



**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: AUGUST 1, 2017**

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

**MINUTES:** The minutes of the July 5, 2017 Board of Supervisors Meeting were approved upon motion of Richard Kratz and seconded by Dean Becker. 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: July 2017.

**PUBLIC COMMENTS:** There were no public comments for the month of July.

**OLD/NEW BUSINESS:**

1. Ataxia Bike Ride Fundraiser: The Freidreich Research Alliance submitted its annual request for permission to use certain Township roads for their annual Ride Ataxia. The list provided indicates use of School House Road, Kagey Road, and Wartman Road. The Certificate of Insurance with the proper endorsement has been forwarded to the Township and is acceptable. Dean Becker made a motion seconded by Richard Kratz to grant such permission for Ride Ataxia which is scheduled on October 15, 2017. There were no public comments on the motion. The motion was carried by a vote of 5-0.

**SOLICITOR'S REPORT:** Solicitor Picardi discussed the following:

- Sale of Highland Property: If the Board wishes to move forward with the sale of the Highland Property, a decision needs to be made at this meeting authorizing a question be placed on the November ballot seeking voter approval to sell this property. If the Board

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wishes to proceed, Solicitor Picardi recommended the Board pass such a Resolution. The Board also needs to obtain the approval of the Planning Commission. The Board discussed the question of moving forward on this sale. Dean Becker pointed out that he is usually in favor of preserving open space. However, the idea of purchasing the Highland Property, which abuts the Huber property which is already owned by the Township, was to connect these parcels and pursue the purchase of the Banyacsky Property. The purchase of the Banyacsky Property did not happen and the Township's intent to connect all the abutting parcels together did not happen. The selling of the Highland Property could help the tax base by providing additional real estate taxes and earned income taxes. This would raise additional revenues and avoid the need to raise taxes. Richard Kratz felt that the ownership of the Highland Property lost its attractiveness since the abutting properties could not be acquired. William Patterson and Janet Heacock concurred with these comments. Gordon MacElhenney indicated he is against the selling of the Highland Property back to the developer for whom the property was purchased. Mr. MacElhenney stated that his main interest is to preserve open space and reduce the number of homes being built in the Township; therefore, he cannot support the sale of the Highland Property. Ronald Smith, a resident, questioned when the Township purchased the property and how much the Township paid for it. Mr. Smith was informed that the property was purchase by the Township approximately six years ago for \$500,000. The property was purchased with money from the Open Space Tax. There are procedures that need to be followed to terminate or dispose of open space property purchased with Open Space Tax money. Under those regulations, the Township must first offer the property back to the person from whom the property was purchased. If that person wishes to purchase it back, the township must offer the property back for the amount the Township paid. Mr. Smith questioned how the Township benefits by doing this. The developer indicated a desire to purchase the property at the original purchase price and offered an additional financial incentive. As to the Planning Commission, the Board will go to their August 15<sup>th</sup> meeting and hold a Joint Meeting with them to discuss this matter. Dean Becker made a motion seconded by Richard Kratz authorizing Kenneth Picardi and Cecile Daniel to: draft Resolution 2017-14 and the ballot question; to attend the Planning Commission August 15<sup>th</sup> meeting and hold a Joint Meeting to obtain the Planning Commission's approval for this sale; and, to file the referendum on the November ballot to sell the Highland Property back to the owner from whom the property was purchased. The motion was carried by a vote of 4: Yes (Dean Becker, Janet Heacock, William Patterson, and Richard Kratz -1: No (Gordon MacElhenney).

- Crown Castle: Solicitor Picardi indicated he spoke with Dan Cohen, an attorney whose area of expertise is the telecommunication law in Pennsylvania. In their conversation, they discussed the letter the Township received from Crown Castle regarding the telecommunication tower located behind the Township Administration Building. The

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letter covered such issues as right of first refusal, an extension of the lease agreement, and sale of the lease agreement. Since this is not Solicitor Picardi's area of expertise, he requested permission from the Board to work with Mr. Cohen on these issues. Based upon his conversation with Mr. Cohen, Solicitor Picardi did not anticipate this matter involving much of Mr. Cohen's time. It was Solicitor Picardi's estimate that this could cost the Township approximately \$2,000. Dean Becker made a motion seconded by Richard Kratz to allow Kenneth Picardi to work with Dan Cohen on the issues raised by Crown Castle. This expense to do this is not to exceed \$2,000. There were no public comments on the motion. The motion was carried by a vote of 5-0.

