being no further business, the May public meeting was adjourned upon motion made by Albert Campion and seconded by Adam Doyle.

Respectfully Submitted,

Cecile M. Daniel

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Township Manager