

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: AUGUST 3, 2004**

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

**ABSENT:** Edward Savitsky, Member

**OTHERS PRESENT:** Cecile Daniel, Township Manager  
Kenneth Picardi, Township Solicitor  
Terry Hand, Township Engineer  
W. Richard Dillon, Code Enforcement Officer  
John Moran, Road Master

**POLICE REPORT:** PA State Police Report: - There was no police report received as of this meeting.

**MINUTES OF PREVIOUS MEETING:** The July 13, 2004 meeting minutes were approved as amended.

**CORRESPONDENCE:**

- Minutes – Central Perkiomen Regional Planning Commission
- PSATS – Alert Bulletin
- Lower Frederick Ambulance Report & Trappe Fire Co. Ambulance Report

**SOLICITOR’S REPORT:** Kenneth Picardi

- Open Space – Informed the board that the county commissioners did not meet so the issue of the township’s request for an extension will be on their August agenda.
- Betcher Road – He informed the board that the township purchased the ground necessary to realign Betcher Road with Iron Bridge Drive from Thomas McCouch. The next step will be to proceed with PADOT and Trappe Borough on the realignment of Betcher Road.

**ROAD MASTER’S REPORT:** John Moran submitted his July report to the board.

**FIRE MARSHALL’S REPORT:** John Moran submitted his July report to the board.

**CODE ENFORCEMENT REPORT:** W. Richard Dillon submitted his July report to the board.

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**PLANNING COMMISSION REPORT:** The Planning Commission meeting was held on July 20, 2004. There were three plans reviewed at this meeting. They were as follows: (1) Iron Bridge Corporate Center proposed land development plan for a company called Comstar Supply, Inc., (2) Swarr Project – 6 lot subdivision proposed on Gravel Pike, and (3) Woodbridge @ Perkiomen located on Wartman Road.

**ENGINEER'S REPORT:** Terry Hand

- There was nothing new to report 2004 road project.
  
- Due to the number of recent rain storms there were two areas in the township where the existing storm pipes have corroded and the street is falling into the area where the pipe is collapsing. Bridge Street is the first area located near the intersection of Seitz Road. The second area is located in Lexington Road near the intersection with Gravel Pike. Terry Hand is working with John Moran in both cases. Mr. Hand feels that these jobs can be incorporated into a bid for both projects. It may be possible to have everything prepared by the end of August. Based upon this schedule, the work could be completed by November. Based upon his investigation, he does not think that either of these could be classified as emergencies. He feels that we should be able to bids these as a single package so that the township can get a better price. After discussion of this problem, Richard Kratz made a motion seconded by Gordon MacElhenney to authorize SSM to proceed with preparation of bids to remove the collapsing storm pipes, file in the area, and repair the roadway. There were no public comments in the motion. The motion was passed by a unanimous vote of 4-0.

**RECEIPTS AND EXPENDITURES:** The treasurer read the receipts and expenditures for the month of July. After review of same, Dean Becker made a motion seconded by Gordon MacElhenney to authorize payment of the July bills. There were no public comments on the motion. The motion was carried unanimously by a vote of 4-0.

**NEW BUSINESS:**

- **WILSON:** Mrs. Wilson's was before the board to request permission to extend a fence from their property at 8 Wynnewood Drive into property that will be dedicated to Perkiomen Township. Mrs. Wilson explained that she was issued a pool permit and as part of that permit she needs to construct a fence around the area. Her lot is a pie shaped piece of property so situating the pool and fence is difficult. In order to construct the type of pool in its proposed location, the fence would be extended on to property that will be dedicated to the township by Gambone. She reviewed the two options that she is asking the board to consider. The board discussed the request with Mrs. Wilson. Even though the Wilsons will maintain the ground, there could still be legal issues for the township because they are the owners. Due to the possible legal consequences, the township solicitor recommended that the board not grant this request. The chairman requested a motion to approve the request. The request was denied because there was no motion or

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second.

