UPPER FREDERICK TOWNSHIP BOARD OF SUPERVISORS
Business Meeting – August 12th, 2026 - 7:00 PM

Minutes

Executive Summary: The Board of Supervisors meeting for Upper Frederick Township (BOS August 12, 2026) addressed approval of prior minutes, a monthly treasurer's report including a $328,113.64 bills list for payment, multiple public-safety and municipal department reports, ongoing development and zoning reviews, and an extended public comment period concerning the future of the historic one-room school at 3211 Big Road. The board announced upcoming meetings and community events and adjourned after motions to approve the bills and minutes.

Atendance: 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

MEETING MINUTES

- Approval of the BOS August 5, 2026 Meeting Minutes -*Minutes were approved with a vote of 2-0, William Landman abstained as he was not present for the meeting.*

REPORTS

Treasurer's Report/Bills to be paid

- *Real estate tax collection: 97.39% collected year-to-date.*
- *Earned Income Tax (EIT): collections on schedule with projections.*
- *Expenditures: 46% of budget year-to-date (noted as artificially low due to a large payment made last year).*
- *Total revenue realized: approximately 68% of budgeted revenue YTD.*
- *Current bills list highlights:*
    - *$144,000 reimbursable grant-backed expense (back cover from grant received; reimbursement expected after payment).*
    - *Salt supply payment (includes application of a $3,600 Morton credit for missed deliveries).*

- *Multiple invoices for upgrades and repairs at the Perkiomen crossing water treatment plant including new water flaps, control equipment, and compressor replacement.*
- *Total bills list amount: $328,113.64. Bills list approved with a vote of 3-0.*

Emergency Services:

PA State Police Report

-31 calls for service in the township for the month; mostly area/welfare checks and one 911 call. No outstanding issues noted with state police.

Plymouth Community Ambulance

-Plymouth Community Ambulance: 42 calls in Upper Frederick in the month; 20 calls were for Frederick Living.

Fire company Report

- *July: 28 calls; 100 total volunteer calls reported for the month? (speaker stated 28 calls this month and "a total of 100 so far for this year" then later referenced "we're halfway through the year and we're at 111 calls" — log shows some overlap).*
- *Volunteer hours: 343 in July; 4,679 YTD.*
- *Recent activities: staffed parking/security at the Goschenhoppen festival; participated in first-responder water/Gatorade trailer distribution (96 cases collected); acknowledged donations including from State Representative Donna Scheuren.*
- *Upcoming: Comedy night fundraiser at Sunnybrook Ballroom, August 27 at 7 p.m.; ticket and dining donation details provided.*

Fire Marshal's Report

- *Responded to a significant fire at Frederick Living; managing remediation and investigations.*
- *Renewed certifications: Fire Investigation Technician and Arson Investigator.*
- *Performed first inspection of Sunrise Mills fire system; Sunrise Mills potentially opening in September (County may plan a grand opening).*

Water/Sewer Plant Report: Perkiomen Crossing & Ivy Ridge

- *DEP approved change from globe-style check valves to weighted-lever check valves to reduce noise and failures.*
- *Compressor replacement cost included in bills list (compressor helps control pressure; recent drop in pressure noted).*
- *Weak pressure at the artesian well: pressure measured at approximately 10 psi; well recently relined; potential restrictions in buried piping being investigated; pressure gauge installed for monitoring.*

- *Radio control approval pending and contractor coordination underway.*

Public Works/Road Report

- *Seasonal mowing and road mowing, clearing back of Wayland Park.*
- *Repainting guardrails and performing maintenance on township buildings and equipment.*
- *Sitework beginning for a new garage/maintenance addition at township facilities; 811 utility markings completed prior to digging.*
- *Equipment maintenance: replaced bearings and rollers on mower, drive shaft on F-350, brake rotor job on a 5500, transmission service on another 5500.*
- *Fleet change: traded in John Deere backhoe and received a new JCB backhoe; crew received training.*

Civil Engineer's Report

- *Active projects: Big Road Subdivision and Frederick Living Apartment Project — both in review with plan revisions expected.*
- *Construction: Three Dog Garage — E&S controls and building work ongoing.*
- *Inquiry received about taking the topsoil — township explained removal from site would not be permitted; no further action yet from applicant.*

Building Inspector and Zoning Report/ZHB

- *2746 Yost Road: Correspondence in process — awaiting further contact from property owner.*
- *3415 Salford Station Road: District Justice hearing held July 22; LTL inspected property per Judge and solicitor request; Judge granted a 30-day continuance; next hearing scheduled August 26 at 1:00 p.m.*
- *1646 Gravel Pike: Meeting with township solicitor on zoning issues; solicitor to research proceeding in Court of Common Pleas vs. restarting with the District Justice.*

CPVRPC / Planning Commission

- *Working on ordinances for data centers (noise, air pollution, landscaping) — items forwarded to the Board of Supervisors.*
- *Frederick Living resubmission anticipated.*
- *Regional Planning Commission participation noted (Collegeville, Lower Frederick, Perkiomen, Schwenksville, Trappe, Upper Frederick). Topics include flood-resistant transportation modeling and inter-township planning; meetings every other month and open to public.*
- *Discussion about appointing an alternate representative for regional planning (procedural steps to be checked).*

