



PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: APRIL 2, 2019

BOARD MEMBERS PRESENT: Dean Becker, Chairman
William Patterson, Vice-Chairman
Vivian Schoeller, Member
Janet Heacock, Member
Gordon MacElhenney, 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 March 5, 2019 Board of Supervisors meeting were approved upon motion of Janet Heacock and seconded by William Patterson. 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 News Bulletin: March 2019.
- ❖ Proposed 2019 Resolutions to be presented at PSATS Convention.

PUBLIC COMMENTS:

- ❖ Perkiomen Valley Library: Aileen Johnson, of the Perkiomen Valley Library, was present to update the Board on the recent and upcoming activities of the library for the residents of the Township.

OLD/NEW BUSINESS: There was no Old/New Business for the month of April.

SOLICITOR'S REPORT: Solicitor Picardi was present at the meeting and submitted the Solicitor's report to the Board of Supervisors.

PUBLIC SAFETY REPORTS:

- **POLICE REPORT:** The Board is in receipt of the PA State Police Report for March 2019.
- **TRAPPE AMBULANCE** – No report was received by the Board.

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING
MINUTES: APRIL 2, 2019**

- **PLYMOUTH COMMUNITY AMBULANCE ASSOCIATION** – No report was received by the Board.
- **PERKIOMEN TOWNSHIP FIRE COMPANY:** The Board is in receipt of the report for March 2019.
- **FIRE MARSHAL’S REPORT:** The Board is in receipt of the report for March 2019.

ROAD MASTER’S REPORT: Shawn Motsavage submitted to the Board his Road Master’s Report dated April 1, 2019, for activities occurring during the month of March.

- ❖ In addition to his report, Mr. Motsavage presented a memo regarding the bids received and his recommendation for the 2019 – 2020 Equipment, Materials & Supplies, Thermoplastic, and Open Space/Maintenance/Grass Mowing. His recommendations were: For Equipment – award to P.K. Moyer & Sons; For Thermoplastic – award to Traffic and Safety Signs, Inc.; For Materials & Supplies - award to Highway Materials, Inc.; and for Landscaping, Open Space Maintenance/Grass Cutting – award to Buck Enterprises. Vivian Schoeller made a motion seconded by William Patterson to award the 2019 - 2020 Equipment, Materials & Supplies, Thermoplastic, and Open Space Maintenance/Grass Mowing as follows: Equipment - P.K. Moyer & Sons; Thermoplastic - Traffic and Safety Signs, Inc.; Materials & Supplies - Highway Materials, Inc.; and Open Space Maintenance/Grass Mowing - Buck Enterprises. There were no public comments on the motion. The motion was carried by a vote of 5-0.

CODE ENFORCEMENT REPORT: John Moran, Jr. submitted to the Board his Code Enforcement report dated April 1, 2019, for activities that occurred during the month of March. In addition to his report:

- ❖ Mr. Moran informed the Board that he issued a Temporary Access Certificate for 539 Gravel Pike. The buyer of the property informed Mr. Moran that his intent is to renovate the buildings located on the property. Based upon this information from the new buyer, Mr. Moran issued a Temporary Access Certificate with the following stipulations: (1) There shall be no occupancy of the premises and access is limited to correct the code violations or inspect the property upon advance notice give to Perkiomen Township; (2) within ninety days from the date of settlement, at a minimum, preliminary architectural and engineered plans shall be forwarded to Perkiomen Township for the rehabilitation/repairs to be made to the property for review or a Construction Permit for Demolition shall be obtained; and (3) the Access Certificate is valid for the transfer of the property only upon Perkiomen Township’s

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING
MINUTES: APRIL 2, 2019**

receipts of a signed copy of the of the Certificate by the buyers before settlement. Mr. Moran informed the Board he received the signed Temporary Access Certificate by the buyer and settlement is scheduled within the next few days.