- **IRON BRIDGE CORPORATE CENTER:** This is a new land/subdivision development proposal from Gorski Construction regarding Lot 1 and Lot 4. This proposal is a combination of lot line adjustment and land development plan. The proposal is to remove the ownership of the detention basin from lot 4 to lot 1. The remainder involves a land development plan for lot 4 known as Comstar Supply, Inc. The recommendation of the planning commission is set forth within Resolution 2004-24. This proposed plan and resolution is before the board for consideration. Jerry Gorski was present to discuss with the board the proposal to adjust the lot line and place the detention basin on lot #1 which they will own. The remaining lot would be left for Comstar Supply. The board reviewed the proposed plan and draft resolution with Mr. Gorski Richard Kratz made a motion seconded by Gordon MacElhenney to approve Resolution 2004-24 as follows:

**COMPLIANCE WITH ZONING ORDINANCE**

1. The wording “100” Buffer Yard” shall be changed to “100’ Building Setback Line” because this area is not a buffer yard.
2. The proposed parking area located in front of the building is approximately five (5) feet from the right-of-way of Blue Heron Drive. Section 21.6.B.1 requires this setback to be a minimum of ten (10) feet from the property line of the ultimate right-of-way line, whichever is greater. The plans shall be corrected to show the proper setback.
3. Front Yard Setback (50’) should be labeled on plan sheet C-1.
4. The design of the screening shall be acceptable to the Board of Supervisors.

**COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

1. The plan needs to show the name, license number and seal of registered professional who prepared the plan as required under Section 11.42(a) and 11.43(a) of the Subdivision Ordinance.
2. The following note shall be added to plan sheet C-3: “The Contractor should be thoroughly familiar with PA DEP Chapter 102, ‘Erosion and Sediment Control’ and implement the appropriate Best Management Practices (BMPs) for the proposed construction”.
3. The standard stormwater note concerning the ownership and maintenance of the stormwater facilities and the rights of Township. This note shall be added to Sheet 1.
4. At bearing S 43° 12’ 14” E, along Blue Heron Drive, the distances that are provided do not seem to follow what is proposed. Clarification and/or revision of distances along this bearing for lots and/or easements shall be provided.
5. Further clarification on plan sheet no. C-1 is required for the reference to “Parcel A”. The Applicant has stated in their response letter, “Parcel A is the entire Iron Bridge Corporate Center”. Does Parcel “A” refer to the entire holding of phase 3A or the entire Iron Bridge

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Corporate Center as the response is worded? The note on plan sheet no. C-1 shall be revised accordingly.

6. The Applicant has noted that the concrete curb in the northern parking lot plant island was intentionally not proposed to fully wrap around the planted area at the parking lot for fear of trapping storm runoff in the planting area. The full extension of the curb in this area shall be provided since the township engineer disagrees that the negligible amount of storm water will adversely affect the planting area. Section 11.42(a)(13) Subdivision Ordinance.

**GENERAL COMMENTS**

1. The Applicant has noted in their response letter that the site is designed for trucks to enter and exit from either driveway. There is a concern with turning movements in Blue Heron Drive, especially since this property is at the end of a cul-de-sac. To prevent conflict between the truck traffic and vehicular traffic there shall be a note placed on Sheet 1 stating that “the eastern driveway as the truck delivery entrance and then dedicate the truck exit only out the western driveway.” Signs shall be posted to clearly designate the flow of the traffic on the property.
2. The detail for the Type “C” inlet protection, as found on plan sheet no. C-3 is illegible. The detail and notes shall be enlarged so that it is legible.