Parks & Recreation Board

- *Community Day scheduled for September 26, 2026, 11:00 a.m. to 4:00 p.m.*
- *Yoga in the Park extended through October — last Sunday of month; walking group meets third Tuesday at 6:15 p.m.*

- *Possible participation/helping with Lower Frederick's Movie on the Mountain (date pending).*

Open Space Committee

- *Committee gained a fifth member (Wayne Dubs).*
- *Continuing work on the mobile open space plan; progress described as slow but steady.*

BUSINESS BEFORE THE BOARD

- New Business
    - Overview of 3211 Big Road

- *Township statement:*
    - *Board emphasized fiscal responsibility and stated that although the property has sentimental value, it lacks historical value per multiple historians which were consulted.*
    - *Specific alterations cited: bell tower removed prior to sale, original windows removed/destroyed, window openings altered, roof and rafters replaced with modern materials, floors replaced and 9x9 tiles installed, basement is dirt and floods — all cited as reasons the structure no longer retains historic integrity.*
    - *Original intent when purchased as reflected in resolution 2022-09 was to create a recreational resource or additional meeting room space for the township — the township intends to pursue recreational use.*
- *Guest historian Bob Wood spoke:*
    - *Shared experience restoring a one-room schoolhouse in New Hanover in mid-2000s; described the large effort involved, the limited long-term public engagement, and the conclusion that one-room schoolhouses are common and generally lack unique historical value.*
    - *Recommended prioritizing resources toward more historically significant structures like the Hans Neuss Plank House mentioned, noting its unique architectural joinery and greater historical importance.*
    - *He Offered himself as a resource for preservation projects but expressed reservations about investing heavily in one-room schoolhouse restorations given up front costs, upkeep and limited public interest over time.*

- Public Comment Period

-Mr. Geverd stated that he appreciated the project discussion from Mr. Wood and it reminded him about his own journey at his own property. He remembered that Mr. Wood stated to him that he could restore it, but it would cost him a lot of money, and he thanked Mr. Wood for saving him the money.
-Mrs. Buckman thanked supporters of the church school who were at the meeting. She continued by stating that the church school is listed along with the Hans Neuss Log Home in the 2015 Parks Plan and the 2020 Comprehensive Plan. She also stated that the church school is pictured in the bicentennial book of the township and that the book preserves their story. She stated the Township

had already secured the church school and had multiple inspections performed, such as a structural report, and a conceptual plan that called for a new building to be built using architectural features from the original building. She stated that she received a court injunction against the township demolition of the church school and that she has 4 plans for the church school that would not cost the township much money. She did not elaborate on what those plans were and thanked the room.
-Mr. Phillips stated that if it is historic the township should place its money and tax payer money in the Hans Neuss House.
-Mrs. Rhodes-Kratz stated that just because there is an old picture and someone calls it historical does not mean it is historical. She stated that the church school is not listed on any historical register and agreed with Mr. Phillips that tax money should only be spent for resources like the Hans Neuss house. She also noted that the family that used to live in the house was not present at the meeting to talk about it instead of just posting online.
-Mr. Murray stated that the township does not own the Hans Neuss House at this time but does own the church school so there is nothing that can be done with the Hans Neuss House.
-Mr. Reed stated that the Hans Neuss house was secured in a settlement agreement by the township and that the Hans Neuss House could have been secured by the Township three previous times that could have also stopped the development itself. He also stated that the MPC (Municipal Planning Code) allows the Board of Supervisors to make decisions and those decisions can be counter to the Comprehensive Plan as the code does not make those plans binding. He also stated that the taxpayers should have a stake in this property as tax resources were used to purchase it and that if the property is sold or given away or moved there must be recourse for taxpayers who bought the church school. He asked if the church school is to be moved it be placed up for bid to capture revenue that might otherwise be lost if ownership is changing.
-Mrs. Rhodes-Kratz asked Mrs. Buckman to share her plans with Mrs. Buckman stating that she cannot share those plans as they are part of a legal matter. Mrs. Rhodes-Kratz asked for those plans to be shared once the legal matter is settled to which the Board of Supervisors stated the Solicitor has not heard those plans and is waiting to hear from Mrs. Buckman's Attorney what those plans are.
-Mr. Benzak asked when the 60 days starts, to which the Solicitor stated today 8/12/2026.

- Old Business
    - None

UPCOMING MEETINGS

Parks & Rec Board – 8/18/2026 at 7:00 pm
Planning Commission Board – 8/20/2026 at 7:00pm
Open Space – 08/20/2026 at 7:00pm
BOS Workshop Meeting – 09/02/2026 at 7:00pm
BOS Business Meeting – 09/09/2026 at 7:00pm

ANNOUNCEMENTS

- Community Day is on September 26 from 11am-4pm
- Yoga in the Park the Last Saturday of each month

Adjournment -*The meeting was adjourned at 7:47pm*

ATTEST:

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Aaron Walizer, Manager

BOARD OF SUPERVISORS
UPPER FREDERICK TOWNSHIP

Signed Copy on Record
_____
William Landman, Chairman

_____
Elizabeth Fischer, Vice Chairman

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William Karaffa, Member