UPPER FREDERICK TOWNSHIP BOARD OF SUPERVISORS
Business Meeting – July 8th, 2026 - 7:00 PM

Minutes

Executive Summary:
The Board of Supervisors meeting on July 8, 2026 focused on routine township business, departmental reports, updates on public works and emergency incidents, several land-use ordinance advertisements, and approvals for contracts and procedural resolutions. Key financial and operational items included the treasurer's mid-year budget status, approval of $103,733.08 in bills, and multiple proposed ordinance advertisements for environmental, landscaping, and data center standards.

Attendance: Chair William Landman, Vice-Chair Lisa Fischer, Member William Karaffa, Township Manager Aaron Walizer, Solicitor Vicki Kushto, Engineer Norm Urlich

- Call to Order -*The meeting was called to order at 7:00pm*
- Pledge to the Flag

REGULAR MONTHLY MEETING

- Public Comment Period -*There were no public comments made at this section.*

MEETING MINUTES

- Approval of the BOS June 10, 2026 Meeting Minutes -*Minutes were approved with a vote 3-0.*

REPORTS

Treasurer's Report/Bills to be paid

- *Treasurer reported year-to-date results through the first six months of 2026:*
  - *Revenue at 54.58% of forecast (slightly higher than anticipated).*
  - *Real estate tax collections at approximately 93.5%.*
  - *Expenditures at 38.27% year-to-date (below the expected 50%), noting 2025 was skewed by final Faust paving payment.*
  - *Net position roughly $204,000 under where the township was at the same point in 2025.*
- *Board approved payment of bills totaling $103,733.08 (motion and second; vote unanimous).*

Emergency Services

PA State Police Report -*Pennsylvania State Police: 33 calls in the month (about one per day); noted several 911 hang-ups—reminder hang-ups prompt a response.*

Plymouth Community Ambulance -*40 calls in 30 days; 23 calls were for Fred Living; heat likely contributed to higher call volume.*

Fire company activity, current events -*12 emergency calls in the month; 4 calls within Upper Frederick; ~5.5 hours of emergency services provided in the township.*

Fire Marshal's Report

- *One alarm registration received.*
- *Montgomery County is launching a new online damage assessment application (training ongoing).*
- *Dry hydrant in Ivy Ridge development currently out of service; repairs in progress.*
- *Working with a local business to install an emergency entry key box (installation forthcoming).*
- *Monitored severe storm and heat events; reviewed one fire pump test for Frederick Living.*
- *Reported a significant motor vehicle accident on July 8, 2026 at ~09:22 hours at Big Road & Perkiomenville Road: multiple poles/wires down, several road closures (Big Road at Neiffer Road; Perkiomenville Road at Little Road closed; Big Road at Fagleysville Road noted as reopened), multiple communications companies (PennDOT, Xfinity, Windstream) responding. Acknowledged coordinated response among Upper Frederick Fire Company, PSP, New Hanover Township Fire Company Fire Police, Montgomery County DEM, and others.*

Water/Sewer Plant Report: Perkiomen Crossing & Ivy Ridge

Water system pressure control failure at Perk Crossing occurred at approximately 21:50 on July 7, 2026.

- *Township staff and contractor (Miller) responded; system repaired and restored within 90 minutes.*
- *Contractor remained on site until 01:30am to confirm repair stability.*
- *Diagnostic checks performed the next morning; plans to order replacement components to prevent recurrence.*
- *Facebook notice posted reassuring residents there was no contamination risk; temporary brown water advisory (run water until clear) communicated.*

Public Works/Road Report

- *Road repairs on Kratz Road and Swamp Creek Road.*
- *Seasonal mowing ongoing; road mower currently down awaiting parts (mowing temporarily paused).*
- *Bridge repairs at Faust and Heimbach roads.*
- *Work at the Township in preparation for a grant work.*

    - *Ongoing meter readings and extensive in-house equipment maintenance to extend life of aging fleet (one truck >10 years, 120k+ miles, 5,600+ hours). Anticipated equipment replacement costs in next budget cycle.*
- *Appreciation expressed for Public Works staff efforts, particularly Chris.*

Civil Engineer's Report

- *Updated engineers' report for July distributed to township personnel.*
- *Highlight: Frederick Living development submitted plans; LTL provided a first review letter (June 9); Planning Commission discussed comments and waivers; LTL expects revised resubmission.*