**LANDSCAPING (PER ORDINANCE NO. 173)**

1. Landscape Buffers: The Applicant has added plant material to the perimeter of the property to partially fulfill this landscaping requirement. The County Planning review included the provision of evergreen trees along the Dutram and Hanson properties. Two (2) more groupings of White Pine shall be added to this property line buffer to fully comply with the County’s intent. The remaining areas of property line buffer that is not being met is covered under the Applicant’s partial waiver request for Ordinance No.173. The Waiver Request reference on plan sheet no. C-1 shall be revised to state “Partial Waiver Request” for this item.
2. Parking lot screening: The Applicant has added some additional plantings at the parking lot to partially comply with this requirement. The Waiver Request reference on plan sheet no. C-1 shall be revised to state “Partial Waiver Request” for this item.
3. The plan proposes three Red Cedars along the detention basin. In order to properly shade the basin, at least three to four more Red Cedar trees need to be added. The alternative would be to replace the proposed Red Cedar trees with white pines. The applicant should decide which way he wishes to proceed and correct the plans accordingly.
4. The applicant proposes two many Red Maples. The number of red maples should be reduced and replaced with a mix of London Plane and Black Willows.
5. The applicant shall add shrubs along the rear buffer screening to add variety and interest to the screen.

**STORM DRAINAGE**

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1. A second Type “M” inlet has been added at the western driveway entrance to capture any additional roadway drainage. The existing inlet grate is not to be lowered however there is a concern of storm runoff from Blue Heron Drive entering the property. The Applicant is showing a high point elevation of ‘206.00’ in the center of the driveway, but without additional elevation data to sufficiently define the “ridgeline” final determination cannot be made by the township engineer if there will be a problem. Additional spot elevations shall be added to this area to adequately define the proposed driveway berm. This shall be reviewed by the township engineer. Final determination regarding this concern of storm runoff shall be made by the township engineer.
2. The same drainage concern exists at the eastern driveway. The Applicant has noted that a second inlet has been added to the plans but nothing is shown. Spot elevations and possibly a bituminous “berm” shall also be added at the eastern driveway due to the flow of storm water along the existing curb line to eliminate the possibility of the sheet flow across this driveway.

**SANITARY SEWER**

1. The size of the sewer lateral to be installed shall be specified.
2. Clean-outs shall be provided and shown every 50’ for 4” diameter sewer laterals and 100’ for 6” diameter sewer laterals and at any change in lateral direction.
3. Perkiomen Township Municipal Authority (PTMA) construction details shall be included on the plans. The Developer’s Engineer can obtain these details in electronic form from our office, if required.
4. Details provided on the drawings include a doghouse manhole section; only those details related to the work proposed for this project shall be included on the plans.
5. Documentation has been provided by the Developer’s Engineer indicating that the projected water use will be 100 gallons per day, which would require the assignment of 1 EDU for sanitary sewer purposes. The following note should be placed on the record plan: “The Perkiomen Township Municipal Authority reserves the right to monitor future water consumption data and require the owner to purchase additional sewer capacity if the water usage exceeds 200 gallons per day, which is the equivalent of one (1) EDU.”

**WAIVERS**

1. The applicant submitted a request to waiver the existing topographic features within 150 feet since this information was made a part of the approved subdivision plan – Iron Bridge Phase 3A, Section 11.42(a)(10)S.O.. The Planning Commission recommended approval of this waiver.

**Landscaping (Per Ordinance No. 173)**

1. Section 2: The applicant submitted a waiver request not to have to provide buffering along property lines. The planning commission recommended a partial waiver. The partial waiver would remove

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the buffer requirement between lots 4 & 5 only, but they would still be required to provide a buffer on all other property lines.

2. Parking lot screening (Section 3.3): The applicant submitted a waiver request not to have to provide parking lot screening. The planning commission recommended a partial waiver. The partial waiver was to waive the requirement of the shrubs along Blue Heron Drive, but still require that the street trees be planted.

There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

- **SWARR PROJECT:** David Shubin of the Swede Group received a recommendation from the planning commission for his preliminary plan. The board of supervisors held a public hearing on the Conditional Use Application. This hearing was held Tuesday, May 25, 2004 and the board approved the application at their meeting on June 1, 2004 subject to the recommendation of the planning commission. Before the board is Resolution 2004-25. This is the recommendation of the planning commission for a proposed 6-lot subdivision located on Gravel Pike in the Village of Rahns. The board reviewed the proposed preliminary plan and Resolution 2004-25 with David Shubin. Dean Becker made a motion seconded by Gordon MacElhenney to approve Resolution 2004-25 as follows:

**ZONING COMMENTS**

1. In accordance with the conditional use granted by the Board of Supervisors on June 1, 2004, a note shall be placed on the record plan referencing Lot 1. It shall state that “All of the requirements of the township zoning ordinance shall be complied with prior to the issuance of a building permit for lot #1. In addition it shall indicate that structural details, designs and calculations will be required as part of the building permit application in order to satisfy the Conditional Use standards and criteria.

**COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

1. Section 11.42(a)(12): The plans still indicate the existing right-of-way width for Gravel Pike to be 33’, which is equal to the cartway width. The design engineer shall verify if the right-of-way width is correct and adjust it if necessary.
2. Section 11.60: Approved Erosion and Sedimentation Pollution Control Plan and general permits are required prior to signing of the record plan. If in meeting the requirements of PA DEP and MCCD, and the subsequent approvals require revisions to the final plans, the final plans shall be resubmitted to the Township for review and approval before signing of the record plan. The Applicant must submit a copy of the approval letter from the County Conservation District and PA DEP upon receipt. Furthermore, approval for the wetland encroachment through PA DEP and the Army Corps will be required.

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3. The applicant shall submit final plans to the township for review and approval that will resolve the issues set forth in this resolution and completion of the final plan requirements of the subdivision ordinance. Sections 11.26, 11.27, 11.28, 11.29, & 11.43 Subdivision Ordinance

**GENERAL COMMENTS**

1. A note has been added to Sheet 1 indicating general driveway ownership and maintenance limits. The Applicant shall submit copies of the specific ownership and maintenance agreements and the access easement for the Township Solicitor to review, and the plans shall be revised to include a more specific ownership and maintenance note.
2. Copies of all easement agreements, including those for sanitary sewer, the shared driveway, stormwater facilities, and those with adjacent properties, shall be submitted to the Township for the review of the Solicitor.
3. A PENNDOT Highway Occupancy Permit will be required for the private driveways along Gravel Pike (S.R. 0029). After permits have been secured, the permit number should be shown on a plan and a copy of the permit shall be sent to the Township prior to the signing of the Record Plan.
4. An Erosion and Sedimentation Pollution Control Plan with erosion fabric/matting, Landscaping Plan and Woodland Management Plan per Zoning Ordinance Sections 24.8.C and D shall be approved by the Township and applicable outside agencies as a condition of the conditional use decision.

**STORM DRAINAGE**

1. The seepage bed depths listed on the Roof Top Infiltrator detail on Sheet 5 shall be revised so that they are consistent with the depths indicated in the Stormwater Management Report.
2. The Stormwater Management Report should be validated by the stamp of the P.E. in charge prior to final plan approval.

**SANITARY SEWER COMMENTS**

1. Developer's Engineer is responsible for completing and submitting the necessary forms associated with the Pennsylvania Department of Environmental Protection Sewage Facilities Planning Module Application, as required by Perkiomen Township.
2. The Authority Solicitor shall be contacted to discuss the required easement language, plans and descriptions that will be necessary since the proposed sewer main is to be located on private property.
3. Labels for the sanitary sewer line should be included on the Utility and Grading Sheet. Currently, manhole labels are missing from the Utility and Grading Sheet and are only shown on the Erosion and Sedimentation Plan. The missing labels are confused between storm and sanitary manholes.

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4. The sewer main is shown exiting the proposed development and crossing the adjacent H.Y.K. Construction Company property, in an easement area, in order to connect to the existing sanitary sewer system. The Developer shall provide copies of this easement to the PTMA solicitor for review. Of particular importance is the ability to have the easement transferred from the Developer to PTMA.

**WAIVER**

**LANDSCAPING (PER ORDINANCE NO. 173)**

1. A waiver has been requested for the buffering requirements to meet Ordinance No. 173. This existing vegetation around the perimeter of the property shall not be disturbed in order to maintain its buffering qualities since the applicant proposes to use the existing vegetation as their buffer. The planning commission recommended approval of the waiver subject to A Conservation Easement shall be placed on the Record Plan and a note shall be added to the plans restricting the developer and property owner from removing this buffer.

