

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING  
MINUTES: JULY 3, 2012**

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

**ABSENT:** Dean Becker, Vice-Chairman

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

**MINUTES:** The minutes of the June 5, 2012 Board of Supervisors meeting were approved upon motion of Richard Kratz and seconded by Janet Heacock. There were no public comments on the motion. The motion was carried by a vote of 4-0.

**POLICE REPORT:** The Board reviewed the written State Police Report for June.

**CORRESPONDENCE:**

- **CPVRPC** –June meeting minutes.
- **TRAPPE AMBULANCE** – Report
- **PSATS** – News Bulletin
- **SKIPPACK TOWNSHIP** – Letter regarding the Lower Perkiomen Valley Regional Sewer Authority

**SOLICITOR’S REPORT:** Kenneth Picardi reported that:

1. **EXECUTIVE SESSION:** Mr. Picardi requested an Executive Session immediately following the public meeting in order to discuss a real estate matter.

**ROAD MASTER’S REPORT:** Shawn Motsavage submitted to the Board his Road Master’s Report dated July 1, 2012 for activities taking place during the month of June. In addition to his report, Mr. Motsavage reviewed his memo regarding the bidding of the line painting and the thermoplastic work. Bids were received from two vendors. These vendors were Alpha Space and Guidemark. Based upon the unit prices received in the two bids, Mr. Motsavage is recommending that the award be split between the two

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vendors. This recommendation is set forth in Mr. Motsavage's memo of July 3, 2102. The Board reviewed Mr. Motsavage's memo and William Patterson made a motion seconded by Richard Kratz to award the line painting and thermoplastic work to Alpha Space and Guidemark based upon Mr. Motsavage's memo of July 3, 2012. There were no public comments on the motion. The motion was carried by a vote of 4-0.

**FIRE MARSHALL'S REPORT:** William Patterson, on behalf of John Moran Sr., submitted to the Board the Fire Marshall's Report dated July 1, 2012 for activities taking place during the month of June.

**CODE ENFORCEMENT REPORT:** John Moran Jr. submitted to the Board his Code Enforcement Report dated July 1, 2012 for activities taking place during the month of June. In addition to his report, Mr. Moran informed the Board that the property owner of 100 Adams Lane would be present to request permission to construct a fence around his property. Victor Kurywczak, the property owner, was present to explain his request to the Board. As part of his presentation, Mr. Kurywczak presented pictures showing where he would like to place this fence. The fence being proposed would be a cedar fence. The property is a corner lot at Adams Lane and Trappe Road. The Township owns a strip of open space that is situated between the edge of his property line of 100 Adams Lane and Trappe Road. The proposed fence would match up to the existing fence previously installed by his neighbor at 201 Commons Lane. In consideration of granting this request, Kenneth Picardi, Township Solicitor, recommended that the Board require the property owner to sign a License Agreement. This agreement would set forth the conditions under which the fence would be installed. First, the fence could not create a sight distance problem. Second, the location of the fence and the material of the fence must be as described by Mr. Kurywczak. Third, since the fence will incorporate a small portion of the Township's open space along Trappe Road, the property owner would be responsible to maintain that section of property. Fourth, if the property is sold, the fence must be removed. Last, the Township may revoke the License upon a ninety day notice to the property owner. The Board discussed this request, and Richard Kratz made a motion, seconded by William Patterson, to grant Mr. Kurywczak's request to install a fence on a small portion of the Township's open space along Trappe Road pending Mr. Picardi submitting to Mr. Kurywczak a Licensing Agreement setting forth the above conditions, and, Mr. Kurywczak's execution of said Agreement. There were no public comments on the motion. The motion was carried by a vote of 4-0.

Mr. Moran informed the public that permits for pools are required in the Township. Residents should contact his office for more information.

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**PERKIOMEN TOWNSHIP PLANNING COMMISSION MEETING:** Cecile Daniel reported that the Planning Commission held its June meeting on June 19, 2012. The Planning Commission reviewed and discussed the proposed Land Development Plans for the developments located in the Iron Bridge Corporate Center. The Land Development Plans will be discussed under New Business.

**MANAGER'S REPORT:**

1. Legislation: Ms. Daniel reported on Senate Bill 237. This legislation will reduce the amount of money the Township receives from the state from vehicle offenses. This legislation appears to be headed for approval. Once signed by the Governor, it has been predicted that Perkiomen Township will lose approximately \$5,848.55 each year.
  