Building Inspector and Zoning Report/ZHB

- *1847 Perkiomenville Road: ongoing coordination; weeds complaint—owner to address.*
- *1732 Becker Road: ongoing drive-by monitoring; slow but continuing cleanup.*
- *2746 Gozel Road (Palmer): topsoil spreading and seeding noted as outstanding; owner reported intention to complete.*
- *3415 Salford Station: increased activity; court hearing continued to July 22, 2026 at 10:15 AM; site visit scheduled July 14 at 10:00 AM with applicant and applicant's son.*
- *1646 Gravel Pike: LTL awaiting return receipt for notice of violation; citation process to follow once received.*

CPVRPC / Planning Commission -*no meeting was attended in the prior month*

Parks & Recreation Board

- *Planning Community Day: first-time band (Mighty Manatees), kids' amusements (inflatable, rock wall), second annual bake-off, adult beverages, Virtual Reality Home Run Derby, yoga program (Extended to End of Octobor), monthly walking meetup continuing while it builds participation.*
- *Yoga offered first and last Saturday of each month; check Facebook for sign-up information.*

Open Space Committee

- *Met last month; developed rubric metrics for evaluating properties and are refining category definitions and weighting (e.g., prioritizing development-limiting conservation vs. ecological restoration needs). Further meeting later this month.*

BUSINESS BEFORE THE BOARD

- New Business
    - Removal of Tom Ditzler from the Planning Committee – Resignation -*The resignation was accepted by the board with a vote of 3-0*

- Appointment of Todd Ferrance to the Planning Commission -*The Board accepted the application and appointed Todd Ferrance with a vote of 3-0*

- Approval of Low Bid for 3211 Big Road Home Demolition – Sacks & Sons $20,074.00 (3 Bids Received) -*Sacks and Son's bid accepted with a vote of 3-0*

- Approval for advertising 2026-03 Environmental Adjustment Factors Amendment

- *Purpose: modernize residential density calculations by basing allowable density on net developable acreage after excluding environmentally sensitive features (wetlands, floodplains, steep slopes, woodlands, shallow bedrock, seasonal high-water tables).*
- *Process: applicant identifies constraints, township engineer reviews, zoning hearing board appeal process provided.*
- *Approved for advertisement with a vote of 3-0*

- Approval for advertising 2026-04 Landscaping Amendments

- *Purpose: strengthen subdivision and land development landscaping, tree preservation, and tree replacement standards, encourage native plantings, preservation of riparian corridors, and tailored best management practices to retain rural character.*
- *Approved for advertisement with a vote of 3-0*

- Approval for advertising of Ordinance 2026-05 Data Centers

- *Purpose: proactive standards addressing potential data center development; key provisions include:*
  - *Size and height limits: under 49,999 sq ft and 35 ft height.*
  - *Access: direct access to collector/arterial roads and two public access points.*
  - *Buffers and screening: 100-foot landscape buffers and 8-foot berms adjacent to residential areas.*
  - *Separation: 1,000-foot separation from existing structures.*
  - *Noise and vibration: required pre-/post-construction studies, acoustical barriers, enforceable decibel limits, and annual third-party certification.*
  - *Utilities and environment: utility capacity evaluation, renewable energy promotion, closed-loop cooling requirement considerations, groundwater protection, and thermal impact studies by engineers.*
  - *Process and accountability: at least two public informational meetings before conditional use filing, fire marshal review and annual emergency planning recertification, financial security and decommissioning plans, lighting and E-waste handling requirements.*
  - *Approved for advertisement with a vote of 3-0*

- Approval of Resolution 2026-03 Sewer Plan Changes for Blantyre Project

procedural authorization for the township to be included as an applicant for DEP filings related to a new plant that the township will eventually operate. Approved with a vote of 3-0.

- Old Business
    - None

Additional Public Comment:
-Deneen Rhodes-Kratz thanked the Board for explaining what the different ordinances do in simple terms. She stated that she appreciated this additional context as it helped folks understand what was being changed.
-David Hanson Asked if Supervisor Landman had voted to approve the demolition bid for the home located inside Friendship Park. Supervisor Landman stated that he had voted yes to approve the demolition.

UPCOMING MEETINGS

Parks & Rec Board – 7/21/2026 at 7:00 pm
Planning Commission Board – 7/16/2026 at 7:00pm
Open Space – 07/16/2026 at 7:00pm
BOS Workshop Meeting – 08/05/2026 at 7:00pm
BOS Business Meeting – 08/12/2026 at 7:00pm

ANNOUNCEMENTS

- Yoga in the Park the Last Saturday of each month, see our Facebook to signup

Adjournment *-Meeting was adjourned at 7:35pm.*

ATTEST:

_____
Aaron Walizer, Manager

BOARD OF SUPERVISORS
UPPER FREDERICK TOWNSHIP

Signed Copy on Record
_____
William Landman, Chairman

_____
Elizabeth Fischer, Vice Chairman

_____
William Karaffa, Member