There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

- **WOODBRIAGE AT PERKIOMEN:** W.B. Homes received a recommendation from the planning commission for their preliminary subdivision plan for the property owned by the Fontaines of Wartman Road. The plan proposes 18 single-family homes and one existing home. Resolution 2004-26 is the recommendation made by the planning commission and is before the board of supervisors for consideration. Mike Closkey reviewed the proposed subdivision plan and the draft Resolution 2004-26. After review and consideration, Dean Becker made a motion, seconded by Gordon MacElhenney to approve Resolution 2004-26 as follows:

**COMPLIANCE WITH ZONING ORDINANCE**

1. The decision of the zoning hearing board regarding the seepage beds shall be added to the plans.

**COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

1. Section 11.59(a)(3): Dedication of Open Space Requirement: The Applicant shall submit deeds of consolidation before recording of the final plan.
2. Section 11.60: Erosion and Sedimentation Pollution Control Plan approval is required. The Applicant shall submit a copy of the approval letter from the County Conservation District upon receipt. The Applicant has indicated NPDES approval will be coordinated with the Montgomery County Conservation District. Because the design of the above facilities is subject to approval from the Conservation District/DEP, the Applicant must submit a copy of the approval letter from the County Conservation District upon receipt. The Applicant has indicated NPDES approval will be coordinated with the Montgomery County Conservation District. All required approvals shall be submitted to the township prior to the signing of the Record Plan.

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3. The General Notes section on Sheet 2 shall be expanded to include notes that clearly state the ownership and maintenance responsibilities concerning the detention basin on Lot 6, storm water facilities outside of the public right-of-way, and storm water facilities within the public right-of-way. In addition, Note 41 on Sheet 8 shall be repeated under these General Notes on Plan Sheet 2.

**GENERAL COMMENTS**

1. Shared Access driveway maintenance agreement: The Applicant shall submit copies of the maintenance agreements and the access easements for the Township Solicitor for his review and approval.
2. Easement Agreement submission: Copies of all easement agreements, including those with adjacent properties, shall be submitted to the Township for the review and approval by the Township Solicitor.
3. PENNDOT Highway Occupancy Permit: A H.O.P. will be required for Woodbridge Road along Wartman Road (SR 4012). Once permits have been secured, the permit number shall be shown on a plan and a copy of the permit shall be sent to the Township. All permits shall be submitted to the township prior to the signing of the Record Plan.
4. A note or a designation in the plan index shall be added to Sheet 1 stating the specific sheets that are to be recorded.
5. All street and stop signs shall be in accordance with the following specifications:  
Street Signs – 9” Extruded Aluminum – Perforated, Green Background with White Letter, Vandal-proof Hardware, May be mounted on 2 3/8” Aluminum Pole (#922X) or on top of Green Channel Post.  
Stop Signs – 30” Stimsonite, 10 ft. U-channel – 2 lb/ft – 42” Base, Lap Splice Hardware.
6. All storm water inlet boxes with the exception of #IN25 shall have poured channels in the bases.
7. Woodland Management Plan –
  - a. These areas shall be bordered with slope stabilizing shrubs to prevent homeowners from mowing the meadow mix.
  - b. The management plan for Lots 1 & 2 is too sparse. Additional plantings, such as shrubs are needed.
  - c. For lot #12 the proposed Scarlett Oaks and Sweetgums have taproots rather than spreading roots; therefore, alternatives shall be considered. The Willow Oaks and Serviceberrys would be acceptable.
8. The Grading and Utility Plan shall be revised to include locations and discharge points for all of the proposed rain leaders. The rain leaders shall be hard tied to the storm drainage system. If the elevations of the proposed homes do not permit the hard connections, then the rain leaders shall be discharged to the drainage easements.

