

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: MARCH 4, 2008**

**BOARD MEMBERS PRESENT:** Edward Savitsky, Chairman  
Richard Kratz, Vice-Chairman  
William Patterson, Member  
Dean Becker, Member

**ABSENT:** Gordon MacElhenney, Member

**OTHERS PRESENT:** Cecile Daniel, Township Manager  
Kenneth Picardi, Township Solicitor  
Pamela Stevens, Township Engineer  
John Moran Jr., Code Enforcement Officer  
John Moran Sr., Road Master

Edward Savitsky called the March 4, 2008 Board of Supervisors Meeting to order in the Perkiomen Township Administration Building at 7:00 p.m.

**MINUTES:** The minutes of the February 5, 2008 Board of Supervisors meeting were approved upon a motion made by Richard Kratz and seconded by Dean Becker. There were no public comments on the motion. The motion was carried by a vote of 4-0.

**POLICE REPORT:** There was no PA State Police Report for February.

**CORRESPONDENCE:**

- CPVRPC- Minutes of their meeting for January.
- Lower Frederick Ambulance Report for January.
- PSATS Alert Bulletin

**SOLICITOR'S REPORT:** Kenneth Picardi reported on the following activities:

- (1) T-Mobile: Mr. Picardi is still waiting for the sublease agreement with Nextel;
- (2) HYK: Responded to Paul Ober – awaiting his response;
- (3) Land Acquisition: Being handled by David Allebach, Mr. Picardi's partner.
- (4) Eagleview Estates – Barking Dogs – Following the favorable decision of District Judge Augustine, there have been no new developments.

**ROAD MASTER'S REPORT:** John Moran Sr. submitted his report for February to the Board.

**FIRE MARSHALL'S REPORT:** John Moran Sr. submitted his February report to the Board.

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: MARCH 4, 2008**

**CODE ENFORCEMENT REPORT:** John Moran Jr. submitted his February report to the Board. In addition to this report, Mr. Moran updated the Board on the following:

First, Mr. Moran informed the Board that there were four applications pending before the Zoning Hearing Board. Of the four applications, the Board discussed the application of Schwenksville Borough Authority. The Borough Authority has filed an application for the installation of a permanent public well on property owned by Michel Beltz, Sandra Edmunds, and Barbara Banket. All three property owners have granted permission to the Borough Authority to apply for this variance and if approved, the three property owners will allow the installation of the public well. The area where this public well would be located is in an area where the surrounding property owners are on private wells. The Board discussed whether the Applicant has obtained a hydrological report to determine whether or not there would be any adverse impact on the surrounding private wells. According to the information filed with the Township, there is no indication as to what this impact might be. The application did not include a hydrological water withdrawal report. There was a discussion concerning water that was feeding the public wells in the Township and the water from these well being pumped outside the boundaries of the Township. Presently, Ms. Daniel explained that there is an agreement between the Borough Authority and Aqua Pennsylvania concerning an emergency water interconnection. Under this agreement, in time of emergencies, Aqua, whose public wells are in the Township, would supplement the Borough Authority. At any other time, the water being drawn into the public water system was being used to service customers within Perkiomen Township. Ms. Daniel did not know how often Aqua was needed to supply water to Schwenksville Borough in an emergency situation. Ms. Daniel informed the Board, to the best of her knowledge; there were no public wells in the Township from which water was being pumped on a daily basis to service areas beyond the boundaries of the Township. As to the application before the Zoning Hearing Board, the Board felt that SSM should review a hydrological report and inform the Board as to the findings. Based upon those findings, the Board can then decide whether or not to authorize the Township Solicitor to oppose the application. Richard Kratz made a motion, seconded by Dean Becker, to authorize the Township Engineer, SSM, to request a copy and to review the hydrological report for the application filed by Schwenksville Borough Authority before the Township's Zoning Hearing Board. The Board directed the Township Engineer to analyze the affect of the water withdrawal from the public well on the surrounding private wells. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0

Second, Mr. Moran updated the Board on the work that was to be completed at 182 Gravel Pike (the O'Neill property). Mr. Moran informed the Board that all of the unsafe conditions have been satisfactorily addressed.

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: MARCH 4, 2008**

Third, Mr. Moran updated the Board on the work that was completed at 539 Gravel Pike (Caprio). Mr. Moran informed the Board that all of the unsafe conditions have been satisfactorily addressed.

**PLANNING COMMISSION REPORT:** The Planning Commission held their meeting on February 19, 2008. (1) **HIGHLANDS:** This is a preliminary subdivision application for a 17 acre tract owned by Heatherfield Realty Associates, LLP. The tract is located along Salem Road and borders Schwenksville Borough. The tract is zoned ER- Elderly Residential. The present proposal is to construct 50 townhouses. (2) **OTT TRACT/TH PROPERIES:** There was a discussion regarding the revised location of the entrance along Gravel Pike and the proposed layout of the open space.

