

**Board of Supervisors Work Session/Meeting  
MINUTES**

January 23, 2007

The meeting was called to order at 7:30 p.m. by Chairman Jim Brownlow and opened with the Pledge of Allegiance.

**Present:** Supervisors: Karen Bedics, Jim Brownlow, Chuck Halderman, Rod Wieder and Rob Zisko. Also present: Scott MacNair, Solicitor; Sandy Everitt, Secretary/Treasurer; Rich Schilling, Township Manager; and Bob Wynn, Township Engineer.

Jim Brownlow noted that the Supervisors had an executive session following the January 9 Board meeting and prior to tonight's meeting. In both sessions, personnel matters were discussed.

**Approval of Bills**

Rob Zisko **moved** to accept the bills for payment as listed on the January 10 – January 23, 2007 summary. After a clarification on the Keefer Locksmith bill, Karen Bedics **seconded**; the motion **passed** unanimously.

**Public Comments – None**

**Planning Matters**

**Crossroads Subdivision – Trolley Bridge Road** – Kyle Spayd, Van Cleef Engineering Associates, spoke for the applicant, Castle Development Group. This subdivision involves several townships. Mr. Spayd shared a plan for the portion of the site within Springfield Township where 6 lots are proposed which was last presented to the Planning Commission in November 2006. At that time there was one outstanding item—the deed restriction of Lot 13. That item has been resolved and Note 44 has been added to the final plan indicating that deed restriction. All other items from the October 4, 2006, Wynn review letter have been completed. Approval for the Planning Modules for the lots in Springfield Township has been received. The applicant is therefore requesting final plan approval.

Bob Wynn noted that there a number of items within his review letter that are not totally completed, such as a Deed for Consolidation, donation of a capital contribution, installation of monuments, etc. Karen Bedics requested to see a copy of the Planning Module. The Lehigh Valley Conservation District approval is pending; BCCD is coordinating with LCCD because the NPDES Permit requires approval to be done for a whole site, and the majority of this site is in Lehigh County.

Rob Zisko **moved** that final approval be granted to the Springfield Township portion of the Crossroads Subdivision plan, conditional upon completion of all items contained in the October 4, 2006, Wynn review letter. Rod Wieder **seconded**; the motion **passed** unanimously. Scott MacNair, township solicitor, advised the Board that final approval from each of the other three townships (Upper Saucon, Lower Milford and Milford Townships) represented in this subdivision should be requested prior to Springfield Township recording their portion of the plan. This is to ensure that there is financial security from those townships that will cover anything that involves improvements that are also within Springfield Township. Mr. Spayd indicated that his client would comply with that request. They currently have final approval from Milford Township, preliminary approval from Upper Saucon

Township (they are going for final approval in Upper Saucon in two weeks), and they will be going for preliminary final approval in Lower Milford Township next month. Rob **amended** his motion by adding (after Wynn review letter), “and that prior to plan recordation of the Springfield Township portion, final approval be obtained from Upper Saucon, Lower Milford, and Milford Townships.” The motion **passed** unanimously.

**Sartori Subdivision – Hunter Road & Route 412** – This subdivision has 3 lots located at the intersection of Hunter Road and Route 412. Scott Mease, Mease Engineering, PC, presented for the applicants Donald and Marilee Sartori. The only change in the plan presented at this meeting from the preliminary plan formerly approved is that Lot 3 has been increased from 8 acres to 10 acres (as noted in Comment 1 of Bob Wynn’s December 21, 2006, review letter). The Sartori’s reside on Lot 1 (with all the existing site improvements on their lot) and Lots 2 and 3 are the lots being created as single-family building lots with a shared driveway accessing onto Hunter Road. All three lots are deed restricted from future subdivision as identified on Note #9 on the plan. Scott MacNair, Township Solicitor, indicated that the deed restriction would be included in the conditional final approval letter as well as being part of the Declaration. The applicant will be required to sign off on the fact that no further subdivision will take place.

Jim Brownlow **moved** to grant final approval of this plan conditional upon the completion of the items listed in the December 21, 2006, C. Robert Wynn Associates review letter. Rod Wieder **seconded**; the motion **passed** unanimously.