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9. Merion Lane – As part of the construction the applicant shall be required to remove the bell portion of the cul-de-sac of Merion Lane. The applicant shall be responsible to restore the area to grass and reconnect any and all utility and driveways for 14 & 3 Merion Lane. A note shall be added to sheet two near the cul-de-sac of Merion Lane. The note shall state that the applicant shall remove the bulb section of the cul-de-sac as part of this development and restore the properties of 14 & 3 Merion Lane. There shall be a detail showing how the applicant proposed to restore the area of 14 & 3 Merion Lane.
10. The applicant shall submit final plans to the township for review and approval that will resolve the issues set forth in this resolution and completion of the final plan requirements of the subdivision ordinance. Sections 11.26, 11.27, 11.28, 11.29, & 11.43 Subdivision Ordinance

**STORM DRAINAGE**

1. A meeting at the Conservation District was held on June 16, 2004 to discuss the infiltration/detention requirements for this project. At the meeting, it was determined that the 5 lots having infiltration rates of at least .25 inches per hour site are suitable for infiltration practices, therefore, it was decided that individual lot infiltration facilities would be proposed for only 5 lots. If the infiltration facility on Lot 16 cannot be relocated, we recommend that a basement drainage system be required for this building. Concerning the detention basin, it was determined that an orifice capable of dewatering the basin in less than 48 hours would be provided at the pond invert and that the pond would be sloped a minimum of 2% to avoid standing water in the pond. Interim submittals (faxed calculations and sketches dated 7/12/04 and 7/13/04) from Bohler Engineering, Inc. satisfactorily reflecting the above information have been provided to this office. This information shall be revised both on the plan and in the stormwater management report. This issue will be worked out with the applicant and to the township engineer's satisfaction prior to resubmission of final plans.
2. The design engineer has indicated that the verification that the area on the outlet structure between the orifice and the weir is structurally sound will be provided by the manufacturer.
3. Gutter guards or similar devices shall be specified on the gutters, and the design engineer has indicated that Leafgo™ gutter devices will be specified on the plans.
4. A safety bench in the slope of the basin shall be provided, details of which can be found in the 2000 Maryland Stormwater Design Manual. At the June 16, 2004 meeting at the Conservation District, the developer indicated a safety bench or other means of protection would be provided for the basin.
5. The note on Sheet 22 shall be modified to indicate the requirement that no plantings, other than grass over the seepage beds are to be included in the deeds as a deed restriction.
6. Detention Basin –
  - a. The proposed three River Birch trees shall be placed on the fill side of the basin's slope. The proposed Spicebush are acceptable and shall be augmented with shrubs that colonize, such as Redosier Dogwood, Arrowwood, Virburnum, etc.

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- b. Some wetland tolerant trees and shrubs shall be placed in the basins's floor. The slope proposed River Birch would be acceptable in this location.
- c. The replanted woodland areas between the basin and the Lodal Creek need more plantings at the northern end.

**SANITARY SEWER:**

- 1. The plans and the agreements shall reflect the correct road name for Buyers Road.
- 2. The Developer's Engineer is responsible for completing and submitting the necessary forms associated with the Pennsylvania Department of Environmental Protection Sewage Facilities Planning Module Application, as required by Perkiomen Township.
- 3. A pro-rated connection fee shall be assessed for the tie-in to the Lodal Creek Interceptor through the connection at Buyers Road.
- 4. Due to the amount of off-site sanitary sewer improvements which are necessary to connect this development to the existing sanitary sewer, a separate improvements agreement shall be established to cover the portion of sanitary sewer that is located outside the boundaries of the proposed development.

Plan Sheet Nos 8 and 11

- 1. The plan shows three flushing manholes, each with air release valves. Manholes 1 and 3 are at low ends (elevations) of the system. The engineer of the low-pressure sewer system shall confirm if Manholes 1 and 3 are to be flush manholes or flush manholes with air release valves. Furthermore, plan sheet no.28 shows details for flushing and flushing with air release valve manholes. The actual location of each should be clarified.
- 2. We question whether or not a flush manhole with air release valve should be placed in the area of the intersection of the proposed portion of Merion Lane and the existing portion of Merion Lane, downstream of the intersection of the 2" main serving Lots 7, 8, 13 and 14. The low pressure sewer system design engineer shall review this item.
- 3. On Plan sheet no. 8, Note 55 shall be revised to say, "The installation of the temporary spare pump ...". This shall also appear in the same note on plan sheet no.11.