- 74 Gravel Pike: Solicitor Picardi informed the Board that the variances obtained for property located at 74 Gravel Pike recently expired. To extend the time limit on the original variances, the property owner will need to file an application with the Zoning Hearing Board. Approval of the application will allow for the demolition of the existing building and construction of a new twin home. The property owner needs to extend the time limit to give sufficient time to obtain all necessary permits. The Board was concerned that the Zoning Hearing Board would grant a long extension of time that would be unacceptable to the Board given the condition of the existing home located on this property. When the property owner files an application, the Board can recommend to the ZHB a time limit for when the property owner should be able to complete this project.
- Last, Solicitor Picardi mentioned the ZHB application filed by Staci & Ron Ong, of 500 Raintree Circle. This application requests a variance to install a 54" fence on their property (rather than the 48" allowed by the Ordinance). The Board took no action for or against this application and informed Solicitor Picardi that he need not attend the public hearing on this matter.

**PUBLIC SAFETY REPORTS:**

- **POLICE REPORT:** The Board is in receipt of the PA State Police Report for July 2017.
- **TRAPPE AMBULANCE** – The Board is in receipt of the report for June 2017.
- **PLYMOUTH COMMUNITY AMBULANCE ASSOCIATION** – The Board is in receipt of the report for July 2017.
- **PERKIOMEN TOWNSHIP FIRE COMPANY:** John Moran, Jr. submitted the report of the Fire Company.
- **FIRE MARSHAL'S REPORT:** John Moran, Sr. submitted to the Board the Fire Marshal's Report for July 2017.

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**ROAD MASTER’S REPORT:** Shawn Motsavage submitted to the Board his Road Master’s Report dated August 1, 2017 for activities taking place during the month of July. In addition to his report, Mr. Motsavage advised the Board that he is looking to prepare the bids to be advertised for the Snow/Ice Removal 2017 – 2018 Season to be awarded at the September Monthly Meeting. There were no issues with Mr. Motsavage moving forward and he could proceed with preparing and opening the bids for the Board’s consideration at the September Monthly Meeting.

**CODE ENFORCEMENT REPORT:** John Moran Jr. submitted to the Board a written Code Enforcement Report dated August 1, 2017 for activities taking place during the month of July. In addition to his report, Mr. Moran updated the Board as to the status of those properties listed on his Property Maintenance Report.

Gordon MacElhenney was not feeling well, so he left the Meeting at this point.

**PERKIOMEN TOWNSHIP PLANNING COMMISSION MEETING:** Cecile Daniel reported that the Planning Commission held its meeting on July 18, 2017. At that meeting, the Planning Commission continued their review of the latest draft of the Township’s new Stormwater Management Ordinance.

**LOWER PERKIOMEN VALLEY REGIONAL SEWER AUTHORITY:** Richard Kratz informed the Board that legislation to extend the time that municipal sewer authorities must complete projects funded by tapping fees was signed by the Governor. This new act extends that timeframe from fifteen years to twenty years and affects municipal authorities that serve five or more municipalities.

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

1. MS4 Update: Mr. Conrad and Ms. Daniel updated the Board on the development of the Pollution Reduction Plan (PRP) as part of the Township’s MS4 Program. As authorized at the July Meeting, the Pollution Reduction Plan was advertised for written public comments. The public comment period will begin on August 7, 2017 and extend for thirty days. Residents can provide written comments during this thirty-day period or at a public meeting of the Board of Supervisors. The September Monthly Meeting will be the meeting to accept written public comments. All comments will be included in the permit application to be submitted to the PADEP by September 16, 2017.
2. 2017 Projects: Mr. Conrad informed the Board as to the status of the 2017 Projects:
  - 2017 Road Projects: Work on Betcher Road this month included the installation of the guiderail as part of this project.

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- 2017 Highway/Pedestrian Access Projects: There was no activity this month on this project.
3. Haldeman Road: The contractor for the Haldeman Road Project submitted an application for payment. Payment Application No. 2 in the amount of \$105,759.90 was reviewed and found to be accurate and the work covered by this application was determined to be installed according to the project specifications. SSM is recommending that the Board approve Payment Application No. 2 to Ply-Mar Construction Company. With the recommendation of SSM, Janet Heacock made a motion seconded by Richard Kratz approving and authorizing Payment Application No. 2 to Ply-Mar Construction Company in the amount of \$105,759.90.00. There were no public comments on the motion. The motion was carried by a vote of 4-0.
  4. Lodal Creek Park: There was no activity this month on this project.