- ❖ Rahns Construction Company: Mr. Moran informed the Board that he received a noise complaint for late night noise coming from Rahns Construction Company. The complaint was investigated, and contact was made with Dan Condiles regarding compliance with the Settlement Agreement between HYK Construction Company and Perkiomen Township/Perkiomen Township Zoning Hearing Board. Mr. Condiles explained that Rahns Construction was preparing for the upcoming construction season as the company has quite a bit of summer work. Mr. Moran notified the Board that there may be more noise complaints as the construction season progresses.
- ❖ 283 Bridge Street: Mr. Moran informed the Board that the livestock at this location was recently found outside of their enclosure on two separate occasions. The Road Crew assisted in getting the livestock back into their pen. This is not the first time this has happened. In 2018, Mr. Moran sent notice to the property owners regarding this zoning violation. Since the problem continues to exist, Mr. Moran would like to file a Civil Complaint against the property owner. Mr. Moran is requesting authorization to file this complaint. The Board discussed the matter. Vivian Schoeller made a motion seconded by William Patterson authorizing Mr. Moran to file the Civil Complaint against the owners of 283 Bridge Street. There were no public comments on the motion. The motion was carried by a vote of 5-0. It is Mr. Moran's intent to file this within the next few days.
- ❖ 20 Cedar Road: Mr. Moran investigated a potential Stormwater Violation. This investigation involved the discharge into the Perkiomen Township's Stormwater System of gray water. Mr. Moran contacted the Montgomery County Health Department regarding the on-site septic system located at this location. The Health Department investigated the situation and opined that the ground water level, which may be high due to all the rain, may be carrying the gray water toward the storm drain. The property owner indicated they will have the tank and pit pumped out and forward the information to the Health Department. Upon receipt of this information, it will be sent to Mr. Moran for his records.

PERKIOMEN TOWNSHIP PLANNING COMMISSION MEETING: Cecile Daniel reported that the Planning Commission held its meeting on March 19, 2019. At this meeting, the Planning Commission discussed the proposed changes to the Sign Ordinance. The Planning Commission submitted the following Zoning Amendments for the Board's consideration:

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING
MINUTES: APRIL 2, 2019**

- ❖ **STEEP SLOPES:** The Planning Commission found the revisions to the Steep Slope acceptable and forwarded the draft Ordinance on to the Board for their review. John Moran informed the Board that the biggest change was the removal of the 15% to 25% steep slope requirements. The proposed change would be to have the Steep Slope Conservation Overlay District apply only to those areas with a slope of 25% or more. In addition, disturbance of the steep slopes that were 25% or more would require Conditional Use approval instead of a Variance. In his presentation to the Planning Commission, Mr. Moran provided pictures of steep slopes of 15% and 25%. It was the opinion of Mr. Moran that a 15% steep slope was not steep enough to merit having to be regulated. The Planning Commission was okay with requiring the handling of steep slopes of 25% or more as a Conditional Use. Under the present Steep Slope Ordinance, the finished slopes should not exceed 33% (3:1). The Planning Commission found this to be acceptable and did not make any changes to this section of the Ordinance. Mr. Moran indicated that there were a few other minor changes made, but the comments above were the most significant. The Board reviewed the proposed changes as presented and made no other changes.
- ❖ **WIRELESS COMMUNICATION ORDINANCE:** Mr. Moran indicated that Wireless Communication Ordinance was revised based on the Federal Communications Commission's Order of September 26, 2018. The Board reviewed the proposed changes and made no changes.
- ❖ **SIGN ORDINANCE:** Mr. Moran reviewed the proposed changes to the Sign Ordinance. The biggest change was permitting the use of Electronic Signs in certain areas of the Township. Mr. Moran reviewed the draft regulations under Electronic Signs. The area that required further discussion was where to allow them "by right" or by Conditional Use. In trying to understand the location of where these signs would be permitted, Mr. Moran explained what areas in the Township are zoned CR Commercial Retail District, LI Light Industrial District, IN Industrial District, VCR-1, VCR-2, R-5, and Institutional District. Brett Coleman, Chairman of the Township's Planning Commission, was present to answer questions of the Board. After discussing Section 310-84.B, it was agreed that: (1) Electronic Signs in the CR Commercial Retail District, the LI Light Industrial District, and the IN Industrial District would be allowed "by right" and the ability to install these signs will not be restricted by the classification of street they are located on. (2) Electronic Signs in the VCR-1 and VCR-2 Village Commercial Districts and the R-5 Districts will be an accessory to a nonresidential use and permitted by Conditional Use. For the VCR-1 and VCR-2, the use must be located on an arterial road and for the R-5, the use must be located on an arterial or collector road. (3) After much discussion, it was determined that Electronic Signs allowed in the Institutional Overlay District would

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING
MINUTES: APRIL 2, 2019**

be permitted “by right.” Besides the above-mentioned changes, no other changes were made.