### **Old Business**

**1. Community Day Update** – Bruce Whitesell presented a written and verbal report to the supervisors on activities of this newly formed committee. Highlights of the report are:

- Community Day is scheduled for September 29, 2007, at Silver Creek Athletic Association; time and details will be determined later. Silver Creek will forward contracts to the Township Manager for review. A \$250 deposit will be required and the Committee at this time is unfunded. Rich Schilling noted that because the cost for mailing Silver Creek Athletic Association’s ad in our newsletter was waived, he feels that the Association may waive this deposit fee.
- There are 2 members on the committee. Bruce Whitesell is acting chairman and Rose Strong is acting secretary. Permanent appointments will be made when the full committee is in place.
- Meetings will be held at 7:30 p.m. on the 1<sup>st</sup> and 3<sup>rd</sup> Fridays monthly. They are requesting to be treated as other committees, to include having meetings posted on the Township website, articles in Newsletter, etc.

Rob Zisko **moved** to add Cindy McCurdy to the Community Day Committee. Karen Bedics **seconded**; the motion **passed** unanimously.

**2. Draft Request for Proposal for a Sewage Consultant** – A draft RFP was provided to the supervisors from the township solicitor. Rich Schilling confirmed with our solicitor that the cost for this consultant could be recouped from developers and was advised that was accurate. Chuck Halderman **moved** to authorize the Township Manager to proceed with the RFP request for proposals for a Sewage Facilities Consultant as presented by our solicitor. Karen Bedics **seconded**; the motion **passed** unanimously.

**3. Planning Commission Appointment** – There are four candidates available to fill the year remaining of the term of Jim Brownlow, who resigned from the Commission at the January 9 Supervisors meeting. Rob Zisko and Bruce Whitesell withdrew their names from candidacy, lowering the candidates available to 2—Bruce Fritchman and Donald Metzger. Rod Wieder **moved** that we re-advertise for this position. Rob Zisko clarified that the term to be filled would expire December 31, 2007. The motion **failed** for lack of a second. Chuck Halderman **moved** to appoint Bruce Fritchman to fill the unexpired one-year term. Karen Bedics **seconded**. Jim Brownlow noted that he understood and appreciated the basis for Rod Wieder’s request to re-advertise, in that the township desires to add members to the Planning Commission who represent the entire township. In the recent past, there have been few or no applicants from the western portion of the township. The motion **passed** unanimously.

### **New Business**

**1. Sale of Backhoe** – The Township purchased a new backhoe and Rich Pursell, Roadmaster, wants to advertise for bids for the old backhoe with a minimum bid of \$9,000 required. Rob Zisko had contact with Dick Johnson, a Durham supervisor. Durham is interested in purchasing the backhoe. Rob Zisko **moved** we first offer the backhoe to Durham Township. If Durham does not purchase the backhoe within a 15-day time period, the Township Manager will advertise according to the specifications presented by Rich Pursell. Rod Wieder **seconded**; the motion **passed** unanimously.

**2. FEMA Mobile Home Acquisition** – Rich Schilling reported that the floor collapsed in the township building used by the UBREMS staff. Our maintenance man ripped the floor up. The damage was surveyed and a large quantity of mold was underneath the floor. RAPCO, an environmental agency from Allentown, inspected the building and reported that the mold found throughout the structure would require the entire building to be gutted and rebuilt. The estimate to repair just the part of the floor that collapsed was \$3,400. The EMS squad was evacuated from the building immediately.

Based upon the extensive cost to repair the building, Rich Schilling checked into acquiring one of the 100,000+ FEMA mobile homes that were designated for Hurricane Katrina victims—some new, some like new—that were never used. FEMA has indicated some of these are available for donation through the Federal Surplus Property Program. Rich submitted a letter and request to place our Township in line should there be Board interest in obtaining one of these trailers. The only cost to the township if a trailer is available is for transportation to get it to the township site. The mobile homes are 14’ x 62’, 3 BR, 1 bath, laundry room and kitchen. The estimated value of the trailers is between \$25,000 and \$30,000.