**PARK & RECREATION/MUNICIPAL AUTHORITY REPORT:** Cecile Daniel informed the Board that there was neither a Park & Recreation Board Meeting nor a Municipal Authority Meeting due to the weather. The Board discussed the Huber Property. Ms. Daniel informed the Board that the Park & Recreation Board has previously discussed development of the Huber Tract. The discussion centered on access of the tract from Township Line Road. It was decided to make an initial contact with Mr. Huber's attorney. This was done and Mr. Huber's attorney indicated that his client might consider selling the remainder of the property which borders Township Line Road to the Township. Before the Board is willing to make an offer, an appraisal needs to be made on the property. The Board authorized Kenn Picardi to contact Karl Glocker to do such an appraisal.

**ENGINEERS REPORT:** Pamela Stevens was present to review the following items:

- **2008 ROAD PROJECT:** Ms. Stevens informed the Board that she and John Moran Sr. have been working on the 2008 Road Projects. The present schedule was to put the Materials, Equipment & Supplies Bid out in April and award these contracts at the May Board meeting. As to the guide rail, both Ms. Stevens and Mr. Moran felt that this portion of the road project should be bid out separately. The last item discussed was a water problem on Ott Road. During the winter months, Mr. Moran has had to deal with a water problem on Ott Road. It appears that, due to the high ground water, there may be an underground spring that is pushing water through the black top. Mr. Moran will need to open Ott Road in this area and correct this problem. Mr. Moran hopes to complete this project prior to completion of the overlay portion of the 2008 Road Project. Once this area is repaired, Mr. Moran would have this area overlaid as part of the Road Project.
- **TRAFFIC SIGNAL:** Ms. Stevens informed the Board she received a request for payment from Armour & Sons Electric. This request was Payment Application #1 for the traffic signal installation at Township Line Road, Wartman/Graterford Roads in the amount of \$73,424.79. Ms. Stevens has reviewed the request for payment and

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: MARCH 4, 2008**

recommends that the Board approve the request in full. With the recommendation of Ms. Stevens, Dean Becker made a motion, seconded by William Patterson to approve the request of Armour & Sons Electric in the amount of \$73,424.79. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0. Ms. Stevens added that Penn DOT will be doing a final inspection either later in the week or the following week. The traffic light should be turned on by March 10, 2008.

- **HVAC:** Ms. Stevens informed the Board that the bid to replace the HVAC Heating Unit #1 is complete and ready to be advertised. Ms. Stevens informed the Board that the schedule for this bid would be as follows: First advertisement – April 7, 2008; Second advertisement – April 11, 2008; Received bids on May 1, 2008; and award the bid May 6, 2008. Richard Kratz made a motion, seconded by Dean Becker, to authorize the advertisement of the HVAC – AHU -1 Bid. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.
  
- **CENTENNIAL STREET SUBDIVISION:** Ms. Stevens informed the Board an inspection has been completed on the 18-month Maintenance Bond for the public improvements that were a part of the Centennial Street Subdivision. Recently, it has come to the Township’s attention that the developer who built this development may no longer be in business. It was Ms. Stevens’ intent to notify the builder as required by the Maintenance Agreement. The issue for discussion is what happens if the builder cannot be found? It was Ms. Stevens’ opinion that the items that need to be repaired are less than \$4,000.00. As a result, Ms. Stevens could contact a smaller contractor to complete the items on the punch list. In anticipation that Ms. Stevens may not receive a response from the builder to repair the items on her punch list, Dean Becker made a motion, seconded by Richard Kratz, to authorize Kenneth Picardi to place the Bonding Company on notice that should there be no response from the builder to Ms. Stevens’ request, it is the intention of the Township to call the Bond. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0. The Board authorized Ms. Stevens to send an official letter to both the builder and Bonding Company informing them of the items that are on her punch list. Should Ms. Stevens not receive any response for the builder, then the Board authorized Ms. Stevens to contact some local contractors to obtain estimates to complete the repairs on the punch list.

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

**NEW BUSINESS:**

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: MARCH 4, 2008**

**KRIEBEL SUBDIVISION:** Ms. Daniel explained that the Letter of Credit for the Kriebel Subdivision was set to expire on April 26, 2008. Ms. Daniel explained that she has been in contact with Harleysville National Bank regarding this expiration date. According to the Developer's Agreement, the Township must begin the process to call the Letter of Credit 30 days before it expires. Due to the April 26<sup>th</sup> deadline, Ms. Daniel explained that the 30 days would begin prior to the April Board meeting. Ms. Daniel explained that representatives of Harleysville National Bank have informed her that a new Letter of Credit is forthcoming but as of this meeting she has not received it. As a result, it was Ms. Daniel's recommendation that the Board authorize the Township Solicitor to call the Letter of Credit should Ms. Daniel not receive a new Letter of Credit by March 26, 2008. With the recommendation of Ms. Daniel, Richard Kratz made a motion, seconded by William Patterson, to authorize Kenneth Picardi to call the Letter of Credit for the Kriebel Subdivision if a new Letter of Credit has not been issued prior to March 26, 2008. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

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