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

1. Planning Assistance Contract: Ms. Daniel explained that the three-year Planning Assistance Contract with Montgomery County/Montgomery County Planning Commission will expire on December 31, 2017. MCPC has submitted information for the Board of Supervisor’s consideration on a new three-year contract (2018 – 2020). Most of the items under the existing contract have been completed (i.e. Flood Plain Ordinance, Telecommunication Ordinance and begin work on a new Stormwater Management Ordinance). Under a new contract, the work would continue developing a new Stormwater Management Ordinance. The new SWM Ordinance would coincide with the renewal of the MS4 NPDES Permit for the Township. Ms. Daniel hopes to work through the Pollution Reduction Plan process with both MCPC and SSM on the implementation of the PRP during this three-year contract. In addition, there are areas of the Township’s Zoning Ordinance that need to be reviewed. The last time the Township’s complete Zoning Ordinance was passed was in December 2011. The MCPC also continues to provide assistance on recreation concept plans. Last would be updating the Township’s Subdivision and Land Development Ordinance. The total proposed cost for the three-year contract is \$43,218.00. The Board discussed this new three-year contract and contrasted this against the cost to hire a private planner and felt that this was a much more cost-effective method. Dean Becker made a motion seconded by Janet Heacock to approve a new three-year Community Planning Assistance Contract by Resolution 2017-15 between Montgomery County and Perkiomen Township to cover the period January 1, 2018 through December 31, 2020. There were no public comments on the motion. The motion was carried by a vote of 4-0.

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2. Resignation/Appointment: Presently, Robert O'Donnell is an alternate to the Township's Zoning Hearing Board. Mr. O'Donnell submitted his resignation, through John Moran Jr., citing health reasons. Dean Becker made a motion seconded by Richard Kratz to accept the resignation of ZHB alternate Robert O'Donnell. There were no public comments on the motion. The motion was carried by a vote of 4-0. Next, the consideration of the re-appointment of Sherman Bear to the Municipal Authority. This term would run from August 2017 through December 31, 2021. Janet Heacock made a motion seconded by Dean Becker to re-appoint Sherman Bear to the Perkiomen Township Municipal Authority. There were no public comments on the motion. The motion was carried by a vote of 4-0.
  
3. Workman's Compensation: With the change to AmTrust for both the Township and Fire Company on Workman's Compensation, one of the things the company wanted to review was the updated doctor's panel. The panel was forwarded to AmTrust. All the providers were in AmTrust's network except for two. AmTrust requested a change to one of the chiropractic doctors and for diagnostic services for MRI to One Call Medical. These two changes were made to the Township's panel of doctor and all the rest of the doctors on the panel remained the same. This revised panel of doctors under the Township's workman's compensation plan is before the Board for discussion and consideration. Once the revised panel is approved, it needs to be posted in the Township Office, a copy needs to be submitted to AmTrust, a copy given to the Fire Company, and a copy to Occupational Health. The Board reviewed the updated doctor's panel and Dean Becker made a motion seconded by Janet Heacock to approve the updated doctor's panel for the Township's Worker's Compensation Program. There were no public comments on the motion. The motion was carried by a vote of 4-0.
  
4. Barrington Estate: Ms. Daniel informed the Board that John Mann, a member of the Homeowners Association for Barrington Estates, submitted a letter to the Township requesting permission to subdivide a piece of their open space to sell as a building lot. The area under consideration by the Association for this one acre building lot is along Wartman Road. Ms. Daniel explained that Barrington Estates is a cluster development approved by a Conditional Use of the Board. This request would require a change to the approved subdivision plan as the open space on the approved plan would have to be revised. Presently, there are no signs that the Association intends to move forward with this. If so, Ms. Daniel will update the Board should this change.
  
5. Road Maintenance Plan: Ms. Daniel informed the Board that she, Shawn Motsavage, and Mark Stabolpszy are moving forward with the development of the 2018 Road Project based upon the discussion that took place at the July Meeting. Godshall Road and the streets listed in Maple Hill will be scheduled to be included for repairing only the bad areas in each of these roads and using P.K. Moyer under our Materials & Supply Contract

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to pave over the repaired areas. This work will also include the work to be completed in Cranberry Boulevard for the traffic calming. Last, the streets and work to be completed are as follows: Bridge Street (Storkey Subdivision to Seitz Road) – Overlay; Colony Drive – Overlay; Cranberry Boulevard – Micro-surfacing; Elizabeth Court – Micro-surfacing; King Road – Micro-surfacing; Northridge Road – Micro-surfacing; Queen Road – Micro-surfacing; Stewart Road – Micro-surfacing; and Tudor Road – Micro-surfacing.

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

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