In the interim, Rich Pursell, Roadmaster, contacted a gentleman he used to work with preparing RVs. He has a 32’ long RV that sleeps 3, has a full bath and he and Jeff Mease are looking into how this could be hooked up as interim housing for the EMS squad. The RV will be made available to the township at no cost.

Rob Zisko **moved** to authorize the Township Manager to proceed with obtaining a FEMA trailer and in the interim, accepting the loan of the RV. Rod Wieder **seconded** the motion. After discussion, a call for the vote was made. The motion **passed** unanimously. Donald Metzger stated he had obtained 6 of the FEMA trailers from Westminster, Maryland. The freight charge to move the trailers was \$1,640. Rich Schilling will check into Mr. Metzger’s suggestion.

### **Correspondence**

1. Miscellaneous correspondence from Township Solicitor / Township Engineer
2. BCPC – Addition to Agricultural Security Area

3. The Center for Rural Pennsylvania Newsletter
4. DEP Notice of Violation – 309 Truck Stop
5. Upper Bucks Chamber of Commerce Business Expo and Home Show Flyer
6. Penn DOT Local Technical Assistance Program Newsletter
7. Delaware County Conservation District – Stormwater Workshops
8. Auditors Re-Organization Meeting Minutes
9. Bucks County Recreation Council – DCNR Presentation
10. Conditional Use Application – Letter to Withdraw Application

Rob Zisko **moved** to authorize the Township to advertise to hold a public hearing for possible inclusion of five parcels into the Agricultural Security Area. Karen Bedics **seconded** the motion; it **passed** unanimously.

Rich Schilling highlighted Item 10 of correspondence relating to the withdrawal of the Conditional Use Application to place a trash transfer station on Route 309 at Springfield Street. He asked the press present at the meeting to help the township convey to the public that the application was withdrawn. Mr. Metzger, applicant for the trash transfer station, indicated that there would be an article in the paper on January 24, 2007, indicating the application had been withdrawn. In addition, he mailed letters to the adjoining property owners who were initially notified of the application advising them the application had been withdrawn and that the hearing was cancelled.

Rich Schilling thanked The Morning Call for the article they ran about the Open Space/Parks & Recreation. He indicated the township received numerous contacts indicating interest in Parks & Recreation as a result of that article.

### **Public Comments**

**Dennis Steskal** noted this is the second application for a trash transfer station for Springfield Township. He also stated that the township still does not have in the draft Zoning Ordinance conditions that ensure that when a trash transfer station actually comes to the township, the residents will be protected against air-borne particles and gasses. He asked if there was still time to get something into the Zoning Ordinance to cover this. Jim Brownlow said that after we receive a response from BCPC, a public hearing would be scheduled both with the Planning Commission and then with the Board of Supervisors, so there would be several opportunities for the public to comment on the Zoning Ordinance. Rich asked what the DEP's role was in overseeing the concerns expressed by Mr. Steskal. Scott MacNair indicated their role was to enforce existing statutes and regulations. Dennis said that DEP enforces PA Title 25 which covers most of his concerns, but leaves out coverage of the air-borne particles and gasses.

**Ken Simmons** – Ken apologized for coming to the Board on such short notice. The Authority needs to build a large water storage tank for the water system. A Zoning Hearing is required to obtain a special exception and a variance needed before this tank can be installed. The Authority just learned that there is an \$800 Zoning Hearing fee and a \$500 escrow fee associated with this hearing which is scheduled for Monday, March 5. Because the tank is a very important part of the development of this natural resource for the good of the township, Ken is requesting that the hearing fee and escrow amount be waived. Chuck Halderman **moved** that the \$800 fee and the \$500 escrow amount associated with the Zoning Hearing be waived. Karen Bedics **seconded**; the motion **passed** unanimously.