Plan Sheet No.13

- 1. The low-pressure sewer main in Woodbridge Road from Merion Lane to Wartman Road is called out as a 2" main. In reviewing the R.F. Preston Engineering Design Report, it appears that the sewer main from the terminal end to the lateral connection for Lot 2 is to be 1-1/2". This shall be reviewed and revised if necessary.

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Plan Sheet No.14

1. A note shall be added to the force main indicating that positive upward slope is required as the force main approaches the terminal manhole.
2. The sewer main between Merion Lane and Buyers Road is shown located in a 30' wide easement area through two adjacent properties. The Developer shall provide copies of these easements to the PTMA solicitor for review. Of particular importance is the ability to have these easements transferred from the Developer to PTMA.
3. A tee and valve is shown for one lot between the end of Merion Lane and the terminal manhole. We believe there is more than one home in this stretch that could be serviced from the proposed force main. If so, additional tees and valves shall be shown on the plan.

Plan Sheet No.15

1. The calculated slope of the sanitary sewer between Manholes 2 and 3 is .0095 but is shown as .0050 on the profile. The calculated slope of the sanitary sewer between Manholes 1 and 2 is .0116 but is shown as .0050 on the profile. These shall be reviewed and revised accordingly.
2. The invert for Manhole 2 in the profile appears to have a typographical error. It shall be revised accordingly.

Plan Sheet No. 28

1. A note shall be added to the pump data table as follows, "Contractor is to provide and install the specific impeller size for each lot as shown in this table. Certification is to be provided to PTMA upon delivery of each unit that the impeller size corresponds to the lot for which it is to be installed."

**WAIVERS**

1. Section 11.52(g)(1) S.O. : 200' Vertical curve requirement: The Applicant submitted a formal waiver request with the written justification that addresses this requirement. Based upon the AASHTO information submitted and reviewed by the township engineer, the planning commission recommended that this waiver be approved.
2. Section 11.71(d) S.O.: Provision of sidewalk: The Applicant submitted a formal waiver request addressing this requirement. The applicant shall provide sidewalk on one side of the street, therefore the planning commission recommended a partial waiver. Also, the typical street cross-section be revised to reflect the sidewalk on one side.
3. Landscaping (Per Ordinance No. 173) Property line filtering buffer at Lot Nos. 7 & 8: The Applicant submitted a formal waiver request of the property line filtering buffer in the vicinity of Lot Nos. 7 and 8 because they are using the existing woodland vegetation as their buffer. The planning commission recommended approval of this waiver subject to the applicant placing a Conservation

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Easement along Lot 7 from Merion Lane to the Lodal Creek on Sheet 2 and a note shall be added on Sheet 2 restricting the developer and property owner from removing this buffer.

There were no public comments in the motion. The motion was carried by a unanimous vote of 4-0.