PARK AND RECREATION REPORT: Cecile Daniel presented to the Board the proposed playground for the Perkiomen Greene Development. The playground equipment will replace what is presented located in the existing playground. This equipment will be purchase from the Pennsylvania Costars Program. The equipment will be coming from PlayPower LT Farmington – Little Tikes Commercial. The quote includes removal of the existing equipment, installation of the new equipment, installation of perforated drain, geotextile fabric, and safety surface. The quote is based upon the drawing prepared by SSM. Not included in this quote is the pathway and handicapped parking space that must be provided for compliance with ADA. The quote for the Board’s consideration is \$59,353.77. Ms. Daniel indicated that it was agreed that the existing benches would remain as they appeared to be in satisfactory condition. The Board reviewed the information and Vivian Schoeller made a motion seconded by Gordon MacElhenney to accept the quote of PlayPower LT Farmington Inc. of Monett, Missouri in the amount of \$59,353.77 There were no public comments on the motion. The motion was carried by a vote of 5-0.

LOWER PERKIOMEN VALLEY REGIONAL SEWER AUTHORITY: Cecile Daniel informed the Board that there was no new information discussed at the LPVRSa meeting.

ENGINEERS REPORT: Kevin Conrad reported on the following:

1. Road Projects: Mr. Conrad reported that SSM was in receipt of the executed documents for the 2019 Paving Projects and the 2019 Microsurfacing Projects. The agreements for these two projects are ready for the Board’s approval and execution. With the recommendation of Mr. Conrad, William Patterson made a motion seconded by Janet Heacock to approve and authorize the Chairman to execute the following agreements for the: (1) 2019 Paving Projects: Innovative Construction Services, Inc. and (2) 2019 Microsurfacing Projects: Asphalt Paving Systems, Inc. There were no public comments on the motion. The motion was carried by a vote of 5-0.

MANAGER’S REPORT:

1. Resignation: Due to his work schedule, Thomas Blomstrom submitted a letter of resignation from the Township’s Park & Recreation Committee. Mr. Blomstrom has been a member of this committee since its inception. The Board appreciated the time

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING
MINUTES: APRIL 2, 2019**

and support that Mr. Blomstrom gave to the Park & Recreation Committee. Vivian Scholler made a motion seconded by William Patterson accepting the resignation of Thomas Blomstrom from the Perkiomen Township Park & Recreation Committee. There were no public comments on the motion. The motion was carried by a vote of 5-0.

2. Banyacsky Property: Ms. Daniel informed the Board that Mrs. Banyacsky has applied to the Montgomery County Farmland Board to request consideration by Montgomery County to purchase the Development Rights for her property. Danielle Dobisch, the Farmland Preservation Administrator, has indicated she is available to discuss this program with the Board as the Farmland Board will be requesting that the Township supply 15% of the cost of purchasing the development rights if an offer is made and accepted by Mrs. Banyacsky. The Board discussed this matter. The Board then authorized Ms. Daniel to contact Ms. Dobisch and invite her to attend the May Board Meeting to discuss this program.
3. Lodal Creek Park: Ms. Daniel apprised the Board on a question that was asked of her regarding the investigate of installing some type of barrier along Bridge Street where the Township recently installed the new playground. The inquiry was the result of an incident that occurred when a car driving down Bridge Street toward Seitz Road lost control. The driver was able to regain control of the car but could have gone over the embankment and into the park. Ms. Daniel was not certain if the MUTCD Regulations covered this type of incident. The Board authorized SSM to review the situation to determine if the MUTCD Regulations apply in this situation. The Board indicated its preference would be installing something that is aesthetically pleasing, if warranted.
4. AQUA Water Line: Ms. Daniel advised the Board that AQUA submitted plans to install a water line from the PVSD Property to Gravel Pike to Trappe Road and ending at Kagey Road. This issue came up for discussion in 2018, but the water line was never constructed in Trappe Road. The only information provided to Ms. Daniel is a proposed layout from Caddick Utilities. By the note located on the concept plans, it appears the length of water line is 4,200 feet of 8-inch water main. Ms. Daniel informed the Board that she has not heard anything from Caddick since January 21st.

TREASURER'S REPORT: The treasurer presented to the Board, the March Financial Report showing the receipts and expenditures and the bill list for March. Janet Heacock made a motion seconded by Vivian Schoeller to approve the bill list for the month of March in the amount of \$203,473.22 and approve the March Treasurer's Report to be placed on file for audit. There were no public comments. The motion carried by a vote of 5-0.

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING
MINUTES: APRIL 2, 2019**

SUPERVISORS COMMENTS: Gordon MacElhenney voiced his opinion that the stretch of Mayberry Road between the gates is in poor condition and should be looked at.

There being no further business, the April public meeting was adjourned upon motion made by Vivian Schoeller and seconded by William Patterson.

Respectfully Submitted,

Cecile M. Daniel

Cecile M. Daniel
Township Manager