## Supervisors' Comments

**Rob Zisko** asked whether our solicitor planned to attend the hearing for the Adams Advertising to indicate that the Supervisors are against the bill board being placed on Route 309. Rob asked if it would also be possible for the solicitor to make known to the Zoning Hearing Board the Board's support of the Water Authority's request for a Special Exception. Rob Zisko **moved** that the Zoning Hearing Board be advised that the Board of Supervisors support the granting of the Special Exception and Variance to the Springtown Water Authority. Karen Bedics **seconded**. Jim Brownlow pointed out that the Board was indicating their support of Special Exception(s) and Variance(s) that they had not yet reviewed. Rich Schilling stated that if the Board wants to defer their vote, he will get the information to them to review as soon as it becomes available, as the Hearing for the Water Authority is not until March 5. Rob Zisko **withdrew** his motion, pending receipt and review of the Special Exceptions/Variations being requested.

**Rod Wieder** – Rod noted that we have forgiven a lot of debt and fees for the Springtown Water Authority, but reminded the Supervisors that this is being done spending the money of all the taxpayers in the township.

**Karen Bedics** noted that she attended the meeting of the Springtown Water Authority and suggested to them that as finances become available and the Authority becomes solvent, they could reimburse the township for some of the forgiven debt.

**Karen Bedics** had two questions/suggestions regarding the Adams Advertising bill board request. She asked if the requested bill board would face south or north, and Scott MacNair advised it would face south. Second, Karen asked Scott whether he requested accident records from the police chief for the portion of Route 309 where the bill board was to be placed. Rich Schilling said that Jeff Mease, Zoning Officer, contacted another township with an LED bill board to get information about accidents. Scott MacNair has not received information from Jeff regarding that inquiry. Karen felt that it would have more of an impact if the exact number of accidents occurring in the area of Route 309 where the bill board would be placed could be determined. She asked Scott MacNair to obtain this information from Chief Huber.

**Karen Bedics** asked that a Certificate of Appreciation be sent to Denise Sandy for her service to the township on the Historic Commission.

**Karen Bedics** suggested a possible E-Meeting Discussion Board on the township website in order to hear from people who cannot attend meetings. This enables residents to post messages to the township officials, administration, etc. Rich Schilling indicated that PSATS has a discussion board. Rich does not know how a township discussion group would compare to the PSATS discussion group, but he personally opted out of the PSATS Discussion Group because of the flood of emails that came in every day. Karen will copy an article from a recent *Township News* where websites were featured for each supervisor for their next meeting. Jim Brownlow has mixed feelings about this, because being employed full-time; he is concerned about the responsibility of responding to the number of emails that could be involved with a discussion group. He would appreciate receiving more information on the topic.

**Chuck Halderman** commented about Rolling Hills Subdivision advertising in The Morning Call that there was going to be public sewage and public water in the proposed subdivision on Route 212 and Slifer Valley Road. He indicated that the Board had received notice in November of this, and he assumed the Planning Commission would also be notified. Chuck stated that he was told nobody on

the Planning Commission was aware that this advertising took place. Chuck asked that both the Supervisors and Planning Commission receive the different letters consistently so that they are both fully informed. Chuck felt that along with legal advertising we might also put the notices on our website.

At Jim Brownlow's request, Scott MacNair reviewed the legal basis for the advertising done by Rolling Hills to which Chuck was referring. Scott indicated developers are required to advertise when they are planning public water and sewer as part of a subdivision. That does not mean that they are required to notify the Board of Supervisors and/or the Planning Commission. Bob Wynn added that following the advertisement, there must be a 30-day period during which the public can review the plans at the Township Building and make comments. The Township must forward any public comments, in the case of Rolling Hills, to DelVal. The Planning Commission also has to respond to the Planning Module Component 4A. Rolling Hills has not yet been before the Planning Commission, but when they do come before the Planning Commission, the public will also be able to make comments at that meeting. Bob also pointed out that this advertisement was done by the developer, as they are required to do, and it was entirely outside of our control. The developer must prove that they advertised as required by law before the Planning Module can be deemed complete.

Karen Bedics asked Scott MacNair to check into whether the required legal advertising could be done through the township rather than by the developer.

### **Adjournment**

At 8:50 p.m., Jim Brownlow **moved** to adjourn the meeting. Rob Zisko **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Sandra L. Everitt  
Secretary

Next meeting: February 13, 2007

A work session followed the regular meeting during which Bobb Carson presented a report to the Supervisors from the committee established to review the Act 537 Plan.