2. Communication: In trying to communication with the residents, the Township has utilized letters, newsletters, and the web site. All of these have their advantages. The one disadvantage is timing. Although the web site helps in better communication with the public, people do not always have access to the internet. In trying to communicate in a quicker and more efficient way, municipalities and school districts have turned to what Ms. Daniel calls "Robo Calling". As things change, such as updates to road projects, road closures, sewer projects, and weather related incidents, it is becoming important to be able to have a more efficient and quicker means of communications with the residents. In researching this product, Ms. Daniel has been working with John Moran, Jr. Based upon their research, the price for this service is determined by an annual support fee and a per household/year fee. The initial research indicated that the yearly fee for this service would cost around \$8,000.00/year. In trying to provide quicker communications with the Township residents, Ms. Daniel recommended that the Board consider this yearly expenditure by amending the 2012 budget to allow the fee for 2012 to come from the unrestricted assets of the Township and placed in the Township's Operating Budget moving forward. The Board discussed this proposal and William Patterson made a motion seconded by Janet Heacock to resolve and amend the 2012 budget by approving the expenditure from the unrestricted assets, not to exceed \$8,000.00, for the use of communication/"Robo Calling" with Township residents. There were no public comments on the motion. The motion was carried by a vote of 4-0.

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**ENGINEERS REPORT:** Daniel Coghlan was present to review the following item:

1. 2012 Perkiomen Township Road Project: Mr. Coghlan informed the Board that the contractors for the 2012 Road Projects and the 2012 Parking Lot Projects have been issued a Notice to Proceed. Regarding the Cranberry Boulevard Retaining Wall Reconstruction project, several existing utilities have been identified as likely conflicts to the excavation that is required to access the retaining wall. A meeting was conducted on June 29<sup>th</sup> at the project site with all conflicting utilities represented. PECO Gas is currently engaged in a relocation of their facility within the street. PECO Electric plans to temporarily de-energize the segment of underground wire that is in conflict with the excavation, thus allowing the Contractor to proceed with the project. With this option, the Contractor would install a small PVC conduit while backfilling the new wall. This will allow PECO Electric the ability to then pull new wires through the conduit and reconnect the energy after construction is completed. It has been requested of PECO to provide the conduit and to reimburse the Township for any additional costs that may be charged by the Contractor to assist the PECO Electric plan. Verizon owns a conflicting underground copper cable. At this point, Verizon plans to transition the entire development to FIOS (which does not conflict with the project) by July 20, 2012. With this transition, the copper cable would be decommissioned, thus eliminating the conflict. Comcast also owns a cable that is in conflict with the required excavation. At this time, Comcast is determining if the development is already fed or can be fed separately from both sides of the bridge, in which case the cable across the bridge could also be decommissioned. Mr. Coghlan is trying to coordinate all necessary utility adjustments in order for the Contractor to be able to complete the wall reconstruction project by the close of the summer. Mr. Coghlan will keep the Township informed of the schedule for this project.

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

**OLD BUSINESS:**

1. Centennial Street/Liberty Alley: Kenneth Picardi summarized the ongoing discussions that the Board and Township professionals have had with the Lemieux Family and Rankin Family on the solution to the runoff/drainage issue at Liberty Alley. Both families reside on Centennial Street in the Village of Rahns. The Board discussed the option of the Township Road Crew regarding the end of

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Liberty Alley, removing one tree, and installing an inlet drain at the end of the Alley to carry that water via an underground pipe across the Lemieux property and into the inlet box located in Centennial Street. As part of this project, the Lemieux Family and Rankin Family would be required to purchase all of the materials for this project. The construction work would be completed under the supervision of the Township Road Master and Township Engineer. In order to install the inlet box in Liberty Alley, easements would be necessary from the two property owners that reside at the top of Liberty Alley closest to the Lemieux and Rankin properties. These easements would be necessary since Perkiomen Township does not own Liberty Alley. An easement would also be necessary from the Lemieux's abutting neighbor, the Lee Family. The proposed agreement and installation of this storm water system is intended to resolve the problem; however, the Township makes no guarantee that the water problem will be solved. A contributing factor could be the impact of groundwater (high water table) in this area, but at this time that has not been determined. The Township is not responsible to deal with groundwater problems. During the meeting, Mr. Picardi presented to the Board draft agreements between the Township and the Lemieux Family. The agreement with the Rankin Family would be similar. With the information presented to the Board by Mr. Picardi, Richard Kratz made a motion, seconded by William Patterson, to approve the aforesaid work to be completed by the Road Crew in order to carry storm water from the top of Liberty Alley to Centennial Street, via underground piping, through property owned by the Lemieux Family subject to the following:

- That easements be obtained from both Leshner families regarding the installation of the inlet box at the top of Liberty Alley, including future maintenance by the Township;
- That the work be performed under the supervision of the Township Road Master and Township Engineer;
- That an easement be obtained from the Lee Family so that an underground storm sewer pipe can cross a portion of the Lee property where it will be connected into the box in Centennial Street;
- That both the Lemieux Family and the Rankin Family enter into separate agreements which will resolve this dispute and Lemieux and Rankin acknowledge that the Township makes no guarantee that the grading and the installation of the inlet boxes and storm pipe will resolve the surface water problem;
- That installation of the inlet boxes and storm pipe will end the Township's responsibility on this project and in this matter; and

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- That the cost of the materials to complete this project shall be equally divided between the Lemieux Family and the Rankin Family;
- That once the agreements are executed by the Lemieux Family and the Rankin Family, the Township will execute the Agreement;
- That the project will not move forward until all agreements and easements have been obtained, and that it will then move forward as soon as possible.

At the meeting both the Lemieux Family and the Rankin Family were present. The Board asked whether either the Lemieuxs or Rankins has any questions and understood what was discussed. Neither the Lemieuxs, nor the Rankins, had questions regarding this project. Since there were no more questions, the motion was passed by a vote of 4-0.

2. Park Rules & Regulations Ordinance: At the June Meeting, the Board reviewed the draft Ordinance regarding Township owned property governed by Park Rules & Regulations. Before the Board is Ordinance No. 212 which is an Ordinance of the Board of Supervisors establishing rules and regulations governing the use of parks and open space property owned by Perkiomen Township; identifying prohibited conduct; designating violations of the rules and regulations, and providing penalties for violation of these rules and regulations. The proposed Ordinance was before the Board for consideration. Richard Kratz made a motion, seconded by Janet Heacock, to adopt Ordinance 212. There were no public comments on the motion. The motion was passed by a vote of 4-0.

**NEW BUSINESS:**

1. Iron Bridge Corporate Center: John Riebow of Gorski Engineering was before the Board to discuss consideration of the three applications filed by Gorski Engineering for development of two lots in the Iron Bridge Corporate Center. The first application is a Lot Line Adjustment for Phase 3A and 3B. In order to development Lot #8 and Lot #9, the lot lines between these two lots needs to be adjusted. The recommendation by the Planning Commission for this application is set forth in Resolution 2012-11. After the presentation by Mr. Riebow, the Board reviewed the recommendation of the Planning Commission. Richard Kratz made a motion seconded by William Patterson to approve Resolution 2012-11, with conditions, for the Gorski Engineering, Inc. Application filed for the Phase 3A and 3B of Iron Bridge Corporate Center Final Lot Line Adjustment Plan. There were no public comments on the motion. The motion was passed by a vote of 4-0. Next, Mr. Riebow presented Lot #8 which is the second application. This land development plan is being completed so that Comstar Supply, which is a company that already exists in the Iron Bridge Corporate Center, can be relocated to a large lot and a larger building. With the lot-line adjustment plan, this land

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development calls for the development of 10.06 acres. The proposed building is 29,425 square feet with the possible future expansion of another 17,500 square feet. The recommendation by the Planning Commission for this application is set forth in Resolution 2012-12. After the presentation by Mr. Riebow, the Board reviewed the recommendation of the Planning Commission. William Patterson made a motion seconded by Janet Heacock to approve Resolution 2012-12, with conditions, for the Gorski Engineering, Inc. Application filed for Comstar Supply, Inc. (Lot #8) Land Development Plan. There were no public comments on the motion. The motion was passed by a vote of 4-0. Last, Mr. Riebow presented the third application which is the land development plan for Lot #9. With the lot-line adjustment plan, this land development calls for the development of 3 acres. The proposed building is 30,100 square feet. This will be a new company in the Iron Bridge Corporate Center called Williams Form Engineering. The recommendation by the Planning Commission for this application is set forth in Resolution 2012-13. After the presentation by Mr. Riebow, the Board reviewed the recommendation of the Planning Commission. Janet Heacock made a motion seconded by Richard Kratz to approve Resolution 2012-13, with conditions, for the Gorski Engineering, Inc. Application filed for the Lot #9 Associates Land Development Plan. There were no public comments on the motion. The motion was passed by a vote of 4-0.

**SUPERVISORS COMMENTS**

Richard Kratz, as Perkiomen Township's Representative to the Lower Perkiomen Valley Regional Sewer Authority, on the following issues: the middle interceptor; update to the Act 537 Plan; the hiring of an independent engineer for these two projects; and the letter received from Skippack Township to the LPVRS. Since there may be more discussions and updates on these topics moving forward, Mr. Kratz requested that monthly agenda be amended to include updates on these topics.

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