- **ORDINANCE NO. 181** – Based upon the discussion that took place at the July board meeting, the township solicitor prepared an Ordinance of Perkiomen Township calling for a referendum on the question of the imposition of a one-eighth (1/8) of one percent (.125%) increase in the Township Earned Income Tax, and approving the content and form of a November 2, 2004 General Election Ballot question specifically for the purposes set forth in Act 153 of 1996, known as the Open Space Lands Act. The ordinance as prepared is before the board for consideration. The objective is to impose a one-eighth (1/8) of one percent (.125%) increase in the Township Earned Income Tax for the purpose of acquiring interests in real estate for open space, historical, agricultural and/or recreational purposes as defined by said Act, and seeks the assent of the electors of Perkiomen Township to undertake such action. After review and consideration, Gordon MacElhenney made a motion seconded by Dean Becker to adopt Ordinance No. 181 to impose a one-eighth of one percent increase in the Township's Earned Income Tax and approve the content and form on the November 2, 2004 General Election Ballot. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.
- **ORDINANCE NO. 182** – Based upon the discussion that took place at the July board meeting, the township solicitor prepared an Ordinance of Perkiomen Township, altering or establishing speed limits on certain highways within and under the jurisdiction of Perkiomen Township. The Pennsylvania Vehicle Code authorized local authorities to alter or establish the maximum speed of vehicles on highways under their jurisdictions, provided a proper engineering and traffic investigation has been completed. Spotts, Stevens and McCoy, Inc., the Township Engineers, completed a traffic survey and study recommending that speed limits be altered or established on certain roads in the township. After review and consideration of the proposed ordinance, Richard Kratz made a motion seconded by Dean Becker to adopt Ordinance No. 182. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.
- **FIRE POLICE** – The board was in receipt of a request from Upper Salford Township for Special Fire Police Assistance for August 26, 2004, Philadelphia Folk Festival. Richard Kratz made a motion seconded by Dean Becker to approve the request. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.
- **CHURCH ROAD** – The board received a letter from David and Frances Ivarson regarding the speed limit on Greenwood/Church Road. Since this road is owned by PADOT, the township must make the request of PADOT to review the speed limit on this street. Also,

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since this road lies within Perkiomen Township and Upper Providence Township, both

townships would have to contact PADOT with this request. The road is presently set at 40MPH. Ms. Daniel had explained to Mr. Ivarson the requirements of conducting a speed limit study. The result on other roads where PADOT has completed such a study has shown the speed to stay the same or increase. Based upon past experience with this situation, the board was concerned that the speed limit may increase. As a result, the board felt that it was best not to ask PADOT to proceed with conducting a traffic study on Greenwood/Church Road. The board felt that enforcement of the speed was the more critical issue.

The board recessed the regular meeting to go into an Executive Session.

Executive Session - The Executive Session was for the purposes of discussing the situation involving a property owned by Larry Daisey in the Village of Rahns. The issue involves property that was a part of the original subdivision of Rahns Heights. This subdivision goes back to the 1860s. Mr. Daisey is the owner of an area in Rahns that was a part of this original subdivision. The County treats Mr. Daisey's property as one tax parcel, but his Deed contains two separate lots and legal descriptions. One of the parcels showed an existing home/barn that was constructed around the 1850s. The second parcel is vacant. The owner requested and received a building permit to construct a home on the second lot. The Township subsequently became aware that the County had this property listed as one parcel. The Board moved to adjourn the Executive Session and reconvene the regular meeting. The Township Solicitor informed them that the County is willing to accept a Deed of Correction or two separate Deeds, provided the Township writes a letter informing the County that a formal subdivision is not necessary. The Board reviewed the information and was informed that the second lot conformed to the existing zoning and that the new home meets all of the setback requirements. To require a subdivision now, the Township Solicitor felt, the owner would be put to an unnecessary and unjust expense. The recommendation was to require the property owner to prepare new Deeds and/or a Deed of Correction separating the two legal descriptions into two separate Deeds. The owner of the "new" parcel will have to grant two easements due to the location of the sewer lateral and the existing barn. Gordon MacElhenny made a motion seconded by Dean Becker to allow Larry Daisey to continue to construct his new home subject to his preparing two separate Deeds with easements as described above. If for any reason the barn should come down, it can only be reconstructed according to the requirements of the zoning ordinance. Both of these Deeds shall be reviewed by the Township Solicitor to ensure that they are acceptable. The Deeds must be prepared and recorded prior to the Township issuing a Use and Occupancy Permit. The Township Solicitor was authorized to send a letter to the County, informing the County that due to the unique circumstances involved in this situation, the Board will waive the requirements of a formal subdivision. This letter will be sent when the two Deeds are ready for recording. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

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There being no further business, the meeting was adjourned upon a motion made by Dean Becker seconded by Gordon MacElhenney.